

PLANNING & ZONING COMMISSION
CITY OF WILLOW PARK, TEXAS

N/A
APPROVAL DATE

CHAIRMAN
N/A

SECRETARY

CITY COUNCIL
CITY OF WILLOW PARK, TEXAS

DECEMBER 15, 2020
APPROVAL DATE

Doug Meyer
MAYOR

Alicia Smith
CITY SECRETARY

LIEN HOLDER ACKNOWLEDGMENT

James C. Wood
JAMES C. WOOD, EXECUTIVE VICE PRESIDENT
INTER BANK

NOTES:

BEARINGS CORRELATED TO S 00°13'00" E ALONG EAST LINE OF SITE.

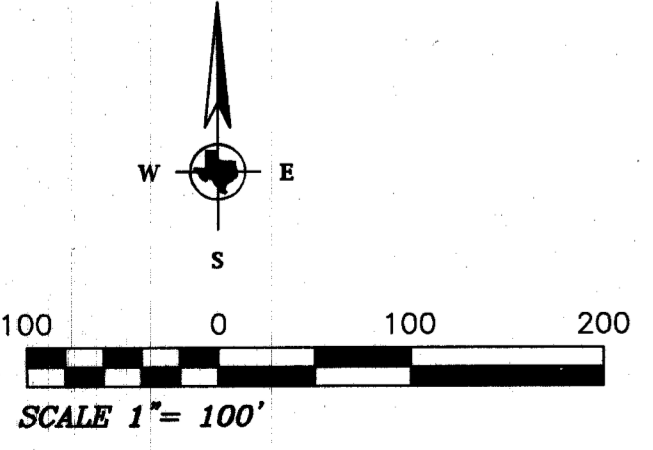
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY IN TITLE COMMITMENT OF NO. CB20-08-23017HDAE, EFFECTIVE DATE AUGUST 28, 2020.

SCHEDULE B ITEM:

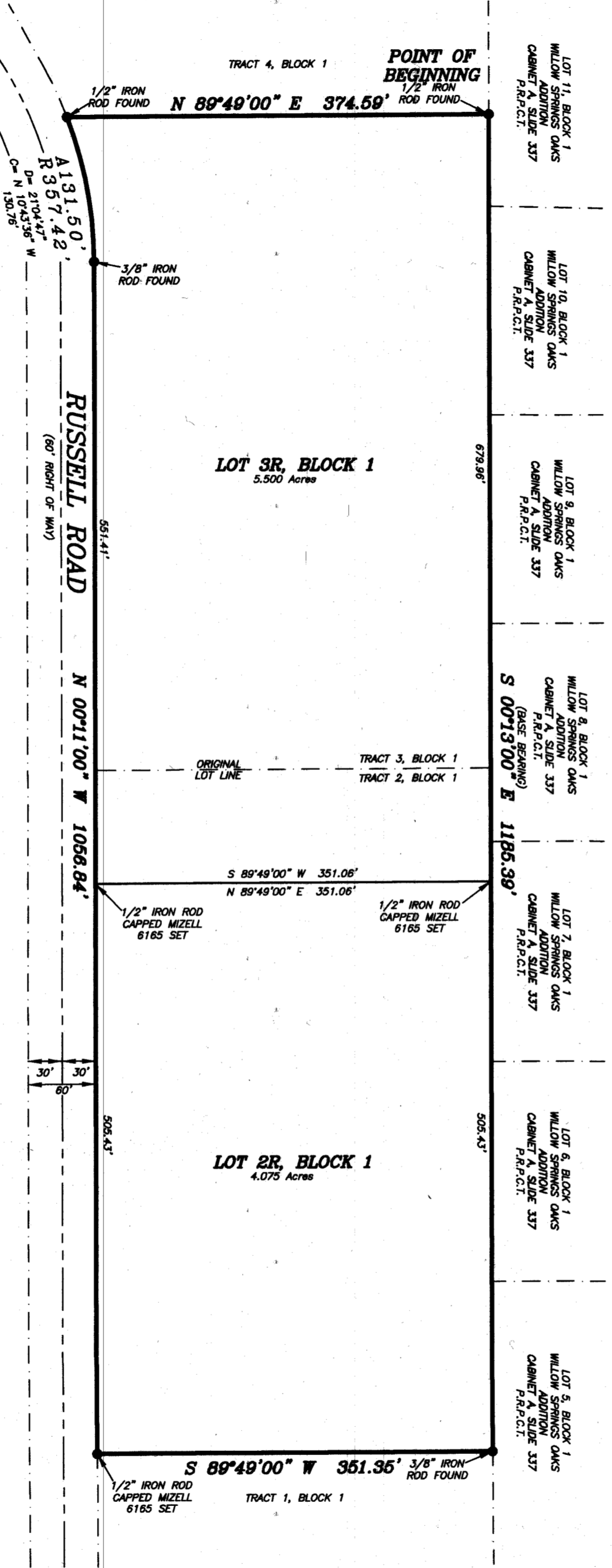
10E. THE EASEMENT RECORDED IN VOLUME 377, PAGE 617, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT THIS PROPERTY.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF WILLOW PARK BEFORE DIGGING, TRENCHING, OR EXCAVATING.



