

OWNER'S CERTIFICATE

WHEREAS EQUITY TRUST COMPANY CUSTODIAN FBO RAYMOND OTTEN IRA, IS THE SOLE OWNER OF A 1.508 ACRE TRACT OF LAND SITUATED IN THE D. NORTON SURVEY, ABSTRACT NUMBER 1010, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 5, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69, PAGE 640, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN XCUT FOUND ATOP A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID BLOCK 5, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 2ND STREET, A 50' RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF TREMONT STREET, A 50' RIGHT-OF-WAY, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.24 FEET;

THENCE SOUTH 89 DEGREES 12 MINUTES 26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 171.13 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 4-B, BLOCK 5, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B-434, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 4-B AND THE EAST LINE OF LOT 4-A, BLOCK 5, MILLIKEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 435, PLAT RECORDS, PARKER COUNTY, TEXAS, A DISTANCE OF 392.18 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 4-A, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET, A 53' RIGHT-OF-WAY, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "AWARD 5606" AT THE NORTHWEST CORNER OF SAID LOT 4-A BEARS NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 63.47 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.64 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID BLOCK 5, BEING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID TREMONT STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 59 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 388.14 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.508 ACRES OR 65,691 SQUARE FEET OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF PARKER §
DATE March 5th 2024

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **MILLIKEN HEIGHTS ADDITION** SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, OR TO ITS EXTRATERRITORIAL JURISDICTION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

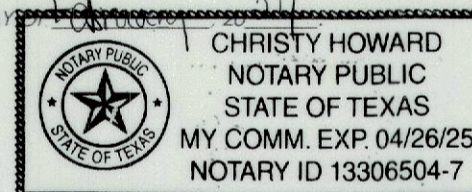
Equity Trust Company Custodian FBO Raymond Otten IRA
EQUITY TRUST COMPANY CUSTODIAN FBO RAYMOND OTTEN IRA
NAME: *Raymond Otten*
TITLE: *Owner*

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Raymond Otten, KNOWN TO ME TO BE THE PERSON 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 THE 05 DAY OF February, 2024.

Christy Howard
NOTARY PUBLIC IN AND FOR THE STATE OF Texas



SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Marshall W. Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
2. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
3. THIS PLAT DOES NOT REMOVE OR ALTER AND DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48367C0270E, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

15120.005.002.00

LEGEND

DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

APPROVAL BY THE PLANNING & ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS THE 15 DAY OF March, 2024.

BY: *Bucyr*
CHAIRMAN

ATTEST:

Andrea McDonald
SECRETARY

APPROVAL BY CITY COUNCIL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

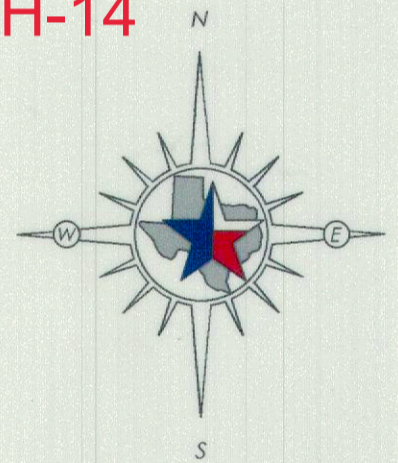
DATED THIS THE 15 DAY OF March, 2024.

BY: *Paul Johnson*
MAYOR

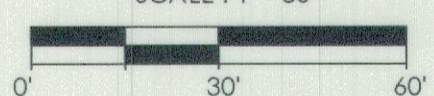
ATTEST:

Andrea McDonald
SECRETARY

15120
WE
CWE
H-14



SCALE: 1"= 30'



OWNER(S)
EQUITY TRUST COMPANY CUSTODIAN FBO
RAYMOND OTTEN IRA
1 CAVITY WAY
WESTLAKE, OH 44145

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202406460
03/14/2024 03:58 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT
LOTS 1R, 2R, 3R AND 4R, BLOCK 5
MILLIKEN HEIGHTS ADDITION
1.508 ACRES OF LAND, BEING A REPLAT OF
BLOCK 5, MILLIKEN HEIGHTS ADDITION
AN ADDITION TO THE CITY OF
WEATHERFORD, PARKER COUNTY, TEXAS.
PREPARED: OCTOBER, 2023

4 LOTS LOCATED WITHIN THE CITY OF
WEATHERFORD, TEXAS.
CASE: 22-127



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 220919 DATE: FEBRUARY, 2024
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1