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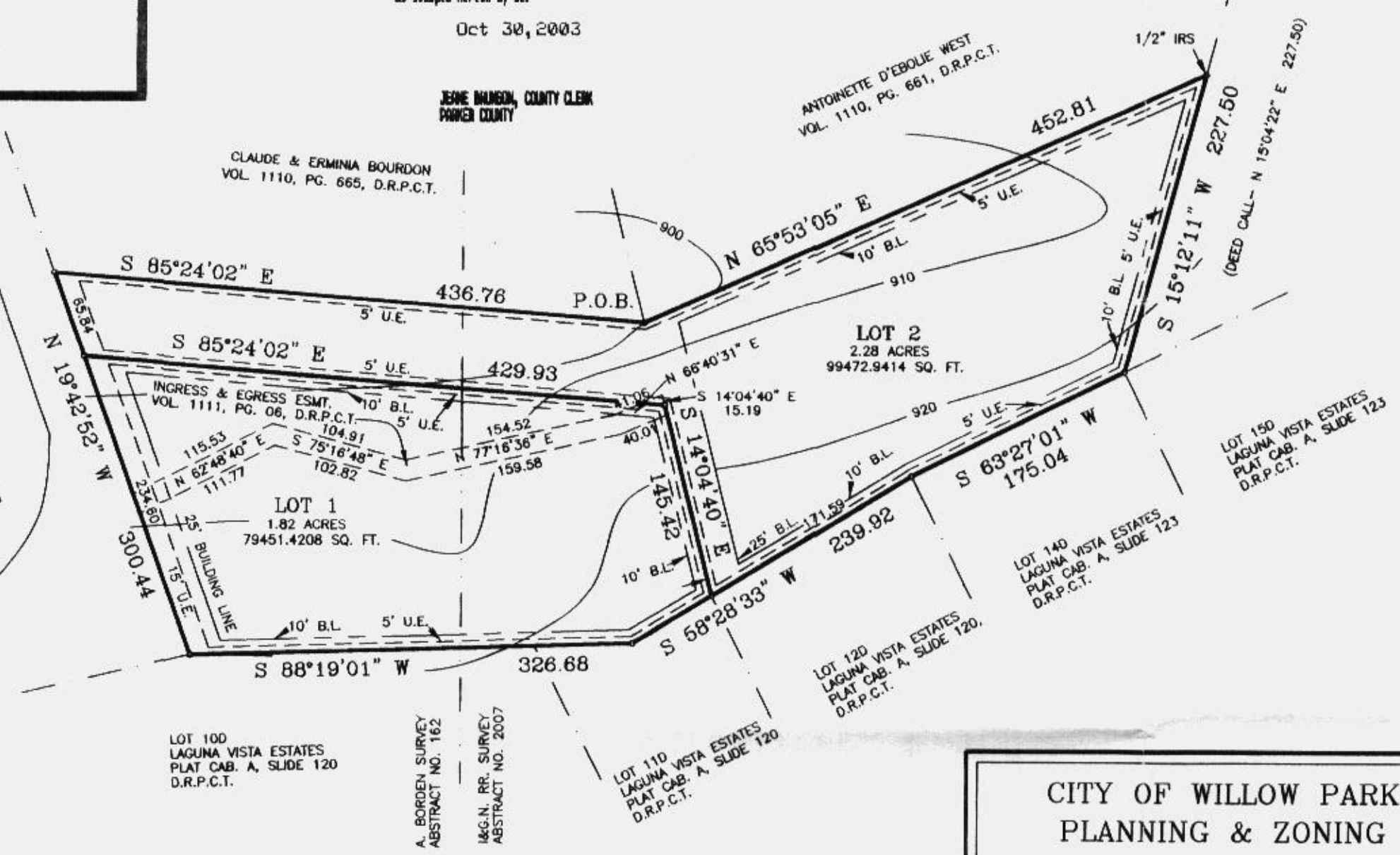
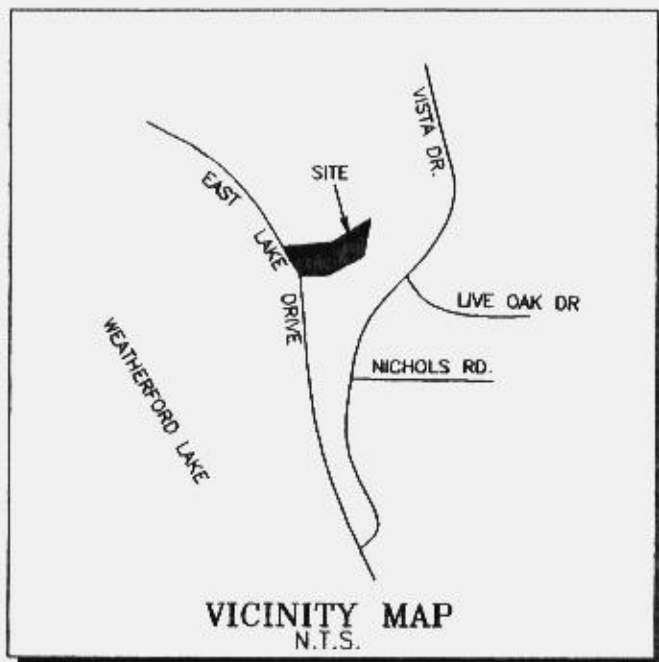
Amount: \$5.00

By
Patricia Nelson

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.

Oct 30, 2003

JENNIE HUNSON, COUNTY CLERK
PARKER COUNTY



OWNER: STEVE CHAPMAN
2629 DAHLIA DRIVE
FT. WORTH, TEXAS
VOL. 2111, PG. 01,
O.R.P.C.T.

OWNER: CLAUDE ELIANE BOURDON LAWSON
2629 DAHLIA DRIVE
FT. WORTH, TEXAS
VOL. 1111, PG. 09,
D.R.P.C.T.

- NOTE: SUBJECT PROPERTY LIES IN THE CITY LIMITS OF WILLOW PARK.
- NOTE: ALL CORNERS ARE 5/8" IRONS FOUND UNLESS OTHERWISE NOTED.
- NOTE: 25' BUILDING LINE ALONG FRONT LOT LINES.
- NOTE: 10' BUILDING LINE ALONG SIDE & REAR LOT LINES.
- NOTE: 5' UTILITY EASEMENT INSIDE SIDE & REAR LOT LINES.
- NOTE: 15' UTILITY EASEMENT INSIDE FRONT LOT LINES.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, PANEL NO. 481184005-B DATED JAN. 03, 1997 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: ELEVATIONS PER USGS QUAD MAP NO. 3297-342.
- NOTE: NO SEWER LINES AVAILABLE. SEPTIC SYSTEM TO BE INSTALLED.
- NOTE: INTENDED USE= RESIDENTIAL PROPERTY.
- NOTE: VARIABLE WIDTH BUILDING LINE ON THE 60' STRIP OF LOT 2, NO STRUCTURE TO BE BUILT IN AFOREMENTIONED AREA.

This is to certify that I, Doug Burt, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Doug Burt
07/JULY/2003

CITY OF WILLOW PARK
PLANNING & ZONING
21 Oct 2003
APPROVAL DATE
James R. [Signature]
CHAIRMAN
Candice J. Weaver
SECRETARY

CITY OF WILLOW PARK
CITY COUNCIL
10-21-2003
APPROVAL DATE
James R. [Signature]
MAYOR
Candice J. Weaver
SECRETARY

ACCT. NO.: 11140
SCH. DIST.: WE
CITY: WP
MAP NO.: K-14
OUT OF: 20162-001-001-00
22007-004-000-00
22007-004-002-00

FINAL PLAT
SHOWING
LOTS 1 AND 2
CHAPMAN ADDITION

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND BEING ALL OF VOL. 2111, PG. 01, O.R.P.C.T., AND ALL OF VOL. 1111, PG. 09, D.R.P.C.T., AND BEING OUT OF THE I&G.N. RR. CO. SURVEY, ABSTRACT NO. 2007, AND THE A. BORDEN SURVEY, ABSTRACT NO. 162, PARKER COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, We Steve Chapman and Claude Elaine Bourdon Lawson, being the owners of those certain tract of land recorded in Vol. 2111, Pg. 01, O.R.P.C.T., and Vol. 1111, Pg. 09, D.R.P.C.T., said tracts being out of the I&G.N. RR. SURVEY, Abstract No. 2007, and the A. BORDEN SURVEY, Abstract No. 162, Parker County, Texas.

Description for a 4.10 acre tract of land out of the I&G.N. RR. SURVEY, Abstract No. 2007, and the A. BORDEN SURVEY, Abstract No. 162, Parker County, Texas, said tract being the same tract of land recorded in Volume 2111, Page. 01, O.R.P.C.T. and all of that certain tract of land recorded in Vol. 1111, Page 09, D.R.P.C.T.

BEGINNING at a 5/8" iron found, said iron being by deed call, S 35°36'00" W, 123.20 feet, S 485°39'00" E, 60.00 feet, N 72°32'00" E, 15.60 feet, S 19°38'45" E, 178.36 feet and S 85°24'02" E, 436.76 feet from the Southeast corner of Lot 26D of LAGUNA VISTA ESTATES, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 123, P.R.P.C.T., said iron being for the Northwest corner of said Vol. 2111, Pg. 01, and for the Northeast corner of Vol. 1111, Pg. 09, D.R.P.C.T., and for the Southeast corner of Vol. 1110, Pg. 665, D.R.P.C.T., and for the Southwest corner of Vol. 1110, Pg. 661, D.R.P.C.T.;

THENCE N 65°53'05" E, with the common line of said Vol. 1111, Pg. 06, and said Vol. 1110, Pg. 661, 452.81 feet to a 1/2" iron set, said iron being for the Southeast corner of said Vol. 1110, Pg. 661, and for the Northeast corner of said Vol. 2111, Pg. 01;

THENCE S 15°12'11" W, with the East line of said Vol. 2111, Pg. 01, 227.50 feet to a 5/8" iron found, said iron being for the Southeast corner of said Vol. 2111, Pg. 01, and being for the Northeast corner of Lot 14D, and the Northwest corner of Lot 15D, of said LAGUNA VISTA ESTATES;

THENCE S 63°27'01" W, with the common line of said Vol. 2111, Pg. 01, and said Lot 14D, 175.04 feet to a 5/8" iron found, said iron being for the Northwest corner of said Lot 15D, and for the Northeast corner of Lot 12D, Laguna Vista Estates, as recorded in Plat Cabinet A, Slide 120, P.R.P.C.T.;

THENCE S 58°28'33" W, with the common line of said Vol. 2111, Pg. 01, and said Lot 12D, and Lot 11D, at 171.59 feet passing a 5/8" iron found at the Southwest corner of said Vol. 2111, Pg. 01, and the Southeast corner of said Vol. 1111, Pg. 09, and continuing in all, 239.92 feet to a 5/8" iron found;

THENCE S 88°19'01" W, with the common line of said Vol. 1111, Pg. 09, and said Lot 11D, and Lot 10D, 326.68 feet to a 1/2" iron found, said iron being in the East line of Lake Shore Drive, said iron being for the Southwest corner of said Vol. 1111, Pg. 09;

THENCE N 19°42'52" W, with the East line of said Lake Shore Drive, 300.44 feet to a point in a point in a creek, said point being for the Northwest corner of said Vol. 1111, Pg. 09, and for the Southwest corner of said Vol. 1110, Pg. 685;

THENCE S 85°24'02" E, with the common line of said Vol. 1111, Pg. 09, and said Vol. 1110, Pg. 665, 436.76 feet to the POINT OF BEGINNING and containing 4.10 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, STEVE CHAPMAN and Claude Eliane Bourdon Lawson do hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, CHAPMAN ADDITION, an addition to the City of Willow Park, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

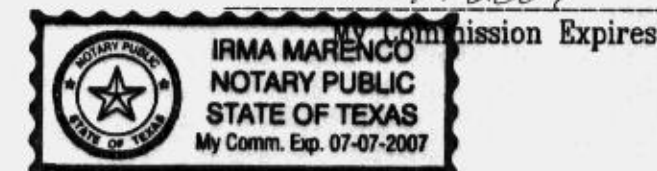
WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the _____ day of _____, 2003.

Steve Chapman
Steve Chapman
Claude Bourdon Lawson
Claude Eliane Bourdon Lawson

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 21 day of October, 2003 by Steve Chapman and Claude Eliane Bourdon Lawson, who personally appeared before me.

Suma Mauneco
Notary Public State of Texas



THIS PLAT FILED IN CABINET _____, SLIDE # _____, DATE: 7/07/2007

DKB &
ASSOCIATES, LLC
1250 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

