

State of Texas
County of Parker

Whereas, Jake B. D'Fonseca and Kristi T. D'Fonseca, being the sole owners of a certain 2.348 acre tract of land, being all of those certain Lots 1 & 2, Block A, Wisteria Heights, plat recorded in Cabinet E, Slide 38, Plat Records, Parker County, Texas; same being those certain tracts conveyed to Jake B. D'Fonseca and Kristi T. D'Fonseca in Document Nos. 201907005 (Lot 2) & 202016002 (Lot 1), Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod in the east line of Crown Road (60' wide) being the southwest corner of Lot 4, Block 1, Neal Addition, plat recorded in Cabinet B, Slide 244, Plat Records, Parker County, Texas, being the northwest corner of said Lot 1, Block A, for the northwest and beginning corner of this tract.

THENCE S 86°24'04" E 407.29 feet with the south line of said Lot 4 to a found 1/2" iron rod for the northeast corner of said Lot 1 and this tract.

THENCE S 02°53'11" W 240.02 feet to a Found 1/2" capped iron rod for the southeast corner of said Lot 2 and this tract. WHENCE a found 1/2" iron rod in the north line of Lot 5, Block A, Buena Vista, plat recorded in Volume 360, Page 81, Plat Records, Parker County, Texas, for the southwest corner of Lot 3, Block A, said Wisteria Heights, bears S 02°53'11" W 142.70 feet.

THENCE N 86°24'04" W 443.96 feet with the north line of said Lot 3, Block A, to a found 1/2" capped iron rod in the east line of said Crown Road for the southwest corner of said Lot 2 and this tract.

THENCE N 11°19'43" E 201.43 feet to a found 1/2" capped iron rod in the east line of said Crown Road, the west line of said Lot 1, for a corner of this tract.

THENCE northeasterly with the east line of said Crown road, and along the arc of a curve to the right, having a radius of 764.73 feet, an arc length of 40.94 feet, and whose chord bears N 12°51'45" E 40.94 feet, to the POINT OF BEGINNING

CURVE	RADIUS	ARC	CHORD	CHORD
CI	764.73'	40.94'	N 12°51'45" E	40.94'

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
JN170430-RP - Field Date: June 2017



Statement Acknowledging Easements:

Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public utility entities 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 said easement. The City of Willow Park and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

Flood Hazard Note:

At the time of this survey, this property appears to be located in the following special flood zone hazard area:

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

Corners Note:

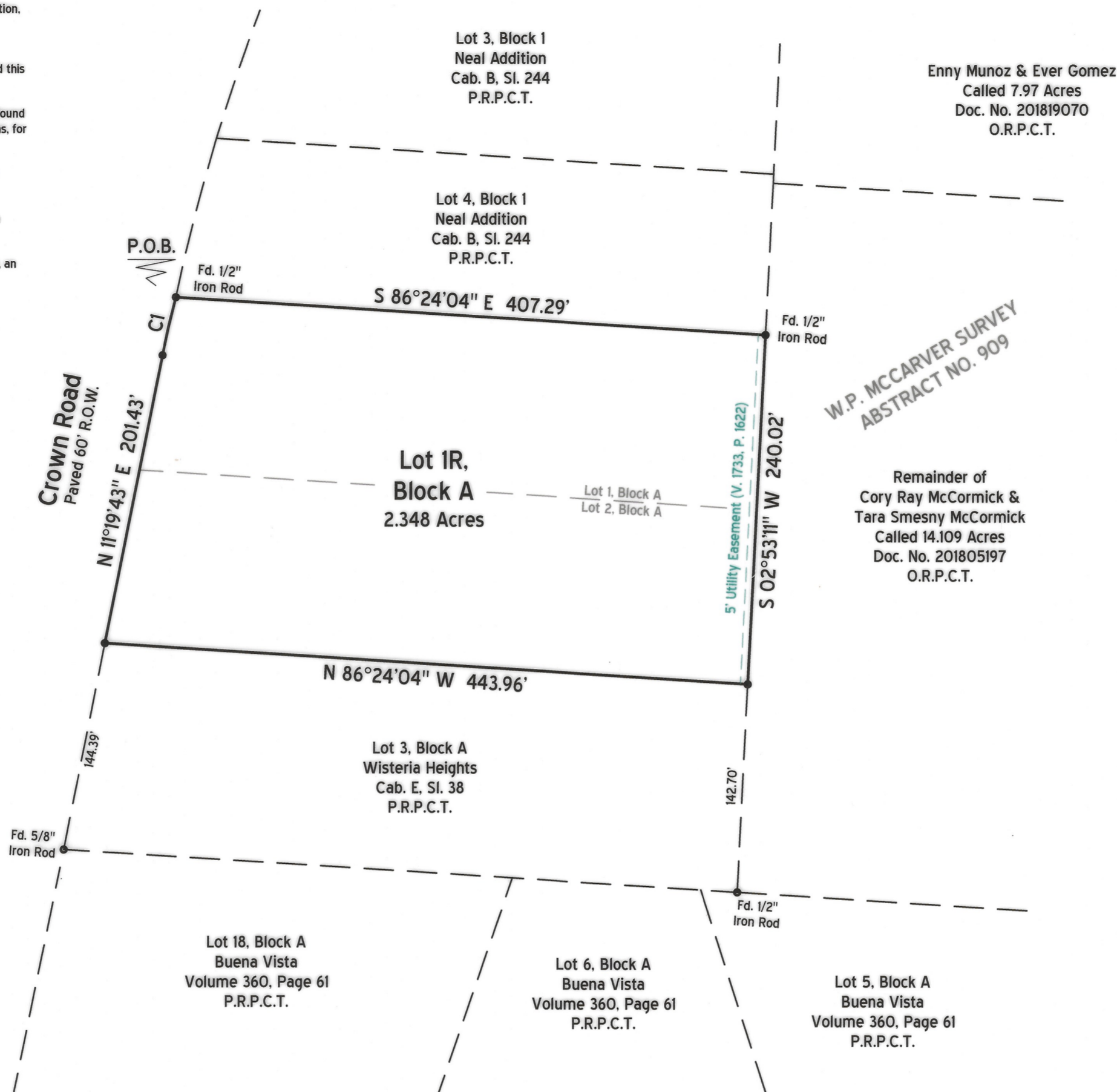
All corners are found 1/2" iron rods capped "Texas Surveying, Inc." unless otherwise noted.

