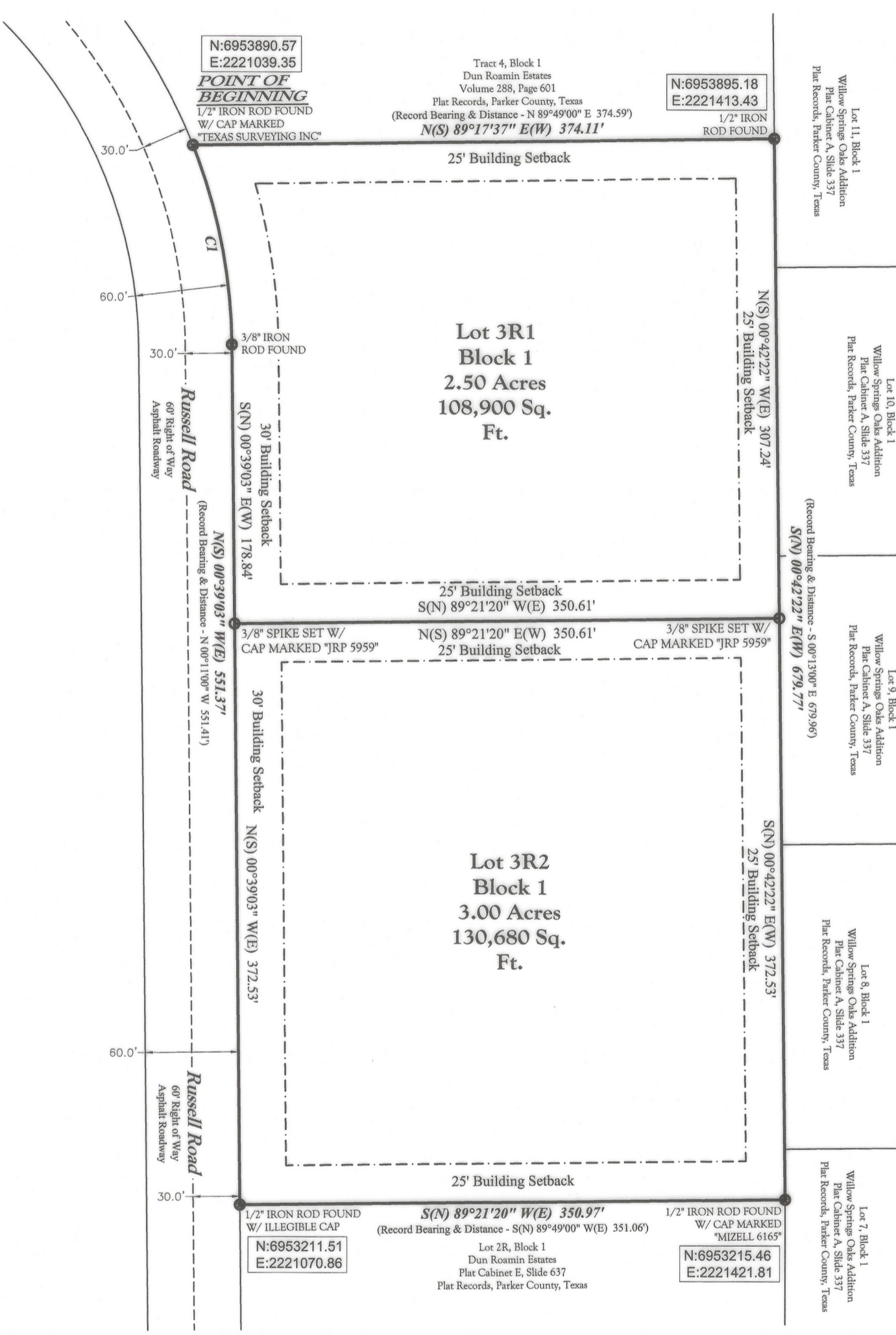


A REPLAT
Lot 3R1 and 3R2, Block 1, Dun Roamin Estates

being a replat of
 Lot 3R, Block 1, Dun Roamin Estates
 Plat Cabinet E, Slide 637, Plat Records, Parker County, Texas
 within the
J.M. MOORE SURVEY, A-884

Darrell Lynn Marriott, Jr. & Jennifer Renee Marriott
 Document No. 202200131, Official Public Records, Parker County, Texas



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.92'	357.42'	20°59'12"	N(S) 11°10'57" W(E)	130.19'

NOTICE:
 ALL BUILDING LINES ARE TO COMPLY WITH THE CITY OF WILLOW PARK ZONING ORDINANCE.

