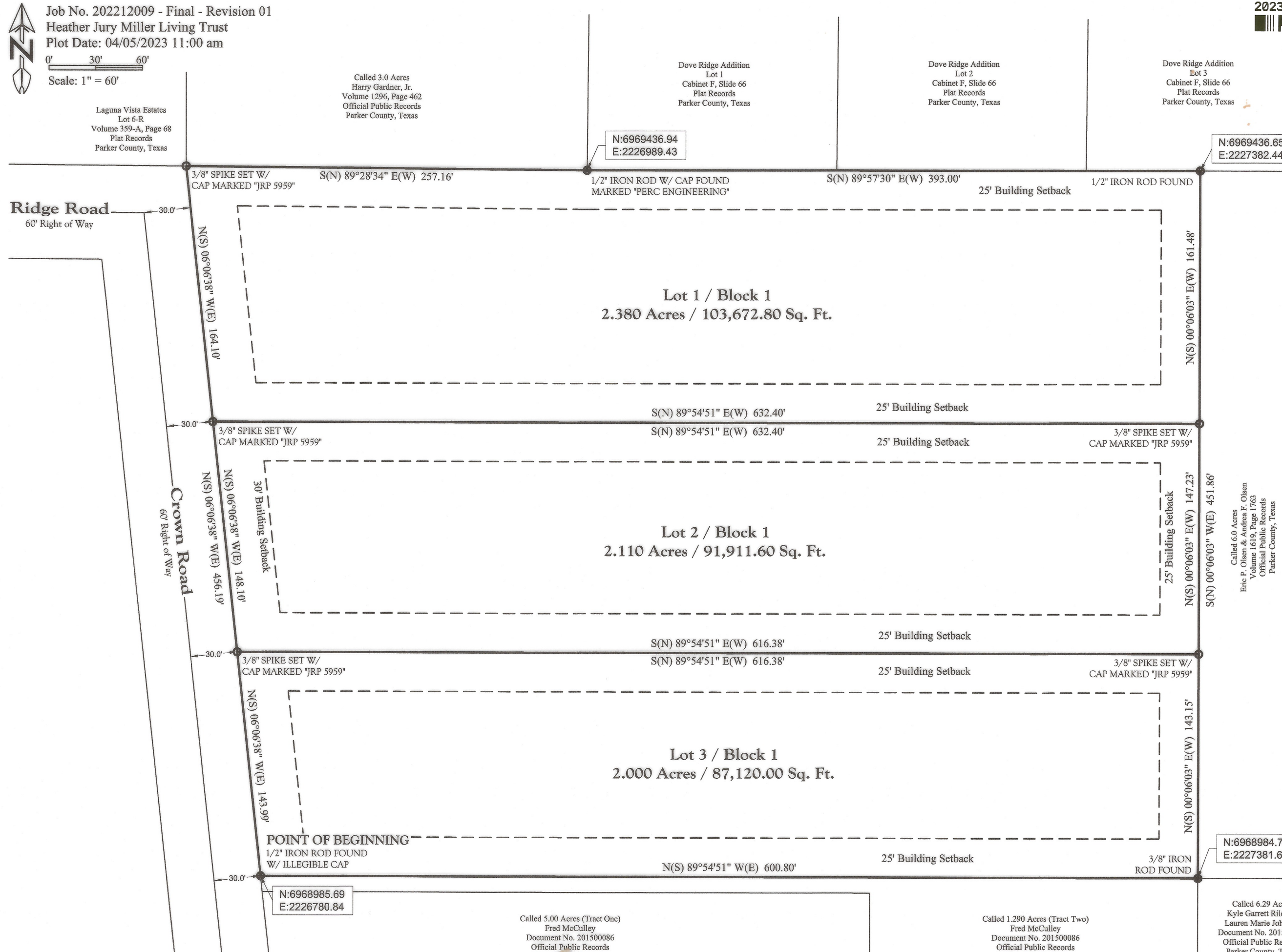


**Lots 1, 2 & 3 of Block 1  
 Heather Jury Miller Living Trust Addition**



6.490 ACRES OF LAND LOCATED IN THE I. & G.M. RR. CO. SURVEY, A-2007. BEING ALL OF A CALLED 6.492 ACRES TRACT AS DESCRIBED IN DOCUMENT NO. 202223147 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP IN THE EAST RIGHT OF WAY LINE OF CROWN ROAD, BEING THE SOUTHWEST CORNER OF SAID 6.492 ACRES TRACT, AND THE NORTHWEST CORNER OF A CALLED 1.290 ACRES TRACT (TRACT TWO) AS DESCRIBED IN DOCUMENT NO. 201500086, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF CROWN ROAD, N 06°06'38" W - 456.19 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959", BEING THE SOUTH COMMON CORNER OF A CALLED 3.0 ACRES TRACT AS DESCRIBED IN VOLUME 1296, PAGE 462, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND LOT 6-R OF LAGUNA VISTA ESTATES AS RECORDED IN VOLUME 359-A, PAGE 68, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID CALLED 6.492 ACRES AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 3.0 ACRES AND SAID CALLED 6.492 ACRES, S 89°28'34" E - 257.16 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PERC ENGINEERING" FOR THE SOUTHWEST CORNER OF LOT 1 OF DOVE RIDGE ADDITION AS RECORDED IN CABINET F, SLIDE 66, PLAT RECORDS, PARKER COUNTY, TEXAS, ALSO BEING IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID DOVE RIDGE ADDITION AND THE TRACT DESCRIBED HEREIN, S 89°57'30" E - 393.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 6.0 ACRES TRACT AS DESCRIBED IN VOLUME 1619, PAGE 1763, OFFICIAL PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER SAID CALLED 6.492 ACRES AND THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID CALLED 6.0 ACRES AND THE TRACT DESCRIBED HEREIN, S 00°06'03" W - 451.86 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 6.492 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, ALSO BEING THE NORTHEAST CORNER OF SAID CALLED 1.290 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 6.29 ACRES TRACT AS DESCRIBED IN DOCUMENT NO. 201519772, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 1.290 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 89°54'51" W - 600.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.490 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

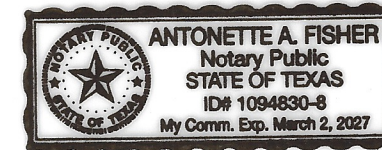
