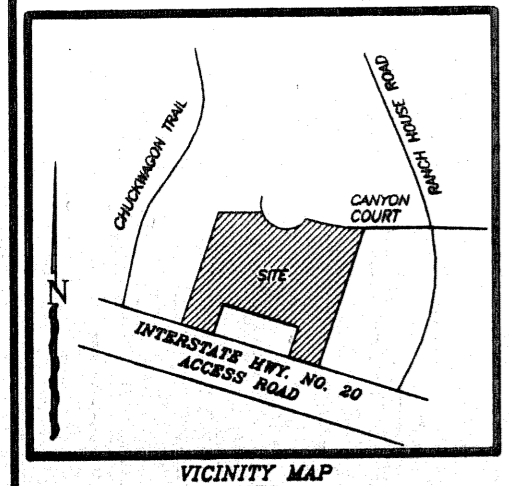


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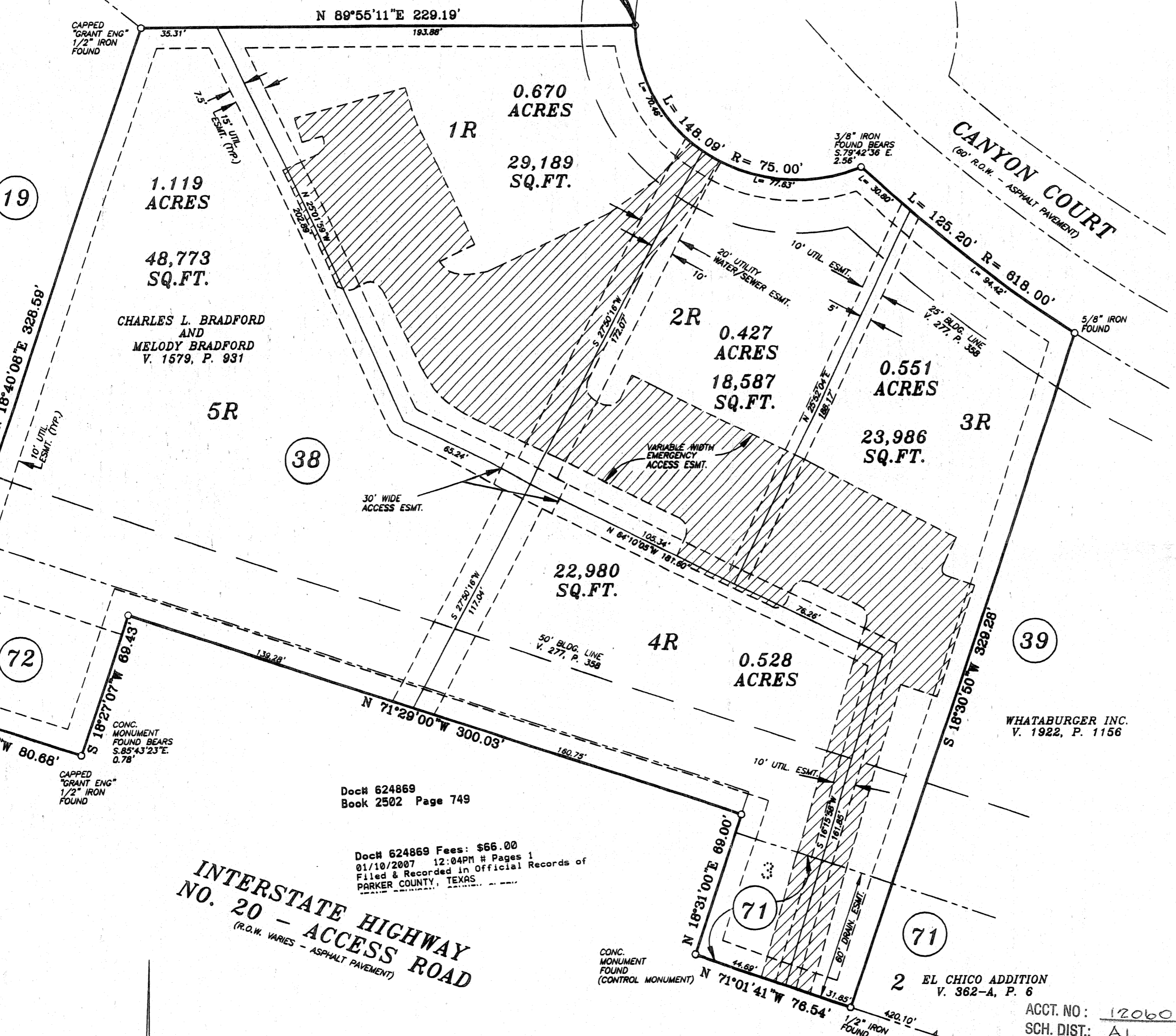