NOTICE:
 SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND OR REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.

NOTICE:
 APPROVAL OF THIS DOCUMENT BY THE CITY OF WILLOW PARK IS TO STATE THAT IT COMPLIES WITH CURRENT ORDINANCES AS OF ITS SIGNED DATE. UNDER NO CIRCUMSTANCES DOES THE CITY OF WILLOW PARK INDICATE, INFER, OR GUARANTEE THAT PUBLIC OR PRIVATE UTILITIES ARE AVAILABLE OR ALLOWABLE ON PARCELS WITHIN THIS PLAT; ALL UTILITIES MUST BE DETERMINED AND CONFIRMED BY PROPERTY OWNER PRIOR TO DEVELOPMENT.

OWNER/DEVELOPER
 Darrell Lynn Marriott, Jr &
 Jennifer Renee Marriott
 3658 Snow Creek Drive,
 Aledo, Texas 76008
 Phone No. 817-723-4771

SURVEYOR
 Justin Rene Parenteau, RPLS
 State of Texas License No. 5959
 140 Hackberry Pointe Drive
 Weatherford, Texas 76087
 Phone No. 361-813-1888
 justin@noctuamaps.com

CABINET **F**, SLIDE **525**

A REPLAT
Lot 3R1 and 3R2, Block 1, Dun Roamin Estates

5.50 ACRES OF LAND LOCATED IN THE J.M. MOORE SURVEY, A-884. BEING ALL OF A LOT 3R, BLOCK 1, DUN ROAMIN ESTATES, REPLAT, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 637, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF A LOT 3R, BLOCK 1, DUN ROAMIN ESTATES CONVEYED TO DARRELL LYNN MARRIOTT, JR. AND JENNIFER RENEE MARRIOTT AS DESCRIBED IN DOCUMENT NO. 202200131 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC", SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF RUSSELL ROAD, AND BEING THE NORTHWEST CORNER OF SAID LOT 3R, AND THE SOUTHWEST CORNER OF TRACT 4, BLOCK 1, DUN ROAMIN ESTATES AS SHOWN IN VOLUME 288, PAGE 601 RECORDED IN SAID PLAT RECORDS;

THENCE ALONG THE COMMON LINE OF SAID LOT 3R, AND SAID TRACT 4, N 89°17'37" E - 374.11 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF WILLOW SPRINGS OAKS ADDITION AS SHOWN IN PLAT CABINET A, SLIDE 337 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF SAID LOT 3R;

THENCE ALONG THE COMMON LINE OF SAID WILLOW SPRINGS OAKS ESTATES AND SAID LOT 3R, S 00°42'22" E - 679.77 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "MIZELL 6165", SAID POINT ALSO BEING SOUTHEAST CORNER OF SAID LOT 3R AND THE NORTHEAST CORNER OF LOT 2R, BLOCK 1, DUN ROAMIN ESTATES AS SHOWN IN SAID PLAT CABINET E, SLIDE 637;

THENCE ALONG THE COMMON LINE OF SAID LOTS 3R AND 2R, S 89°21'20" W - 350.97 FEET TO A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP, SAID POINT ALSO BEING IN THE EAST RIGHT OF WAY LINE OF RUSSELL ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 3R;

THENCE ALONG EAST RIGHT OF WAY LINE OF RUSSELL ROAD, N 00°39'03" W - 551.37 FEET TO A 3/8 INCH IRON ROD FOUND;

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF RUSSELL ROAD WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 130.92 FEET, A RADIUS OF 357.42 FEET, A CHORD BEARING OF N 11°10'57" W, AND A CHORD LENGTH OF 130.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.50 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, Darrell Lynn Marriott, Jr & Jennifer Renee Marriott, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS,
LOT 3R1 AND 3R2, BLOCK 1, DUN ROAMIN ESTATES, BEING A REPLAT OF, LOT 3R, BLOCK 1, BLOCK 1, DUN ROAMIN ESTATES, PLAT CABINET E, SLIDE 637, PLAT RECORDS, PARKER COUNTY, TEXAS.
 AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON.

