

T.D. DISHEROON - REGISTERED PROFESSIONAL LAND SURVEYOR
SERVING TEXAS SINCE 1960

6717 CALMONT AVENUE FORT WORTH, TEXAS 76116 817-731-0587 FAX 817-732-2014

LOTS 9-R, 9-R-1 AND 9-R-2, BLOCK 1, RANCH HOUSE ROAD ESTATES

STATE OF TEXAS
COUNTY OF PARKER
NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS

PCB 307
338907

THAT, RHONDA POOL BEING THE DEVELOPER

of all that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being Lot 9, Block 1, RANCH HOUSE ROAD ESTATES (UNRECORDED) situated in the B.B.B. & C. R.R. COMPANY SURVEY, ABSTRACT NUMBER 147, and being the same tract of land conveyed to Glen B. Hales, et al, by deed recorded in Volume 1117, Page 1069, Deed Records, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the East line of Ranch House Road, same being the Southwest corner of Lot 1, Block 1, NORTHCHASE ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 527, Plat Records, Parker County, Texas;

THENCE along the South line of said Northchase Addition the following calls:
North 63 degrees 12 minutes 03 seconds East, 195.94 feet to a 1/2 inch iron rod found;
North 64 degrees 11 minutes 33 seconds East, 181.85 feet to a 1/2 inch iron rod found;
North 64 degrees 08 minutes 10 seconds East, 365.34 feet to a 1/2 inch iron rod found;
North 64 degrees 07 minutes 07 seconds East, 416.56 feet to a 100d nail found;

THENCE South 00 degrees 34 minutes 00 seconds East, 1156.04 feet to a 5/8 inch iron rod found;

THENCE South 72 degrees 52 minutes 00 seconds West, 823.10 feet to a 1/2 inch iron rod set in the East line of said Ranch House Road;

THENCE along said East line, North 16 degrees 42 minutes 09 seconds West, 928.95 feet to the POINT OF BEGINNING and containing 22.704 acres of land more or less;

do hereby adopt the plat hereon as correctly representing as the plan of subdivision of the same to be known as Lots 9-R, 9-R-1 and 9-R-2, Ranch House Road Estates, to the City of Willow Park, Parker County, Texas, and do hereby dedicate or adopt all streets and easements as shown thereon.

WITNESS MY HAND on this the 24th day of March, 1998

Rhonda Pool
Developer,
Rhonda Pool

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Rhonda Pool, (Developer) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE on this the 24th day of MARCH, 1998