Building Setback:

All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.

Subsurface Utilities:

Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jake D'Fonseca & Kristi T. D'Fonseca, Acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lot 1R, Block A, Wisteria Heights, an Addition To The City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Jake D'Fonseca & Kristi T. D'Fonseca, do herein certify the following: 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 building, 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 public's and The City of Willow Park's 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 to or removing all or parts of their respective systems without the necessity at any time permission from anyone. 9. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

Witness my hand at PARKER County, Texas:

This the 7th day of December, 2021.

Jake D'Fonseca 12/7/21
Date

Kristi D'Fonseca 12/7/21
Date

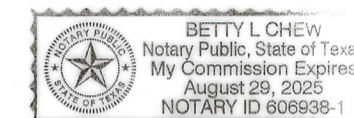
State of Texas

County of PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JAKE D'FONSECA, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 7th day of December, 2021.

Betty L. Chew
Notary Public in and for the State of Texas



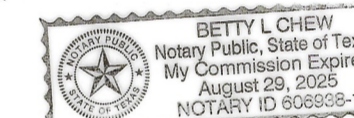
State of Texas

County of PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared KRISTI D'FONSECA, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 7th day of December, 2021.

Betty L. Chew
Notary Public in and for the State of Texas



LIENHOLDER ACKNOWLEDGEMENT:

The Lienholder hereby consents to the replat of Lots 1 & 2, Block A, Wisteria Heights, plat recorded in Cabinet E, Slide 28, Plat Records, Parker County, Texas, into Lot 1R, Block A, Wisteria Heights, as shown hereon.

BY: *Sylvia Ramirez* Sylvia Ramirez
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY ITS SUCCESSOR AND ASSIGNS

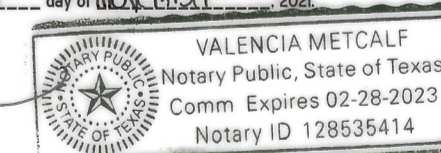
Date: NOV 30 2021

State of Texas

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sylvia Ramirez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 30th day of November, 2021.

Valencia Metcalf
Valencia Metcalf
Notary Public in and for the State of Texas



19683.00A.001.00
19683.00A.002.00

19683
WE
CWP
K-14



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St.
Weatherford, TX 76086
817-441-5263 (LAND)

Owner/Developer:
Jake D'Fonseca
Kristi T. D'Fonseca
352 Crown Road
Willow Park, TX 76087
985-507-7861

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED

DATE: 12/7/2021

BY: *Daryl M...* CITY MAYOR

ATTEST: *Crystal R. Davis* CITY SECRETARY

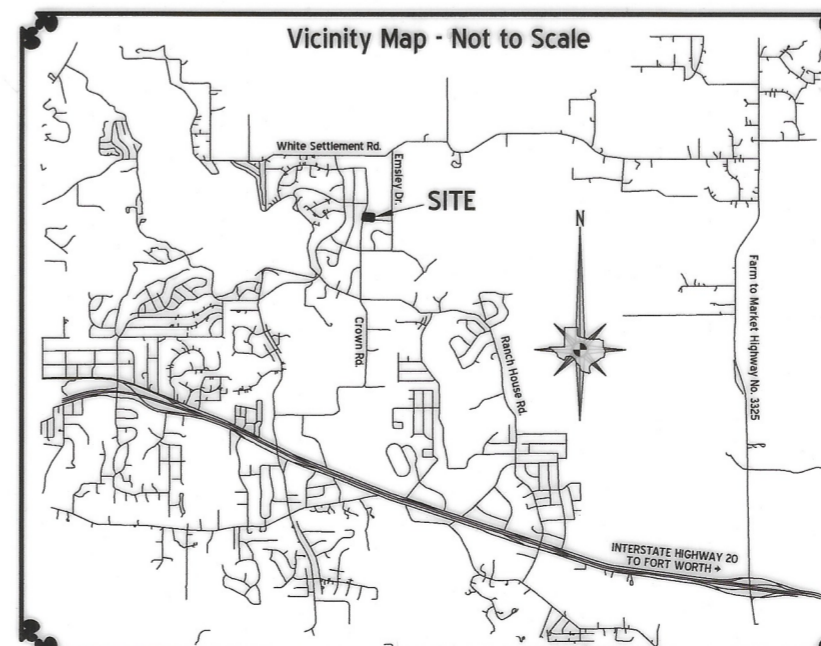
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202147771
12/08/2021 12:23 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 97



Final Plat
Lot 1R, Block A
Wisteria Heights
an Addition to the City of
Willow Park, Parker County, Texas
Being a replat of Lot 1 & Lot 2, Block A, Wisteria Heights,
Plat recorded in Cabinet E, Slide 38,
Plat Records, Parker County, Texas.

December 2021

TEXAS SURVEYING INC.
WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM