ACCESS PERMITTED
VOLUME 544, PAGE 90

INTERSTATE HIGHWAY NO. 20
(FRONTAGE ROAD)

I. & G. N. R.R. CO. SURVEY
ABST. NO. 1821

S 71°20'57"E 302.27'

5.30'
S 77°14'58"E
THD MON. FOUND

3/4" IRON FOUND

16.5' AT&T R.O.W. & ESMT. VOL. 1384, PG. 483

25' BLDG. LINE

TESCO ESMT. VOL. 211, PG. 88 VOL. 181, PG. 217

SURVEY LINE

491.76'

N 06°07'38"E

460.28'

S 18°38'33"W

1

2.755 ACRES
120,228 SQ. FT.

4

2.755 acres
Willow Park

85' SIDE & REAR BLDG. LINES

10' UTIL. ESMT. (TYP.)

3/4" IRON FOUND

N 77°07'31"W 202.00'

EL CHICO SOUTH
VOLUME 361-A, PAGE 39

4 — JOHN ETUX ABRAHAMSON, 4001 WINDING WAY

5 — PARKER COUNTY HOSP. DIST., 713 E. ANDERSON
BRYAN ANDERSON TRUSTEE, 2101 SHADOW RIDGE DR.

2

6 — W. C. W. ENTERPRISES INC., 8808 HWY. 80 WEST, SUITE 165

7 — RED RIVER M ENTERPRISES, 104 S. RANCH HOUSE RD.

60' RIGHT-OF-WAY
VOLUME 361-A, PAGE 39

531.94'
N 77°07'31"W

197.64'
N 73°01'47"W

5/8" IRON FOUND

S 71°21'25"E 194.92'

5/8" IRON FOUND

284272

RECEIVED AND FILED
FOR RECORD
1:00 O'Clock P M
DEC 21 1995
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By _____ Deputy

ROY LYNN LYNCH ET AL
VOLUME 1639, PAGE 921

50' PIPELINE ESMT. VOLUME 1306, PAGE 1079

PROPOSED PRODUCE MARKET

1
1.065 ACRES
46,397 SQ. FT.

L=225.07'
L=710.27'
L=250.00'
L=759.90'
196.24'
N 64°01'50"W

PROPOSED STORE

2
0.794 ACRES
34,577 SQ. FT.

L=171.21'
L=180.00'
R=4030.38'
197.57'
N 61°28'18"W
75' EASMT.

PROPOSED DRIVE

3
1.108 ACRES
48,276 SQ. FT.

L=236.44'
R=3835.91'
199.41'
N 57°33'36"W
L=249.99'

L=77.55'
L=79.90'
112.45'
3
4
.876 ACRE
38,160 SQ. FT.
200.00'
N 57°02'03"W
25' BLDG. LINE
111.93'

10' UTIL. ESMT.
496.56'
191.83'
N 32°57'57"E
495.58'
191.83'

5
.881 ACRE
38,366 SQ. FT.
200.00'
N 57°02'03"W
192.28'
25' REAR BLDG. LINE

6
.864 ACRE
37,653 SQ. FT.
191.82'
S 32°57'57"W

1/4" IRON FOUND
1/4" IRON FOUND
33.78'
N 70°06'31"W
167.25'
N 54°34'24"W

1/2" IRON FOUND

RANCH HOUSE ROAD
(80' R.O.W. - ASPH. PVMT.)

BANKHEAD HIGHWAY
(R.O.W. VARIES - ASPH. PVMT.)

JOHN COLE SURVEY
ABST. NO. 218

APPROVED by the City of Willow Park, Parker County, Texas, this the 21 day of OCTOBER, 1995.

Mayor, City of Willow Park

City Secretary

Chairman, Planning and Zoning Commission

Fire Marshall

City Engineer, City of Willow Park

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED DEC 21 1995

SEAL

Jeane Brunson
County Clerk, Parker County, Tex.

NOTE:
1/2" IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.

Note: Expect as shown, there shall be a ten (10) foot side building set back line.

NORTH

100 0 100 200 300
GRAPHIC SCALE - FEET

STATE OF TEXAS
BRENT A. MIZELL
1967
REGISTERED
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL, ON THE GROUND SURVEY, MADE UNDER MY PERSONAL SUPERVISION IN SEPTEMBER, 1995.

Brent A. Mizell

BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
SEPTEMBER 15, 1995

FINAL PLAT

LOTS 1, 2, 3, AND 4, BLOCK 3
AND LOT 1, BLOCK 4

EL CHICO SOUTH

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
BEING 8.343 ACRES SITUATED IN THE
JOHN COLE SURVEY, ABSTRACT NO. 218
AND THE I.& G. N. R.R. CO. SURVEY
ABSTRACT NO. 1821
PARKER COUNTY, TEXAS

OWNER - DEVELOPER
ROY LYNN LYNCH ET AL - LOTS 3,4,5, & 6, BLOCK 3
TERRY HOBBS - LOT 1, BLOCK 4
GARY TRAJACEK - LOT 2, BLOCK 3
PAUL GERDES - LOT 1, BLOCK 3
C/O
100 EAST HIGHWAY 80 WEST
WILLOW PARK, TEXAS, 76087
(817) 441 - 8059

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-6199 (817) 598-1284

SHEET 2 OF 2

9507IP1