THAT, HEATHER JURY MILLER, DOES HEREBY ADOP THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HEATHER JURY MILLER LIVING TRUST ADDITION 6.490 ACRES OF LAND LOCATED IN THE I. & G.M. RR. CO. SURVEY, A-2007. BEING ALL OF A CALLED 6.492 ACRES TRACT AS DESCRIBED IN DOCUMENT NO. 202223147 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AN ADDITION IN THE CITY OF WILLOW PARK, 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 CROSS ANY 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 LO 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 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 19<sup>th</sup> DAY OF APRIL, 2023

*Heather Jury Miller*  
 HEATHER JURY MILLER



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 HEATHER JURY MILLER, 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 19<sup>th</sup> DAY OF APRIL, 2023

*A. Fisher*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

03/02/27  
 MY BOARD EXPIRES ON:

13237  
 WE  
 WP  
 K-13

A FINAL PLAT OF

**Lots 1, 2 & 3 of Block 1  
 Heather Jury Miller Living Trust Addition**

Being 6.490 Acres  
 within the  
 I. & G.M. RR. CO. SURVEY, A-2007  
 within the  
 City Of Willow Park, Texas

22007.005.004.00

**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.

APPROVED BY  
 CITY OF WILLOW PARK, TEXAS

*Doug Moran* 4/18/23  
 MAYOR DATE  
*Cynthia H. Davis* 4/18/23  
 CITY SECRETARY DATE

**\*SPECIAL NOTE\***  
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

**\*FLOODPLAIN NOTE\***  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0300E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

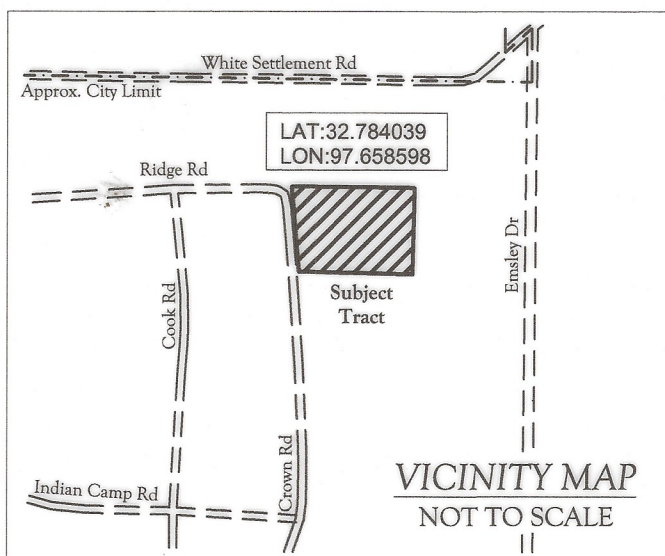
**\*SURVEYORS NOTES\***  
 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION  
 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)  
 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.  
 4) ANY STOCK TANKS DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.  
 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

**SURVEYORS CERTIFICATE**

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.



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



OWNER/DEVELOPER  
 Heather Jury Miller  
 448 Crown Road  
 Willow Park, Texas 76087  
 Phone No. 817-994-3521

SURVEYOR  
 Justin Rene Parenteau, RPLS  
 State of Texas License No. 5959  
 140 Hackberry Pointe Drive  
 Weatherford, Texas 76087  
 Phone No. 361-813-1888  
 justin@noctuamaps.com

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202309955  
 04/20/2023 04:12 PM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

CABINET F, SLIDE 4166