

VICINITY MAP

A portion of this property is located in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas.

*Jim Conway* 12-19-18  
Mayor, City of Weatherford Date

ATTEST:  
*Malinda Howell* 12/19/18  
City Secretary, City of Weatherford Date

State of Texas  
County of Parker

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas  
*Jim Conway* 12-19-18  
Chairperson Date of Recommendation

APPROVED BY: City Council, City of Weatherford, Texas  
*Jim Conway* 12-19-18  
Mayor Date of Approval

ATTEST:  
*Malinda Howell* 12/19/18  
City Secretary Date

STATE OF TEXAS  
COUNTY OF PARKER

201901130 PLAT Total Pages: 1

WHEREAS, Regnum, LLC, a Texas limited liability company, is the owner of Lot 1, and the James Owens and Barbara J. Owens Family Trust is the owner of Lot 2, being all of the owners of Owens Parc, an addition situated partially in the City Limits and partially in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, as per plat recorded in Cabinet D, Slide 69, Plat Records of Parker County, Texas, and said Owens Parc addition being more particularly described by metes and bounds as follows:

Beginning at a 3/8" diameter steel reinforcing bar found in the east right-of-way line of Banks Drive for the northwest corner of said Lot 1; THENCE, with the north line of said Lot 1, as follows:  
South 89°36'55" E, 239.59 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136";  
South 00°07'56" West, 258.37 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136";  
South 89°44'39" East, 449.53 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136";  
South 03°01'05" West, 150.59 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136" for the most northerly northwest corner of said Lot 2;  
THENCE South 89°38'27" East, with the most northerly line of said Lot 2, 181.63 feet to a 2" diameter steel pipe fence corner post found for the most northerly northeast corner of said Lot 2;  
THENCE, with the east and south lines of said Lot 2, as follows:  
South 01°24'39" West, 458.07 feet to a found 4" diameter steel pipe fence corner post;  
South 84°44'56" East, 152.49 feet to a found 1/2" inside diameter steel pipe;  
South 14°20'15" West, 224.19 feet to a found 1/2" diameter steel spike;  
North 73°12'48" West, 704.73 feet to a found 1/2" diameter steel reinforcing bar;  
North 89°35'42" West, 39.87 feet to a found 1/2" diameter steel reinforcing bar;  
South 00°16'37" West, 14.12 feet to a found 18" diameter Post Oak;  
North 89°21'52" West, 239.05 feet to a 1/2" diameter steel reinforcing bar found in the east right-of-way line of Banks Drive for the southwest corner of said Lot 2;  
THENCE North 00°24'12" East, with the right-of-way line of Banks Drive and the west line of Lot 2, 182.94 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136";  
THENCE leaving said right-of-way line, and continuing with the west line of said Lot 2, as follows:  
South 89°28'55" East, 239.57 feet to a set concrete monument with aluminum disk stamped "McIlroy 5136";  
and North 00°45'54" East, 182.34 feet to an 8" diameter steel pipe fence corner post found for the northwest corner of said Lot 2 and also being the southwest corner of said Lot 1;  
THENCE, with the west line of said Lot 1, as follows:  
North 00°37'56" East, 181.74 feet to a set 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136";  
North 89°30'51" West, 240.24 feet to a 3/8" diameter steel reinforcing bar found in the east right-of-way line of Banks Drive;  
North 00°12'57" East, with said east right-of-way line, 364.41 feet to the Place of Beginning, and containing 13.28 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That we, Kenneth L. Lays, of Regnum, LLC, and James Owens and Barbara J. Owens, trustees of the James Owens and Barbara J. Owens Family Trust, do hereby adopt this plan designating the herein described real property as LOT 1R and LOT 2R, BLOCK 1, OWENS PARC, and do hereby dedicate, to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand at Weatherford, Parker County, Texas  
This the 14th day of November, 2018.

*Kenneth L. Lays*  
Kenneth L. Lays,  
Regnum, LLC

*James Owens*  
James Owens, Trustee

*Barbara J. Owens*  
Barbara J. Owens, Trustee

STATE OF TEXAS  
COUNTY OF PARKER

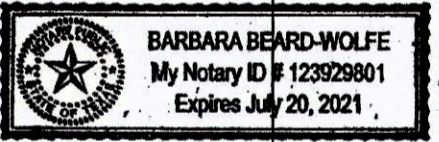
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth L. Lays, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same as the act of REGNUM, LLC, a Texas limited liability company, for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 14th day of November, 2018.

*Barbara Beard Wolfe*  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Owens and Barbara J. Owens, Trustees of the James Owens and Barbara J. Owens Family Trust, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.



Given under my hand and seal of office, this 14th day of December, 2018.

*Shanna Slimp*  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles Robert McIlroy, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.



Surveyor's Certificate:  
That I, Charles Robert McIlroy, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*Charles Robert McIlroy*  
Charles Robert McIlroy, RPLS No. 5136

ACCT. NO.: 1508  
SCH. DIST.: WE  
CITY: Commerce  
MAP NO.: Telle  
SWE

FINAL PLAT  
LOT 1R AND LOT 2R, BLOCK 1, OWENS PARC, BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, OWENS PARC, an addition to the City of Weatherford, Texas, as recorded in Cabinet D, Slide 69 of the Plat Records of Parker County, Texas  
October 2018

Betty Jo Halle  
Vol. 1959, Pg. 1542, O.R.P.C.T.