Pam Brown

PAM BROWN
Notary Public
State of Texas
Comm. Expires 2-15-2000

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED JUN 24 1998

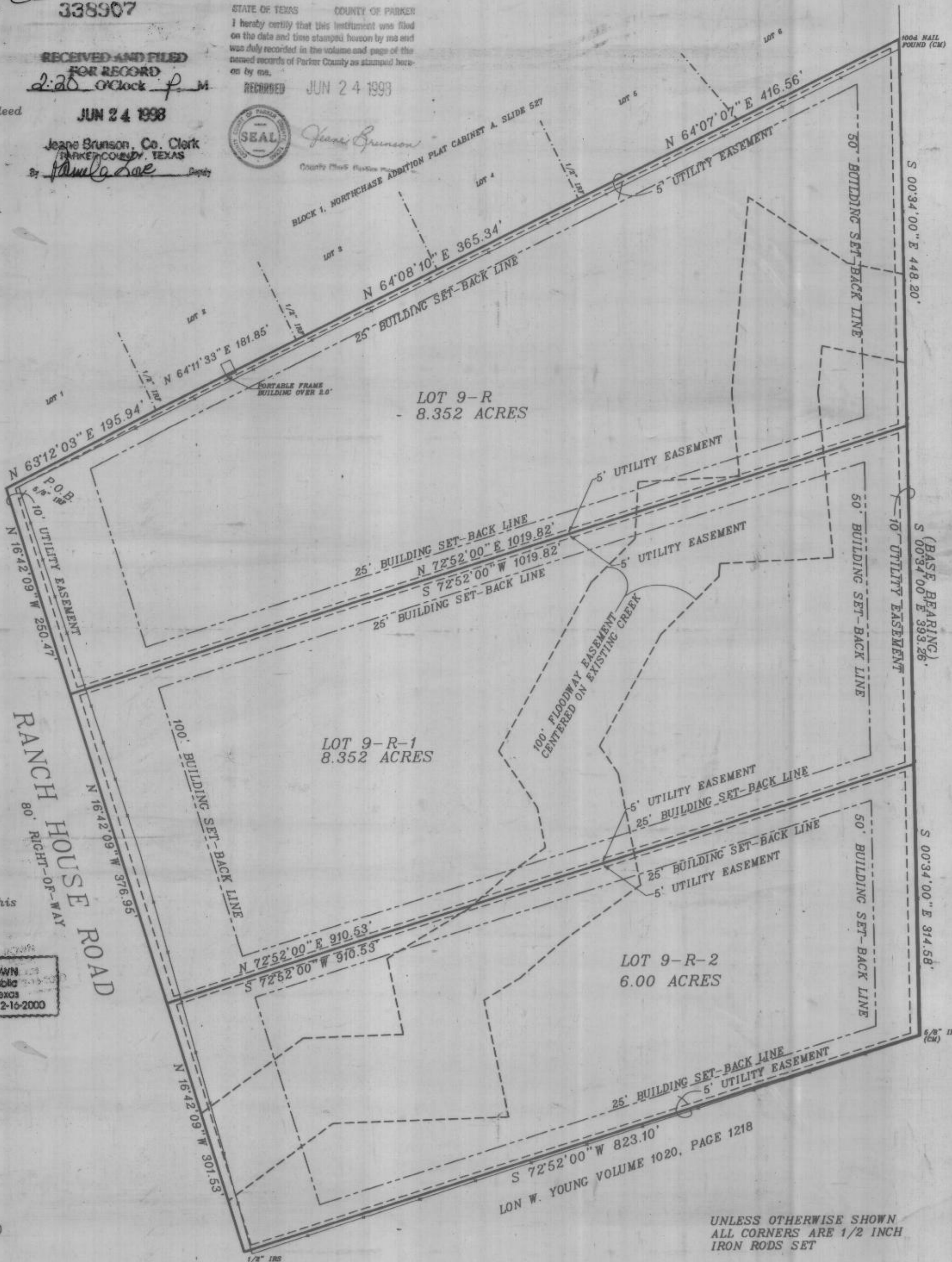


RECEIVED AND FILED FOR RECORD

2:20 O'clock P.M.

JUN 24 1998

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Amelia Sae* Deputy



UNLESS OTHERWISE SHOWN
ALL CORNERS ARE 1/2 INCH
IRON RODS SET

This is to certify that I, T.D. DISHEROON, Registered Professional Land Surveyor, of the State of Texas, have plotted this subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

SURVEYED ON THE GROUND, FEBRUARY 21 1998

T.D. DISHEROON R.P.L.S. NO. 1276



JOB 9800271

APPROVED BY THE CITY OF WILLOW PARK
THIS DAY OF 1998.

Les Baly
MAYOR
Hetty Haggard
CITY SECRETARY
R.M. Johnson
PLANNING COMMISSION CHAIRMAN
FIRE CHIEF



VICINITY MAP
(NO SCALE)

FINAL PLAT

OF LOTS 9-R, 9-R-1 AND 9-R-2, BLOCK 1, RANCH HOUSE ROAD ESTATES, BEING A REPLAT OF LOT 9, BLOCK 1, RANCH HOUSE ROAD ESTATES (UNRECORDED) SITUATED IN THE B.B.B. & C. R.R. COMPANY SURVEY ABSTRACT NUMBER 147 IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.

DEVELOPER
RHONDA POOL
317 VISTA
WILLOW PARK
76087