

CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD LENGTH
C1	7093.00'	116.59'	S 86°39'55" E	116.59'

Cabinet D185

Doc# 793072
Book 2915 Page 1542



OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT RONALD AND CAROLYN WILLIAMS (LOT 10-H) AND TERRY WILLIAMS (LOT 9-H) ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LAGUNA VISTA ESTATES, LOT 9-HR, AN ADDITION TO THE CITY OF WILLOW PARK, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. RONALD AND CAROLYN WILLIAMS (LOT 10-H) AND TERRY WILLIAMS (LOT 9-H) DO HEREBY CERTIFY THE FOLLOWING:


- 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 OF WILLOW PARKS USE THEREOF.
- THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.
- THERE IS NO LIEN HOLDER ON THIS PROPERTY.
- CONTOURS ARE SCALE FROM AERIAL IMAGE AND NO TOPOGRAPHICAL SURVEY WAS PERFORMED ON THE GROUND.

THIS PLAT APPROVED SUBJECT TO ALL PLANNING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WILLOW PARK, TEXAS. WITNESS MY HAND THIS 10 DAY OF May 2012.

OWNER (LOT 10-H):

RONALD AND CAROLYN WILLIAMS

 AUTHORIZED SIGNATURE

 AUTHORIZED SIGNATURE
 RONALD WILLIAMS
 PRINTED NAME
 CAROLYN WILLIAMS
 PRINTED NAME

OWNER (LOT 9-H):

TERRY WILLIAMS

 AUTHORIZED SIGNATURE
 TERRY WILLIAMS
 PRINTED NAME

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Terry Williams, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF May 2012.


 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Terry Williams, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF May 2012.


 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS


BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Terry Williams, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF May 2012.


 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGAL DESCRIPTION:

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS, RONALD AND CAROLYN WILLIAMS (LOT 10-H) AND TERRY WILLIAMS (LOT 9-H) BEING THE SOLE OWNERS OF A CERTAIN 2.151 ACRES TRACT OF LAND BEING KNOWN AS LOT 9-H AND LOT 10-H, LAGUNA VISTA ESTATES, AS RECORDED IN VOLUME 399-A, PAGE 68, PLAT RECORDED, PARKER COUNTY, TEXAS, SAME BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO RONALD AND CAROLYN WILLIAMS (LOT 10-H) IN VOLUME 2876, PAGE 260 AND TERRY WILLIAMS (LOT 9-H) IN VOLUME 2128, PAGE 94, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 10-H AND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COOK RD. (A PAVED SURFACE) AND THE SOUTH RIGHT OF WAY LINE OF INDIAN CAMP RD. (A PAVED SURFACE) IN A CURVE TO THE RIGHT FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.
 THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID INDIAN CAMP RD. AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 7093.00 FEET AND A CHORD OF S 86°39'55" E 116.55 FEET, AN ARC LENGTH OF 116.55 FEET TO A FOUND CONCRETE MONUMENT FOR A CORNER OF THIS TRACT.
 THENCE S 86°14'00" E 83.40 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID INDIAN CAMP RD. TO A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 10-H FOR THE NORTHEAST CORNER OF THIS TRACT.
 THENCE S 03°46'00" W 200.00 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 10-H FOR AN E.L. CORNER OF THIS TRACT.
 THENCE S 71°55'00" E 87.36 FEET TO A 3" STEEL FENCE CORNER AT THE NORTHEAST CORNER OF SAID LOT 9-H FOR A CORNER OF THIS TRACT.
 THENCE S 09°10'00" W 191.90 FEET TO A 3" STEEL FENCE CORNER AT THE SOUTHEAST CORNER OF SAID LOT 9-H FOR THE SOUTHEAST CORNER OF THIS TRACT.
 THENCE S 89°38'00" W 236.30 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 9-H TO A FOUND 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF SAID COOK RD. FOR THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE N 00°24'33" W 430.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID COOK RD. TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 4278, DO HEREBY STATE THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY AS SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UPON THE APPROVAL AND RECORDING OF THIS PLAT & THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

