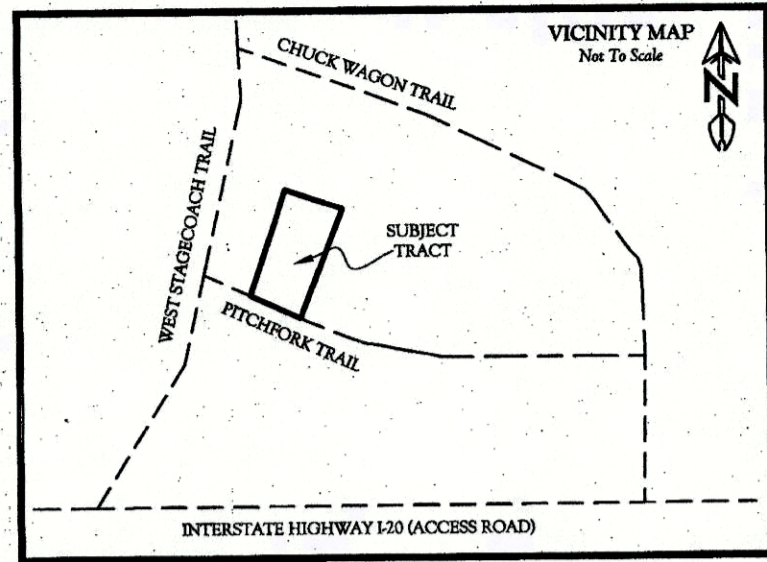


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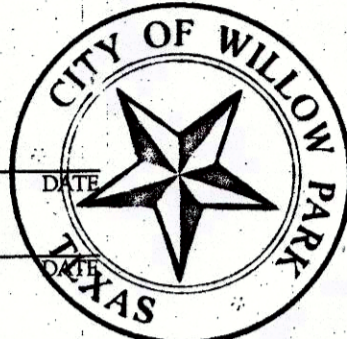
LOT 3R, BLOCK 10, EL CHICO ADDITION

1.14 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS,
 IN THE G.G. TEETER SURVEY, ABSTRACT NO. 486,
 BEING THE EAST HALF OF THE SOUTH HALF OF BLOCK 10 OF
 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.



CITY OF WILLOW PARK
 APPROVED BY CITY COUNCIL

[Signature]
 MAYOR
[Signature]
 CITY SECRETARY
[Signature]
 CITY ADMINISTRATOR



OWNER/DEVELOPER
CHARLES BRADY
 6201 LOZIER HEIGHTS CT,
 APT 1112, FORT WORTH,
 TEXAS 76132-5359
 817-944-0051

THE STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, CHARLES BRADY IS THE OWNER OF 1.14 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE G.G. TEETER SURVEY, ABSTRACT NO. 486. BEING THE REMAINDER OF A TRACT OF LAND DESCRIBED IN VOLUME 2549, PAGE 348 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 10 OF EL CHICO ADDITION, PARKER COUNTY, TEXAS DESCRIBED IN VOLUME 277, PAGE 358 RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTH LINE OF PITCHFORK TRAIL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2R, EL CHICO ADDITION, CABINET D, SLIDE 720, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID LOT 2R AND THE TRACT DESCRIBED HEREIN, N 46°01'59" E AT 160.41 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2R AND THE SOUTH EAST CORNER OF LOT 1R AND IN ALL 302.52 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF A 4.59 ACRES TRACT DESCRIBED IN VOLUME 2673, PAGE 1263 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 4.59 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 43°43'28" E - 165.57 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF BLOCK 11, EL CHICO SUBDIVISION, VOLUME 277, PAGE 358, DEED RECORDS PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK 11 AND SAID TRACT DESCRIBED HEREIN, S 46°07'25" W - 293.85 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF PITCHFORK TRAIL;

THENCE ALONG THE NORTH LINE OF PITCHFORK TRAIL WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 133.55 FEET, A RADIUS OF 1104.14 FEET, A CHORD BEARING OF N 46°52'42" W, AND A CHORD LENGTH OF 133.47 FEET, TO A 5/8 INCH IRON ROD FOUND;

THENCE CONTINUING ALONG THE NORTH LINE OF PITCHFORK TRAIL, N 46°06'54" W - 31.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.14 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHARLES BRADY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3R, BLOCK 10, EL CHICO ADDITION, IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, BEING 1.14 ACRES SITUATED IN THE G.G. TEETER SURVEY, ABSTRACT NO. 486, BEING THE EAST HALF OF THE SOUTH HALF OF BLOCK 10 OF 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.

