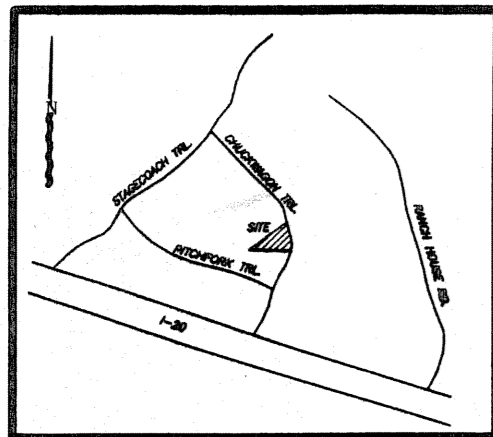


C-542

Doc# 632941
Book 2522 Page 1077

Doc# 632941 Fees: \$66.00
03/23/2007 3:04PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRE BORNEAU COUNTY CLERK



VICINITY MAP
1" = 2000'

A PETITION TO VACATE THE EXISTING 60' ROAD EASEMENT BY ALL PROPERTY OWNERS ADJACENT TO THE EXISTING 60' ROAD EASEMENT HAS BEEN SUBMITTED TO THE CITY OF WILLOW PARK. THE EXISTING 60' ROAD EASEMENT MAY ONLY BE VACATED BY ORDINANCE OF THE CITY COUNCIL.

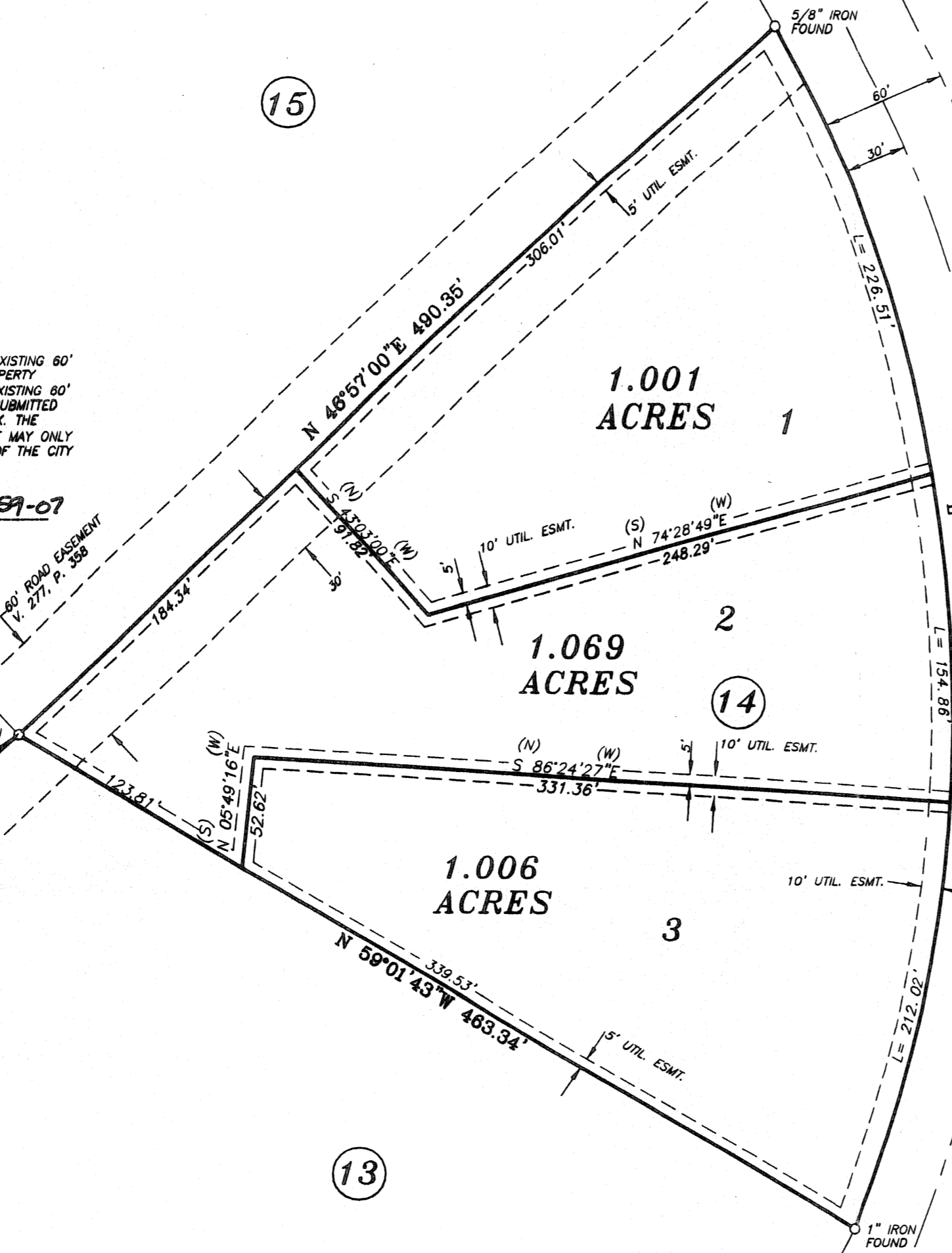
60' EASEMENT TO BE VACATED BY CITY ORDINANCE NO. 599-07

60' ROAD EASEMENT V. 277, P. 358

12

POINT OF BEGINNING

1" IRON FOUND



CHUCK WAGON TRAIL

CITY OF WILLOW PARK

[Signature]
MAYOR
[Signature]
CITY SECRETARY
[Signature]
CHAIRMAN OF PLANNING & ZONING
CITY ENGINEER
FIRE MARSHALL

OWNER/DEVELOPER

KENT SEARS
201 CHUCKWAGON TRL.
WILLOW PARK, TEXAS 76087
817-441-8636

STATE OF TEXAS
COUNTY OF PARKER

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

Block 14, EL CHICO, an Addition in Parker County, Texas according to the Plat thereof recorded in Volume 277, Page 358, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron found, at the most westerly corner of said Block 14, the most southerly corner of Block 15, the most easterly corner of Block 12, and the most northerly corner of Block 13, of the above mentioned EL CHICO.

THENCE North 46 degrees 57 minutes 00 seconds East along the common line of said Block 15, and said Block 14, 490.35 feet to a 5/8" iron found in the west line of Chuck Wagon Trail (a 60' R.O.W.) at the beginning of a non-tangent curve to the right whose radius is 675.57 feet and whose long chord bears South 03 degrees 53 minutes 16 seconds East, 574.49 feet;

THENCE Along the west line of said Chuck Wagon Trail along said curve in a southerly direction through a central angle of 50 degrees 19 minutes 32 seconds, a distance of 593.39 feet to a 1" iron found at the northeast corner of Block 13;

THENCE North 59 degrees 01 minutes 43 seconds West along the common line of Block 13, and Block 14, a distance of 463.34 feet to the Point of Beginning, and containing 3.076 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that Kent Sears (owner), acting by and through the undersigned, it's duly authorized agent does hereby adopt this Plat of the hereinabove described real property, to be designated as...

Lots 1, 2, & 3, Block 14
EL CHICO
City of Willow Park
Parker County, Texas

An addition to Willow Park, Texas, Parker County, Texas, and hereby dedicate to the public use forever the easements as shown hereon.

Executed this the 20th day of MAR, 2007.

[Signature]
Kent Sears (Owner)

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared personally Kent Sears, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 20th day of MAR, 2007.

[Signature]
Notary Public,
Parker County, Texas
My Commission Expires MAY 10, 2008

Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 481 184 0005 B Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.

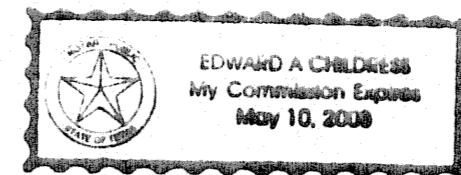
Bearings Correlated to Deed Call N 46°57'00" E along the northwesterly line of site. V. 277, P. 358

Capped "STEVENS SURVEYING" 1/2" irons set at the two most easterly corners of Lot 2, Block 14, according to this Re-Plat, upon approval of said plat.

Individual water wells and septic systems are proposed for lots 2 & 3.

This plat does not attempt to remove or eliminate any deed restrictions or other encumbrances other than those explicitly stated.

All building lines are to comply with The City of Willow Park Zoning Ordinance.

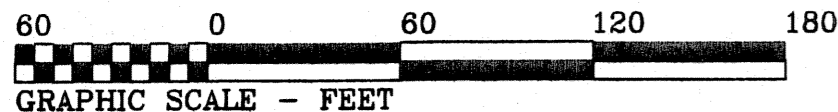


ACCT. NO.: 12060
SCH. DIST.: AL
CITY: WP
MAP NO.: L-10

FINAL PLAT
LOTS 1, 2, & 3, BLOCK 14
EL CHICO

Being a replat of
Block 14, EL CHICO,
an Addition to the
City of Willow Park,
Parker County, Texas

THIS PLAT FILED IN PLAT CABINET _____, SLIDE _____, DATED _____, 2007



STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 696-9775 (817) 696-9754



I hereby certify that this plat was prepared from an actual on the ground survey made under my supervision.

[Signature]
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
OCTOBER 23, 2008