LIENHOLDER:  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*John Kambra* 11/29/18  
Signature of Lienholder Date

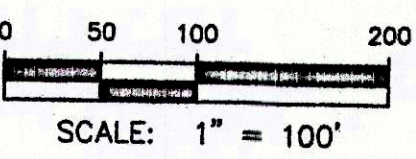
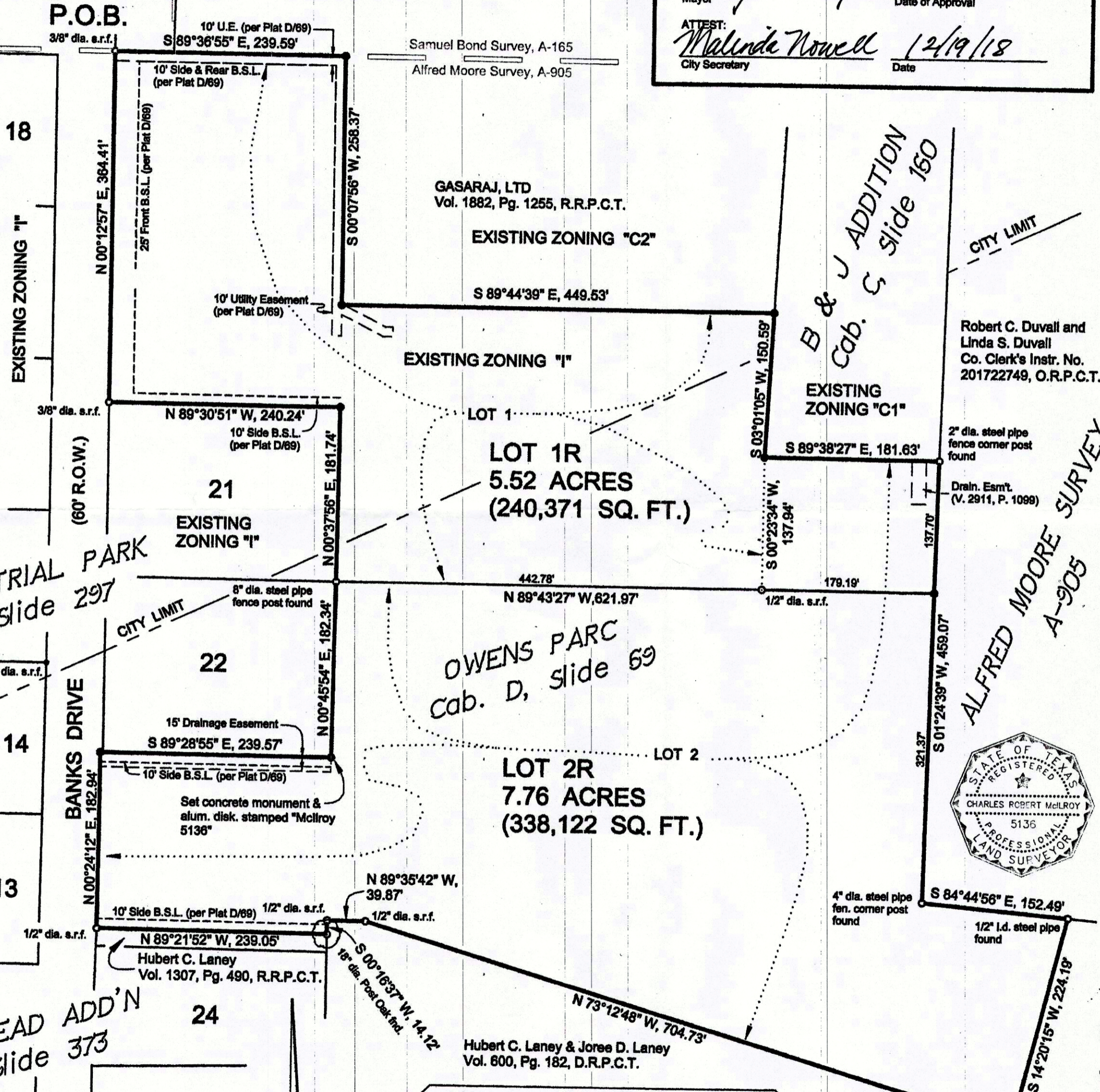
Schertz Bank & Trust  
519 Main Street  
Schertz, Texas 78154

OWNER:  
Regnum, LLC, a Texas limited liability company  
6364 I-20  
Weatherford, TX 76088  
(817) 458-4282

OWNER:  
James Owens and Barbara J. Owens Family Trust  
P.O. Box 1533  
Weatherford, TX 76088  
(817) 613-6474

SURVEYOR:  
McIlroy Engineering  
504 W. Baylor St.  
Weatherford, TX 76088  
(817) 594-6464

- NOTES:
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined by static GPS on April 24, 2018, and post-processing using data from CORS station "TXWE".
  - Distances shown are measured, and where G.P.S. was used, have been converted to surface.
  - 5/8" diameter steel reinforcing bars with plastic cap stamped "McIlroy 5136" were set at locations where indicated by the symbol "s", unless otherwise labeled.
  - Easements and underground utilities other than any shown on this map may exist. Contact Texas811 to have utilities located before digging.
  - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - The herein stated owner(s) and subsequent owner(s) do hereby hold harmless the City of Weatherford and waive all claims for any damages.
  - According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0425E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
201901130  
01/15/2019 03:25 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

VOLUME/CABINET E, PAGE/SLIDE 217

MCILROY ENGINEERING  
504 W. Baylor St.  
Weatherford, Texas 76086  
TEL: (817) 594-6464  
E-MAIL: c\_mclroy@att.net  
TX SURVEYING FIRM # 10104800 TX ENGINEERING FIRM # F-7877  
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