OWNER/DEVELOPER  
CHARLES L. BRADFORD  
P.O. BOX 218  
WEATHERFORD, TEXAS 76086  
817-613-8635

BARIP, LTD.  
V. 2215, P. 489

37  
THE CORPORATION  
OF THE EPISCOPAL  
DIOCESE OF FORT WORTH  
V. 1304, P. 430

POINT OF  
BEGINNING



STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Charles L. Bradford and Melody Bradford are the owners of the following described real property, to wit:

Being all of Block 38 and a portion of Block 72, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas according to the plat recorded in Volume 277, Page 358 Plat Records, Parker County, Texas and all Lot 3, Block 71, EL CHICO ADDITION, an addition to the City of Willow Park, Parker County, Texas according to the plat recorded in Volume 362A, Page 6, Plat Records, Parker County, Texas and being those certain tract of land conveyed to Charles L. Bradford by deed recorded in Volume 1579, Page 931, Real Records, Parker County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron set in the southeasterly line of Canyon Court (a 60 foot R.O.W.) at the most northerly northwest corner of said Block 38 and the most southerly southeast corner of Lot 37 at the beginning of a non-tangent curve to the left whose radius is 75.00 feet and whose long chord bears South 56 degrees 51 minutes 59 seconds East, 125.18 feet;

THENCE along the south line of said Canyon Court along said curve in a southeasterly direction through a central angle of 113 degrees 08 minutes 04 seconds, a distance of 148.09 feet to a 1/2" iron set at the end of said curve and the beginning of a non-tangent curve to the left whose radius is 818.00 feet and whose long chord bears South 52 degrees 07 minutes 52 seconds East, 124.99;

THENCE continuing along the south line of said Canyon Court along said curve in a southeasterly direction through a central angle of 11 degrees 36 minutes 28 seconds, a distance of 125.20 feet to a 5/8" iron found at the northeast corner of said Lot 38 and the northeast corner of Block 39;

THENCE South 18 degrees 30 minutes 50 seconds West, along the common line of said Blocks 38 and 39, passing the northeast corner of said Lot 3, and continuing in all 329.28 feet to a 1/2" iron found in the north line of Interstate Highway No. 20 access road;

THENCE Along the north line of said Interstate Highway No. 20 access road, as follows:

- North 71 degrees 01 minutes 41 seconds West, 76.54 feet to a concrete monument found;
- North 18 degrees 31 minutes 00 seconds East, 69.00 feet to a 1/2" iron set;
- North 71 degrees 29 minutes 00 seconds West, 300.03 feet to a 1/2" iron set;
- South 18 degrees 27 minutes 07 seconds West, 68.43 feet to a capped "Grant Eng." 1/2" iron found;
- North 71 degrees 10 minutes 49 seconds West, 80.68 feet to a 1/2" iron set at the southwest corner of said Bradford tract;

