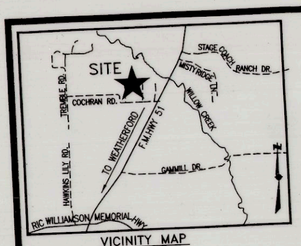
202515228 PLAT Total Pages: 1



VICINITY MAP
N.T.S.

FLOOD INFORMATION

MAP NUMBER: 48367C0270E
REVISED DATE: 09/26/2008
FIRM: 480520 PANEL: 0270 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

14056.001.002.00
14056.001.002.50
14056.001.003.00

NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE PLAT OF KALLY WAY ADDITION, OF RECORD IN DOC. NO. 2021-39232, PLAT RECORDS, PARKER COUNTY, TEXAS.

2. TITLE COMPANY: WESTCO LAND TITLE INSURANCE COMPANY
GF NO.: 2405528-100
EFFECTIVE DATE: MARCH 24, 2024
ISSUED: APRIL 5, 2024

3. BUILDING SETBACK LINES AND EASEMENTS: (AS PER PLAT OF KALLY WAY ADDITION, OF RECORD IN DOC. NO. 202139232, P.R.P.C.T.)
FIFTY FEET (50') FRONT BUILDING LINE
TEN FEET (10') SIDE BUILDING LINE
TEN FEET (10') UTILITY EASEMENT LINE ALONG SOUTH PROPERTY LINE
FIFTY FEET (50') PIPELINE EASEMENT AS SHOWN.

4. THE PRAIRIE PIPE LINE COMPANY EASEMENT, OF RECORD IN VOL. 131, PG. 25, D.R.P.C.T. (DOES NOT APPLY)

5. SINCLAIR PIPE LINE COMPANY EASEMENT, OF RECORD IN VOL. 283, PG. 280, D.R.P.C.T. (DOES NOT APPLY)

6. TRI-COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT, DOC. NO. 202141492, D.R.P.C.T. (BLANKET)

7. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

8. WATER SUPPLIED BY: ON-SITE WELL.
WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON FEBRUARY 24, 2025.

9. SEWER PROVIDED BY: ON-SITE SEPTIC

10. SPEED LIMIT IS 30 MPH ON RURAL ROADS IN TEXAS.

11. THIS PLAT IS BEING REVISED FOR THE PURPOSE OF A COMMON LINE REVISION BETWEEN LOT 2 AND LOT 3, BLOCK 1. NO OTHER LOT LINES ARE REVISED WITH THIS PLAT.