 MILTON RUCKER, R.P.L.S. No. 4278
 INDIAN - FEBRUARY 2012



UTILITY EASEMENTS NOTE:
 ANY PUBLIC UTILITY EASEMENTS, INCLUDING THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS, ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS NOTE:
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

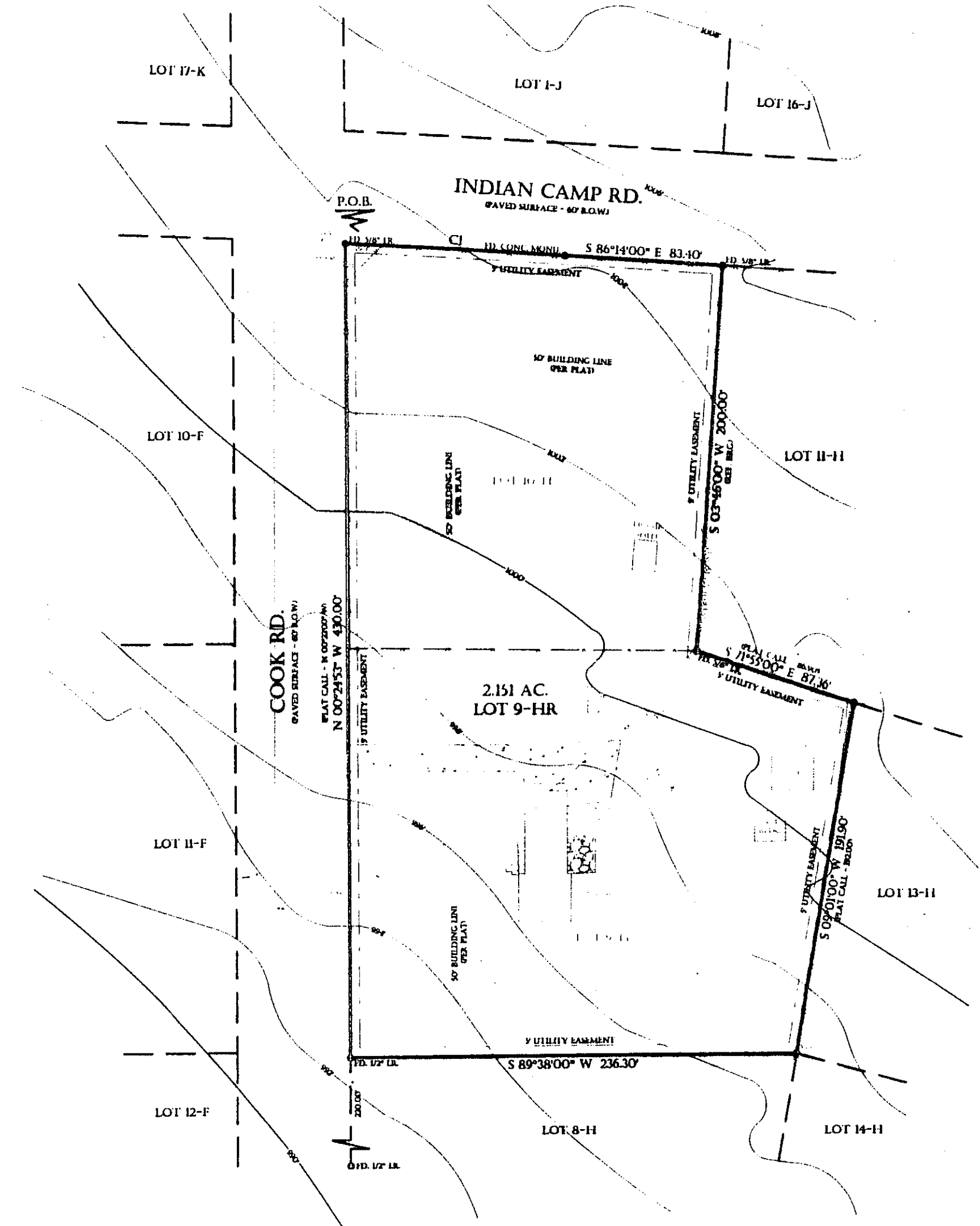
FLOOD HAZARD NOTE:
 THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" AREAS DETERMINED TO BE LOCATED OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 48040000E, DATED SEPTEMBER 26, 2008.

PROPERTY CORNERS:
 ALL CORNERS ARE SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "CARTER 569", UNLESS OTHERWISE NOTED.

MODIFICATION & LIEN NOTE:
 ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.
 ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

ZONING NOTE:
 THIS TRACT IS CURRENTLY ZONED R-1 RESIDENTIAL SINGLE FAMILY.

ACCT. NO.: 14260
 SCH. DIST.: WE
 CITY: CWP
 MAP NO.: K-14




OWNER/DEVELOPER:
 RONALD AND CAROLYN WILLIAMS
 348 COOK RD.
 WILLOW PARK, TX. 76087
 817-223-8741
 TERRY WILLIAMS
 364 COOK RD.
 WILLOW PARK, TX. 76087
 817-223-3829
SURVEYOR:
 MILTON RUCKER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TX 76086
 817-594-0400

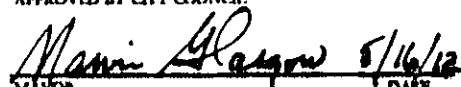
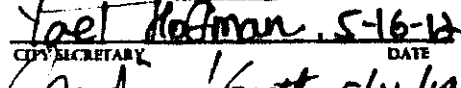
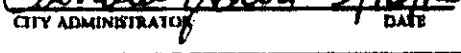
LAND USE TABLE:

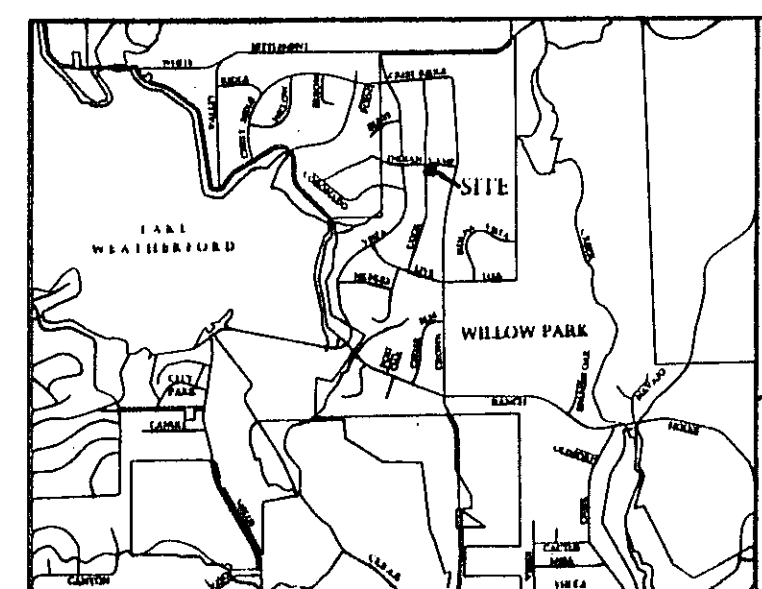
TOTAL GROSS ACREAGE -	2.15
NUMBER OF RESIDENTIAL LOTS -	1
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	2.15
RESIDENTIAL ACREAGE -	2.15
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 9-H AND LOT 10-H INTO ONE CONTIGUOUS LOT, AND ABANDON & ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

CITY OF WILLOW PARK

APPROVED BY CITY PLANNING & ZONING COMMISSION:
 5/16/12
 CHAIRMAN DATE

APPROVED BY CITY COUNCIL:
 5/16/12
 MAYOR DATE
 5-16-12
 CITY SECRETARY DATE
 5/16/12
 CITY ADMINISTRATOR DATE



REPLAT
LOT 9-HR
LAGUNA VISTA
 AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
 BEING A REPLAT OF LOT 9-H AND LOT 10-H LAGUNA VISTA AS RECORDED IN VOLUME 399-A, PAGE 68, P.R.P.C.T. FEBRUARY 2012

CARTER SURVEYING & MAPPING
 110 A PALO PINTO WEATHERFORD, TX 817.594.0400
 817.594.0400