THENCE North 18 degrees 40 minutes 08 seconds East, passing the southeast corner of Block 19 and the southwest corner of Block 38 and continuing along the common line of said Blocks 19 and 38, 328.59 feet to a capped "Grant Eng." 1/2" iron found at the common property corner of Blocks 19, 37 and 38;

THENCE North 89 degrees 55 minutes 11 seconds East, along the common line of said Blocks 37 and 38, 228.19 feet to the POINT OF BEGINNING and containing 3.295 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that Charles L. Bradford and wife Melody Bradford (owners) 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 1R thru 6R, Block 38  
EL CHICO ADDITION  
City of Willow Park  
Parker County, Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that, Charles L. Bradford and Melody Bradford, (owners) does hereby adopt this replat of Block 38, and a portion of Lot 3, Block 71 and a portion of Block 72, EL CHICO ADDITION, a subdivision of the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system, on the easements and all City or franchised utilities shall at times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. I do hereby agree that the dedications hereon are appropriate, reasonable and not unduly burdensome.

This plat approved is subject to all platting ordinances, rules, regulations, and resolutions, of the City of Willow Park, Texas.

Witness my hand this the 4 day of January, 2008.

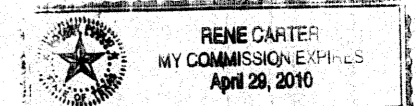
Charles L. Bradford  
Melody Bradford

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE me, the undersigned authority, on this day appeared personally Charles L. Bradford, 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 the 4 day of January, 2008.

Notary Public  
Parker County, Texas  
My Commission Expires 4/29/2010

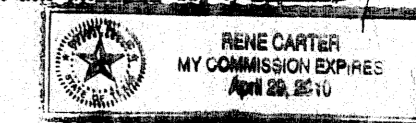


STATE OF TEXAS  
COUNTY OF PARKER

BEFORE me, the undersigned authority, on this day appeared personally Melody Bradford, 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 the 4 day of January, 2008.

Notary Public  
Parker County, Texas  
My Commission Expires 4/29/2010



FINAL REPLAT  
Lots 1R-5R, Block 38  
EL CHICO ADDITION  
Being a replat of Block 38,  
and a portion of Block 72,  
and Lot 3, Block 71  
EL CHICO ADDITION  
City of Willow Park,  
Parker County, Texas.

ACCT. NO.: 12060  
SCH. DIST.: AL  
CITY: WP  
MAP NO.: L-16

CITY OF WILLOW PARK

Mayor  
Candice Scott  
City Secretary  
Chairman of Planning and Zoning  
City Engineer  
Fire Marshall



I hereby certify that this plat was prepared from an actual on the ground survey made under my supervision.  
Andrew E. Stevens  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
DECEMBER 3, 2008

Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 481 164-0005 B Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.

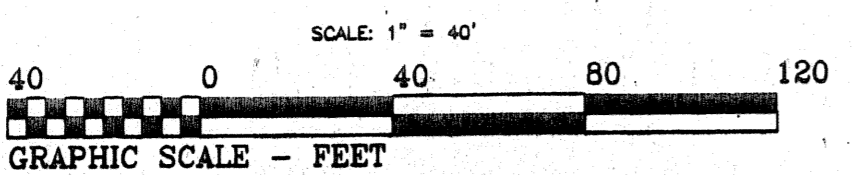
Bearings correlated to Plat Call N.71°29'00"W. along the north line of Interstate Highway No. 20 access road using control monuments found.

Site is subject to restrictive covenants recorded in V. 277, P. 59; V. 430, P. 198; V. 1294, P. 280 and V. 1730, P. 810.

1/2" irons set unless otherwise noted.

Variable width emergency access easement follows existing concrete parking.

Owners of Lots 4R and 5R, jointly and severally will maintain and keep clear of debris and growth existing drainage channel running through 60' drainage depicted on southeastern portion of Lot 4R.



THIS PLAT FILED IN PLAT CABINET SLIDE DATED 20

060262PLAT GH/TF  
040037 AES/GH