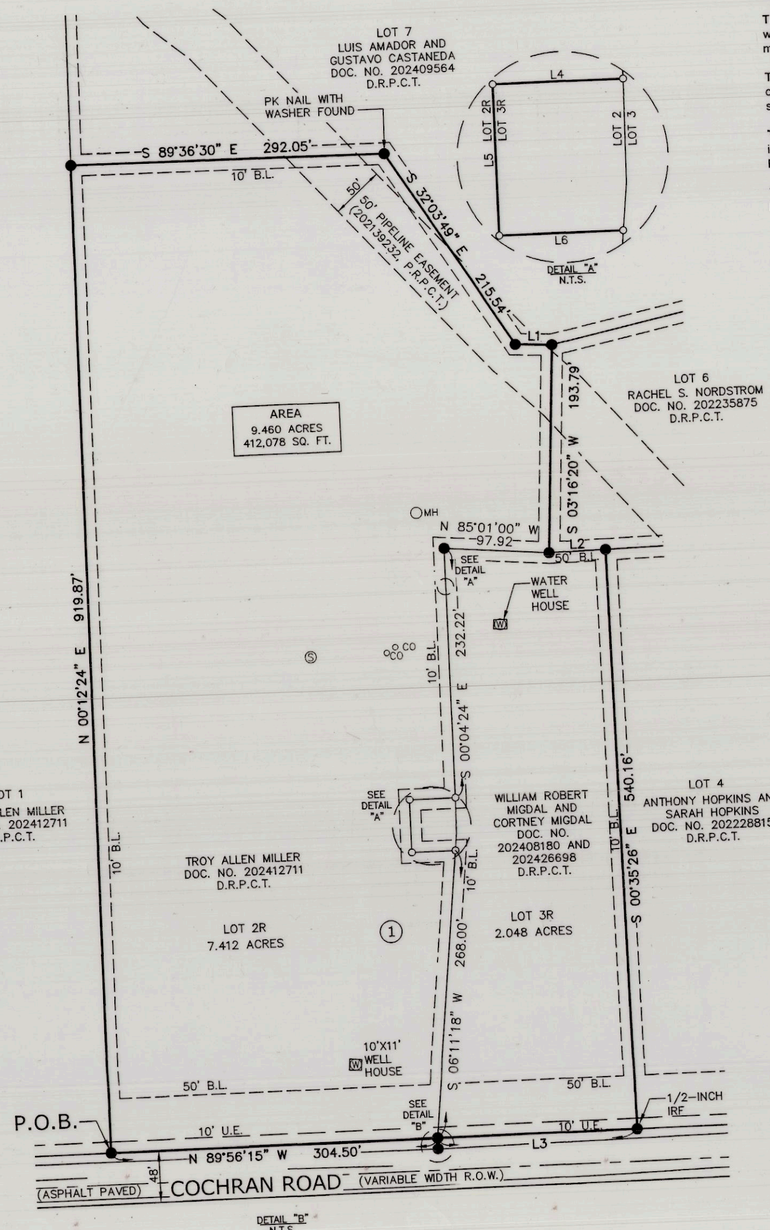
12. RIGHT-OF-WAY DEDICATION OF 0.806 ACRE FOR COCHRAN ROAD (VARIABLE WIDTH) AND FM HIGHWAY NO. 51 (VARIABLE WIDTH) IS DEDICATED AS PER KALLY WAY ADDITION, OR RECORD IN DOC. NO. 202139232, PLAT RECORDS, PARKER COUNTY, TEXAS.

13. IF A CULVERT IS REQUIRED IT WILL BE A MINIMUM DIA. OF 15".

14. REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE ERECTED BY THE LANDOWNER'S DRIVEWAY SO THEY ARE VISIBLE AND LEGIBLE FROM THE PUBLIC ROAD.

LINE	BEARING	DISTANCE
L1	S 89°46'54" E	34.08'
L2	N 89°03'42" E	52.41'
L3	N 89°56'15" W	186.21'
L4	WEST	42.58'
L5	SOUTH	49.33'
L6	EAST	40.48'

0' 100' 200'



LEGEND

●	1/2-INCH IRF WITH CAP STAMPED "TOPOGRAPHIC" (UNLESS OTHERWISE NOTED)
○	1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET
IRF	IRON ROD FOUND
N.T.S.	NOT TO SCALE
— — —	CENTERLINE
—x—x—	5' HIGH IRON FENCE
B.L.	BUILDING SETBACK LINE
Ⓢ	SEPTIC TANK
○MH	SANITARY MANHOLE
Ⓦ	WATER WELL
○ CO	CLEAN OUT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONER COURT OF PARKER COUNTY, TEXAS, ON THIS the 9th day of June, 2025.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

14056
WE

H-13
NWE

OWNERS:
Troy Allen Miller
300 Cochran Road, Weatherford, Texas 76085

William Robert Migdal and Cortney Midgal
150 Cochran Road, Weatherford, Texas 76085

G-119

Amendment

REPLAT OF
LOT 2R AND LOT 3R, BLOCK 1
KALLY WAY ADDITION
AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

BEING A 9.460 ACRES REPLAT OF LOTS 2 & 3, BLOCK 1, KALLY WAY ADDITION, OF RECORD IN DOCUMENT NUMBER 202139232, PLAT RECORDS, PARKER COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202515228
06/09/2025 02:38 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

APEX
APEX Land Surveying
TBPLS Firm Registration

Main Office:
214 Wapiti Drive
Azle,TX 76020
(817) 565-6681

Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414

Midland Office:
3409 Caldera Blvd.
Midland, TX 79705

OWNER'S CERTIFICATE:

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Troy Allen Miller, being the sole owner of Lot 2, Block 1, Kally Way Addition, of record in Doc. No. 202139232, Plat Records, Parker County, Texas, (P.R.P.C.T.) Save and Except a 0.0476 acre portion of Lot 2, Block 1, Kally Way Addition by deed of record in Doc. No. 202412711, Deed Records, Parker County, Texas, (D.R.P.C.T.) and William Robert Migdal and Cortney Migdal, being the sole owners of that 0.0476 acre portion of Lot 2, Block 1, Kally Way Addition by deed of record in Doc. No. 202408180, D.R.P.C.T. and all of Lot 3, Block 1, Kally Way Addition by deed of record in Doc. No. 202426698, D.R.P.C.T., being more particularly described by metes and bounds as follows:

BEING a 9.460 Acres (412,078 Sq. Ft.) tract of land situated in the G. Lee Survey, Abstract No. 818 and the E. Jenks Survey, Abstract No. 2127, Parker County, Texas; being all of Lot 2 and Lot 3, Block 1, Kally Way Addition, Doc. No. 202139232, P.R.P.C.T., and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found in the north right-of-way (R.O.W.) line of Cochran Road (variable width) marking the southeast corner of Lot 1 and the southwest corner of Lot 2, Block 1, said Kally Way Addition, and marking the southwest corner of the herein described tract;

THENCE, North 00°12'24" East, 919.87 feet with the common line of said Lots 1 and 2, Block 1 to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found marking the common corner of Lots 1, 2 and 7, Block 1, said Kally Way Addition;

THENCE, with the common lines of said Lot 2 and Lot 7, the following three (3) courses;

1. South 89°36'30" East, 292.05 feet to a PK nail with washer found marking a northeast corner of the herein described tract;

2. South 32°03'49" East, 215.54 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found marking an interior corner of the herein described tract;

3. South 86°46'54" East, 34.08 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found marking the northwest corner of Lot 6, Block 1, said Kally Way Addition and marking a northeast corner of the herein described tract;

THENCE, South 03°16'20" West, 193.79 feet with the west line of said Lot 6 to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found in the north line of aforementioned Lot 3, Block 1 and marking an interior corner of the herein described tract;

THENCE, North 89°03'42" East, 52.41 feet with the south line of said Lot 6 to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found marking the common north corner of Lot 4 and Lot 3, Block 1, said Kally Way Addition and marking the northeast corner of the herein described tract;

THENCE, South 00°35'26" East, 540.16 feet with the common line of said Lots 3 and 4 to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" found in the north line of the aforementioned Cochran Road and marking the southeast corner of the herein described tract;

THENCE, South 89°56'15" West, 490.71 feet with the north R.O.W. line of said Cochran Road to the **POINT OF BEGINNING** and **CONTAINING** 9.460 Acres (412,078 Sq. Ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Troy Allen Miller, William Robert Migdal and Cortney Migdal, do hereby adopt this plat designating the herein above described property as Lot 2R and Lot 3R, Block 1, Kally Way Addition, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the street, rights-of-way, and other public improvements shown thereon.

I(We) do hereby certify that this tract is in the ETJ City of Weatherford deferred to Parker County on December 9, 2024.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 6th day of May, 2025.

By: Troy Allen Miller

Owner

LAUREN ALEXANDRA JORDAN
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 134922048

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Troy Miller, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of May, 2025.

Lauren Jordan
Notary Public State of Texas

Witness, my hand, this the 29th day of May, 2025.

By: William Robert Migdal

Owner

LAUREN ALEXANDRA JORDAN
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 134922048

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared William Migdal, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29th day of May, 2025.

Lauren Jordan
Notary Public State of Texas

By: Cortney Migdal

Owner

LAUREN ALEXANDRA JORDAN
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 134922048

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Cortney Migdal, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29th day of May, 2025.

STATE OF TEXAS REGISTERED
RODRIC R. REESE
5883
PROFESSIONAL LAND SURVEYOR

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Rodric R. Reese 4/30/2025
Rodric R. Reese, R.P.L.S. No. 5883 Date

REV	DATE	BY	DESCRIPTION
1	04/30/25	CW	address comments from Parker County CAD --revise description being a replat of...

PROJECT L2R & 3R, Kally Way	
DRAWN BY: BM/BC	DATE: 03/04/25
FIELD CREW: JM	DATE: 12/03/24
SCALE:1"=100'_18x24	PAGE: 1 OF 3