

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.

STATE OF TEXAS)
COUNTY OF PARKER)

201711354 PLAT Total Pages: 1

WHEREAS, PARKER AREA INVESTMENTS, LLC. (Doc #201518360), acting by and through its duly authorized agent, being the sole owner of 1.14 Acres situated in and being a portion of Block 10, EL CHICO ADDITION, an addition in the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 284, Page 601, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the southwest corner of said Lot 10 at the intersection of the south right of way line of West Stagecoach Trail and the east right of way line of Pitchfork Trail;

THENCE N 46°09'29" E, with the south right of way line of said West Stagecoach Trail, 300.38 feet to an iron rod found;
THENCE S 43°42'10" E, 164.31 feet to an iron rod found;
THENCE S 46°03'19" W, 302.57 feet to an iron rod found in the east right of way line of said Pitchfork Trail;
THENCE N 42°56'40" W, with the east right of way line of said Pitchfork Trail, 164.87 feet to the POINT OF BEGINNING and containing 1.14 acres (49,615 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PARKER AREA INVESTMENTS, LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 2R, BLOCK 10, EL CHICO ADDITION, IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, being 1.14 Acres situated in and being a portion of Block 10, El Chico Addition, an addition in the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 284, Page 601, 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 across the 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 to 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.

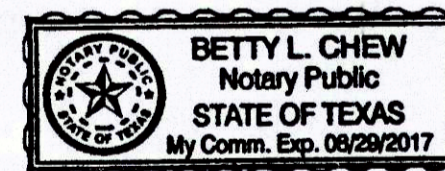
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park.

WITNESS my hand at Willow Park, Parker County, Texas this 11th day of May, 2017.

B. Phillips
Britt Phillips, Agent

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority on this day personally appeared BRITT PHILLIPS known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of May, 2017
Betty L. Chew
Notary Public in and for the State of Texas
08/29/2017
My Commission Expires On:

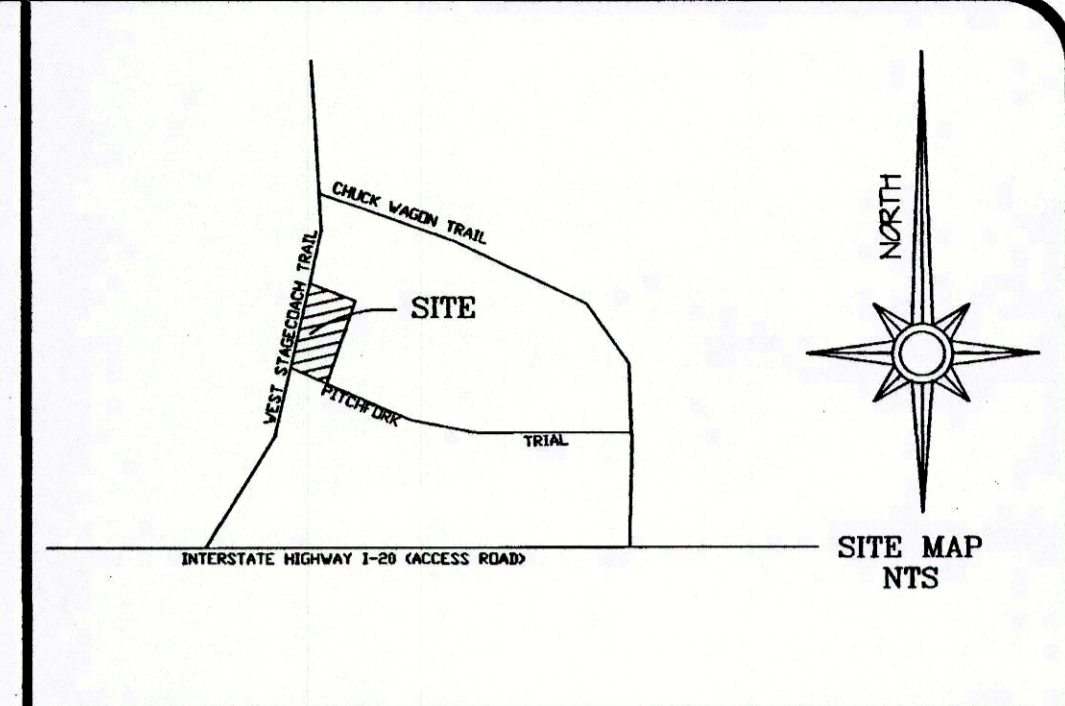


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201711354
05/12/2017 10:38 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPERS:
Parker Area Investments, LLC.
Britt Phillips
817-228-9447
5189 East 120 Service Rd N
Ste 104, Willow Park, TX 76087



LIENHOLDER

N/A

Signature of Lien holder

This the ___ day of _____, 2017.

Notary Public, State of Texas

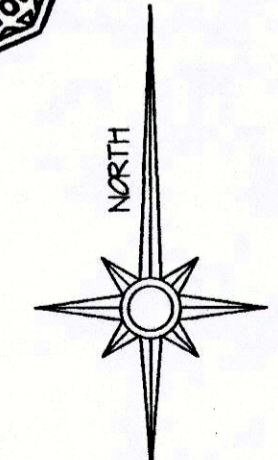
THE STATE OF TEXAS)
COUNTY OF PARKER)

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan Jr.
David Harlan Jr.
Registered Professional Land Surveyor, No. 2074
APRIL, 2017

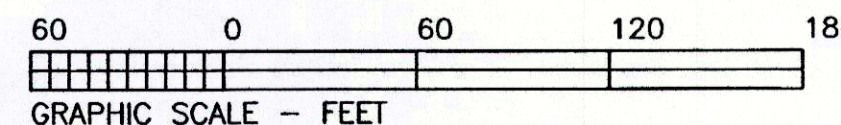


ACCT. NO: 12060
SCH. DIST: AL
CITY: L-16
MAP NO:



SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
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FAX: METRO(817) 341-2833
FIRM# 10088500
harlanland@yahoo.com



Cabinet/Instrument# D Slide 720

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