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR CROSS ANY EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF WILLOW PARK.
- THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY USE THEREOF.
- THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING LO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OR PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WILLOW PARK.
 WITNESS MY HAND AT **WILLOW PARK**, PARKER COUNTY, TEXAS THIS **13** DAY OF **JULY**, 20**23**

Darrell Lynn Marriott, Jr.
 DARRELL LYNN MARRIOTT, JR.
Jennifer Renee Marriott
 JENNIFER RENEE MARRIOTT

THE 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 OWNER **DARRELL LYNN MARRIOTT, JR. & JENNIFER RENEE MARRIOTT**, 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 FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE
 THIS **13** DAY OF **JULY**, 20**23**

Antonette A. Fisher
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

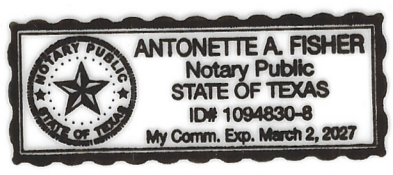
3/02/2024
 MY BOARD EXPIRES ON:

APPROVED BY
 CITY OF WILLOW PARK, TEXAS

Darrell Lynn Marriott, Jr. 7/13/2023 DATE
 MAYOR
Cynthia R. Doyne 7/13/2023 DATE
 CITY SECRETARY

FILED AND RECORDED

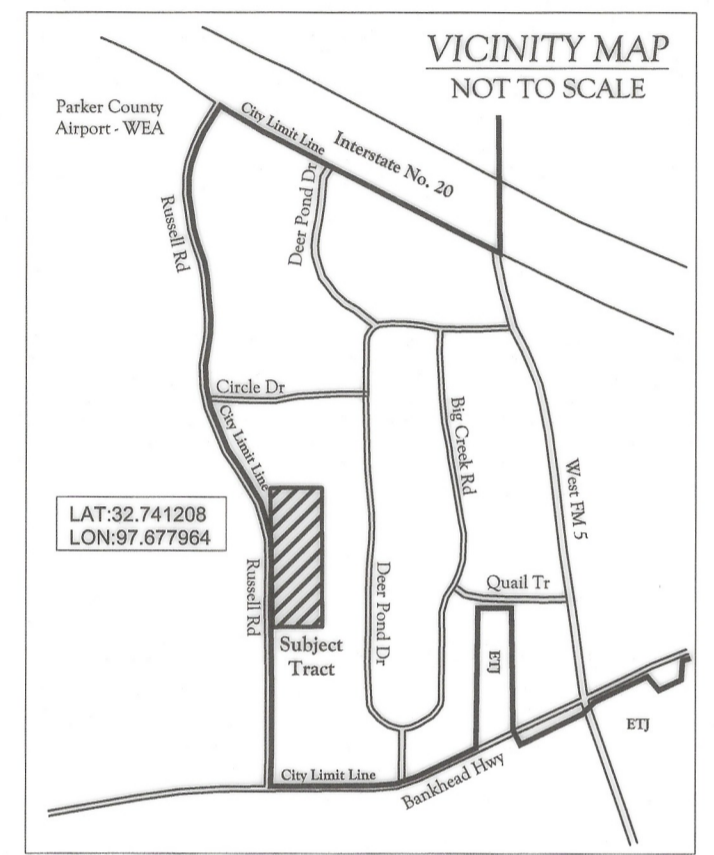
OFFICIAL PUBLIC RECORDS
Lila Deakle
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



**17030
 AL
 CWP
 K-15**



202318519 PLAT Total Pages: 1



17030.001.003.00

SURVEYOR'S NOTES
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
 Texas Board of Professional Engineers and Land Surveyors
 1917 S. Interstate 35 Austin, Texas 78741
 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

FLOODPLAIN NOTE
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0425F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

SPECIAL NOTE
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

SURVEYOR'S CERTIFICATE
 I, JUSTIN RENE PARENTEAU, 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.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM