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. 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.
5. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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.
7. 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.
8. 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.
9. 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 29th DAY OF April, 2019

[Signature]
 CHARLES BRADY, OWNER

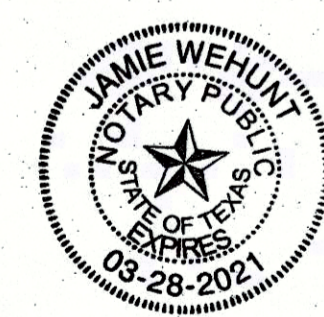
THE STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED OWNER, 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 THE 29 DAY OF April, 2019.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

03/28/2021
 MY BOARD EXPIRES ON:

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

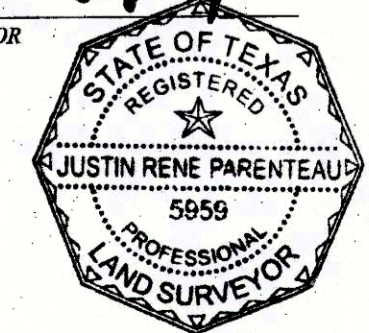


THE STATE OF TEXAS)
 COUNTY OF PARKER)

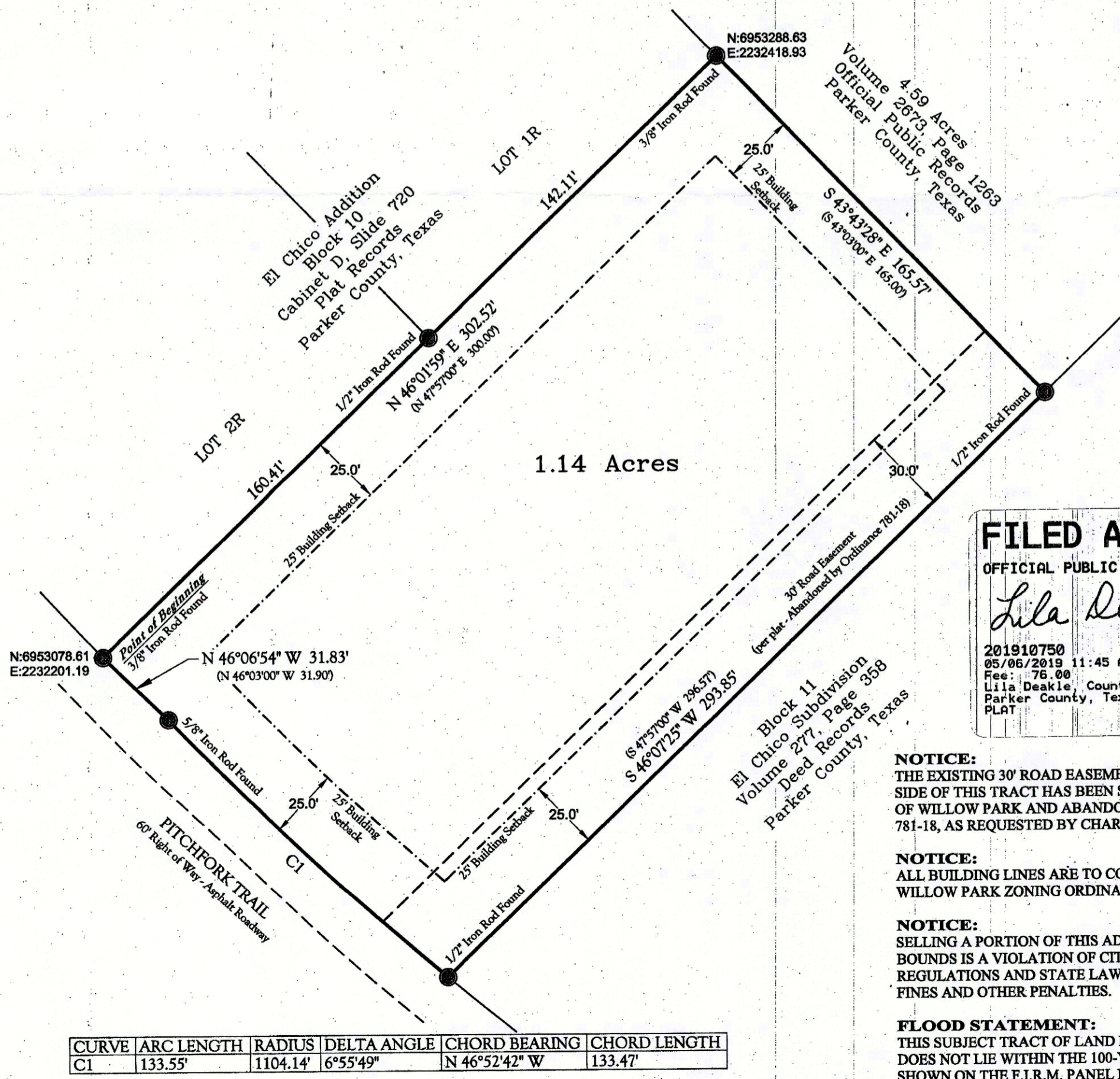
THAT I, JUSTIN RENE PARENTEAU, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION

[Signature]
 SIGNATURE OF REGISTERED PUBLIC LAND SURVEYOR
 REGISTRATION NO. 5959

SURVEYED BY:
 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



12060.010.001.10



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 Lilla Deakle
 201910750
 05/06/2019 11:45 AM
 Fee: 76.00
 Lilla Deakle, County Clerk
 Parker County, Texas
 PLAT

NOTICE:
 THE EXISTING 30' ROAD EASEMENT ON THE SOUTHEAST SIDE OF THIS TRACT HAS BEEN SUBMITTED TO THE CITY OF WILLOW PARK AND ABANDONED BY ORDINANCE 781-18, AS REQUESTED BY CHARLES BRADY.

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.

FLOOD STATEMENT:
 THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE F.I.R.M. PANEL NO. 48367C0425E, EFFECTIVE: SEPTEMBER 26, 2008.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.55'	1104.14'	6°55'49"	N 46°52'42" W	133.47'

PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

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