

325863

Plat Cabinet B-260



STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and that the same is a true and correct copy of the original as recorded in the public records of the State of Texas.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That, Estelle Priest is the owner of the following described real property, to wit:

RECEIVED AND FILED FOR RECORD
10:40 O'clock A.M.

DEC 12 1997

Jayne Branson, Co. Clerk
PARKER COUNTY, TEXAS

MALCOLM WRIGHT
3301 RANCH HOUSE RD.
WEATHERFORD, TEXAS
V. 1220, P. 1295

OWEN BARGER
3225 RANCH HOUSE RD.
WILLOW PARK, TEXAS
V. 516, P. 581

LARRY BARGER
3201 RANCH HOUSE RD.
WEATHERFORD, TEXAS
V. 523, P. 587

POINT OF BEGINNING

9.617 acres situated in the J.A. PRITCHARD SURVEY, Abst. No. 1092, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land conveyed to Estelle Priest, by deed recorded in Volume 1642, Page 320, Real Records, Parker County, Texas, being more particularly described, as follows:

Beginning at a 1/2" iron found at the northwest corner of Lot 2, Block 1, RIDGE CREST ESTATES PHASE 1, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 135, Plat Records, Parker County, Texas, in the south line of that certain tract of land conveyed to Larry Barger, by deed recorded in Volume 523, Page 587, Deed Records, Parker County, Texas;

THENCE South 00 degrees 56 minutes 00 seconds East, along the west line of said PHASE 1, a distance of 380.38 feet to a 1/2" iron found in the south line of Old Ford Road (a 60 foot R.O.W.), and the north line of Lot 12, Block 1, RIDGE CREST ESTATES PHASE 2, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 233, Plat Records, Parker County, Texas.

THENCE South 89 degrees 04 minutes 00 seconds West, along the north line of said PHASE 2, a distance of 169.04 feet to a 1/2" iron found at the northwest corner of said PHASE 2;

THENCE South 00 degrees 56 minutes 00 seconds East, along the west line of said PHASE 2, a distance of 411.44 feet to a 1/2" iron found at the southwest corner of said PHASE 2, in the north line of Lot 8, Block 1, OAK MANOR, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 106, Plat Records, Parker County, Texas;

THENCE South 89 degrees 02 minutes 33 seconds West, along the north line of said OAK MANOR, 456.00 feet to a 1/2" iron set at the northwest corner of said OAK MANOR, in the east line of that certain tract of land conveyed to R. Chapman, by deed recorded in Volume 1513, Page 1376, Real Records, Parker County, Texas;

THENCE North 00 degrees 15 minutes 08 seconds East, passing the northeast corner of said Chapman tract, the southeast and northeast corners of that certain tract of land conveyed to Charles Gilchrist, by deed recorded in Volume 1580, Page 15, Real Records, Parker County, Texas, and passing the southeast corner of that certain tract of land conveyed to Natalie Crites, by deed recorded in Volume 1209, Page 831, Real Records, Parker County, Texas, and continuing along the east line of said Crites tract, in all, 792.18 feet to a 5/8" iron found at the southwest corner of that certain tract of land conveyed to Malcolm Wright, by deed recorded in Volume 1220, Page 1295, Real Records, Parker County, Texas;

THENCE North 89 degrees 04 minutes 00 seconds East, along the south line of said Wright tract, passing the southeast corner of said Wright tract, the southwest and southeast corners of that certain tract of land conveyed to Owen Barger, by deed recorded in Volume 516, Page 581, Deed Records, Parker County, Texas, and passing the southwest corner of said L. Barger tract, and continuing along the south line of said L. Barger tract, in all, 608.65 feet to the POINT OF BEGINNING and containing 9.617 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Estelle Priest (owner) does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 4-11, Block 1
RIDGE CREST ESTATES
PHASE 3

City of Willow Park, Parker County, Texas

And does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 12th day of December, 1997
Estelle Priest

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Estelle Priest, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of December, 1997



Hetty Haggard
Notary Public, Parker County, Texas
Commission Expires 06/06/99

FINAL PLAT
LOTS 4-11, BLOCK 1
RIDGE CREST ESTATES
PHASE 3

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

9.617 ACRES SITUATED IN THE
J.A. PRITCHARD SURVEY
ABST. NO. 1092
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

ANN McCARVER SURVEY
ABST. NO. 910

NATALIE CRITES
8285 BUNKUM RD.
CASYVILLE, ILL., 62232
V. 1209, P. 831

CHARLES GILCHRIST
90 CROWN RD.
WEATHERFORD, TEXAS
V. 1580, P. 15

R. CHAPMAN
88 CROWN RD.
WEATHERFORD, TEXAS
V. 1513, P. 1376

OAK MANOR
P.C. B, S. 106

J.A. PRITCHARD SURVEY
ABST. NO. 1092

RIDGE CREST ESTATES
PHASE 2
P.C. B, S. 233

CURVE	RADIUS	LENGTH	DELTA	LONG CHORD
C-1	192.05'	221.63'	66°07'05"	N 56°00'31"E 209.53'
C-2	443.52'	125.13'	16°09'55"	N 25°54'27"W 124.72'

DEVELOPER:
PRIEST, PRIEST, & PRIEST PARTNERSHIP, PAUL PRIEST, MANAGING PARTNER
3500 ANNETTA CENTERPOINT ROAD, ALEDO, TEXAS, 76008

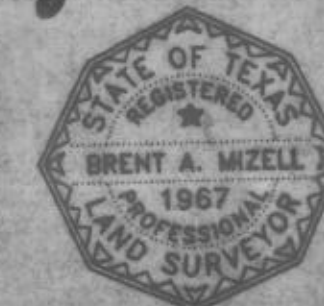
OWNER:
ESTELLE PRIEST
3301 RANCH HOUSE ROAD, WILLOW PARK, TEXAS, 76087

STATE OF TEXAS
COUNTY OF PARKER

I, Brent A. Mizell, a Registered Professional Land Surveyor for the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual, on the ground, survey of the property, made by me or under my supervision.

Brent A. Mizell

Brent A. Mizell
Registered Professional Land Surveyor
Texas Registration No. 1967
August 22, 1997

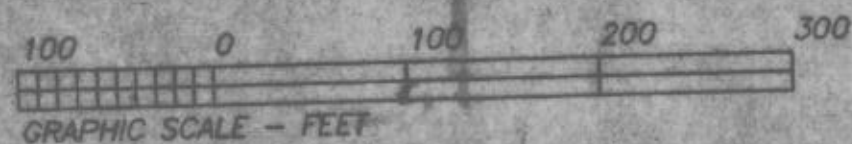


APPROVED: SEPTEMBER 16, 1997

L. L. Luby
MAYOR
Hetty Haggard
CITY SECRETARY
Wm. Bruce Nelson
CITY ENGINEER

Chairman
PLANNING & ZONING COMMISSION
R.M. Jordan
FIRE MARSHALL

SCALE: 1"=100'



MIZELL LAND SURVEYING, INC.
513 North Highway 1187
P.O. Box 419 Aledo, Texas 76008
(817) 441-8199 (817) 598-1284