TEXAS GEOSPATIAL
STEPHEN@TXGEO.COM
4918 BEN DAY MURRIN RD.
FT. WORTH, TX 76126
817-819-7987
TBPOLS FIRM NO. 10083300

OWNER/DEVELOPER:
SUSAN HOLLAND
600 RUSSELL ROAD
WILLOW PARK, TX, 76087



E-637

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202042210
12/17/2020 03:04 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGAL PROPERTY DESCRIBED HEREON.

Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND SEPTEMBER 21, 2020
PLAT PREPARED OCTOBER 26, 2020

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL BY THESE PRESENTS, Susan Holland, is the owner of the following described real property to wit:

9.575 acres being Tracts 2 and 3, Block 1, DUN ROAMIN ESTATES, an Addition to the City of Willow Park, Texas, Parker County, Texas, according to the plat recorded in Volume 288, Page 601, Plat Records, Parker County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said Tract 3, for the southeast corner of Tract 4, Block 1, said DUN ROAMIN ESTATES, in the West line of Lot 11, Block 1, WILLOW SPRINGS OAKS ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 337, Plat Records, Parker County, Texas;

THENCE S 00°13'00" E, along the East line of said Tract 3, at 579.39 feet passing the southeast corner of said Tract 3 and the northeast corner of said Tract 2, continuing along the east line of said Tract 2, in all, a distance of 1185.39 feet to a 3/8" iron rod found for the Southeast corner of said Tract 2 and for the Northeast corner of Tract 1, Block 1, of said DUN ROAMIN ESTATES;

THENCE S 89°49'00" W, along the common line of said Tract 2 and Tract 1, 351.35 feet to a 1/2" iron rod capped MIZELL 6165 set for the southwest corner of said Tract 2 and for the northwest corner of said Tract 1, in the east line of RUSSELL ROAD (a 60' Right-of-Way);

THENCE N 00°11'00" W, along the common line of said Tract 2 and RUSSELL ROAD, at 505.43 feet passing the northwest corner of said Tract 2 and the southwest corner of said Tract 3, continuing along the common line of said Tract 3 and RUSSELL ROAD, in all, a distance of 1056.84 feet to a 3/8" iron rod found at the beginning of a curve to the left whose radius is 357.42 feet and whose long chord bears N 10°43'36" W, 130.76 feet;

THENCE along the common line of said Tract 3 and RUSSELL ROAD, along said curve, in a Northwesterly direction, through a central angle of 21°04'47", a distance of 131.50 feet to a 1/2" iron rod found at the end of said curve, for the northwest corner of said Tract 3 and for the Southwest corner of said Tract 4, Block 1;

THENCE N 89°49'00" E, along the common line of said Tract 3 and Tract 4, Block 1, 374.59 feet to the POINT OF BEGINNING and containing 9.575 acres of land.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Susan Holland, does hereby adopt this plat of the hereinabove described real property as.....

Lots 2R and 3R, Block 1
DUN ROAMIN ESTATES
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 10 day of December, 2020.

Susan Holland
Susan Holland

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Susan Holland, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON the 10 day of December, 2020.

Alicia Smith
Notary Public State of Texas

ACCT NO: 17030
SCH DIST: AL
CITY: CWP

17030.001.002.00

Re-Plat
Lots 2R & 3R, Block 1,
DUN ROAMIN ESTATES,
an Addition to the City of Willow Park,
Parker County, Texas.
Being a replat of Tract 2 & 3, Block
No. 1, of DUN ROAMIN ESTATES
an Addition to Parker County, Texas,
according to the plat thereof recorded
in Volume 288, Page 601, Plat Records,
Parker County, Texas.