

State of Texas
County of Parker

Whereas Two Ruyle's, LLC, being the sole owner of that certain 1.195 acre tract, out of the J. Cole Survey, Abstract No. 218 and the S.R. Johnson Survey, Abstract No. 766, Parker County, Texas, being all of Lot 1 and a portion of Lot 2, Block 57, El Chico, an addition to the City of Willow Park, according to the plat recorded in Volume 284, Page 601, Plat Records, Parker County, Texas (P.R.P.C.T.); being all of that certain tract conveyed to Two Ruyle's, LLC, as described in Volume 2773, Page 517, Real Property Records, Parker County, Texas, (R.P.R.P.C.T.); 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 5/8" iron rod in the north line of Canyon Court (paved), at the southeast corner of said Two Ruyle's, LLC tract, being in the south line of said Lot 2, Block 57 and also being the southwest corner of that certain City of Willow Park tract, as described in Clerk's File No. 202421443, R.P.R.P.C.T., for the southeast and beginning corner of this tract. WHENCE the southerly common corner of said Lots 1 and 2, Block 57 bears N 71°56'20" W 149.67 feet.

THENCE N 71°56'20" W 149.67 feet, along the north line of said Canyon Court, to a found 1" iron rod at the southeast corner of that certain Cornell Family Investments, LLC tract, as described in Clerk's File No. 201629424, R.P.R.P.C.T., being the southwest corner of said Lot 1, Block 57, for the southwest corner of this tract.

THENCE along the west line of said Lot 1, Block 57 the following courses and distances: N 17°54'34" E 157.73 feet, to a found 5/8" iron rod, for an angle corner of this tract; N 10°36'09" E 180.09 feet, to a found 1" iron rod in the south line of Lot 3, Block 100, El Chico, according to the plat recorded in Cabinet A, Slide 237, P.R.P.C.T., same being the northwest corner of said Lot 1, Block 57, for the northwest corner of this tract.

THENCE S 79°22'23" E 150.16 feet, along the common line of said Block 57 and said Block 100, to a found 1/2" capped iron rod in the south line of said Lot 5, Block 100, being the northerly common corner of said City of Willow Park tract and said Two Ruyle's, LLC tract, for the northeast corner of this tract.

THENCE along the common line of said City of Willow Park tract and said Two Ruyle's, LLC tract the following courses and distances: S 10°46'41" W 189.79 feet, to a found 5/8" iron rod, for an angle corner of this tract; S 17°53'20" W 167.46 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: AN00855-RP
Field Date: August 10, 2022
Revised Date: November 6, 2025

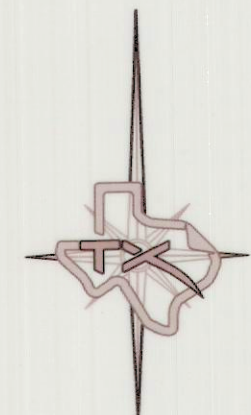


Surveyor's Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- Currently this tract appears to be located within the following area(s):
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.J.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
- C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

City of Willow Park Notes:

- Special Notice: selling a portion of this addition by metes and bounds is a violation of city & county ordinance, and is subject to fines, withholding of utilities and building permits.
- Water to be provided by the City of Willow Park.
- Sewer is to be provided by the City of Willow Park.



Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
Two Ruyle's, LLC
ATTN: Pam Decker
201 Canyon Ct
Willow Park, TX 76087
214-514-7843

1" = 50'



The purpose of this replat is to combine all of Lot 1 and a portion of Lot 2, Block 57, El Chico into a single lot.

Plat Cabinet G Slide 200

202531588 PLAT Total Pages: 1



Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Two Ruyle's, LLC, 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 57, El Chico, 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. Two Ruyle's, LLC does hereby 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 14 day of November, 2025.

Ashlea Peña
Two Ruyle's, LLC (Owner)
Pam Decker (Director)
Ashlea Peña - Partner

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 Ashlea Peña 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 14 day of Nov, 2025.

Donna J. Hodges
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the replat of Lot 1R, Block 57, El Chico, as shown hereon.

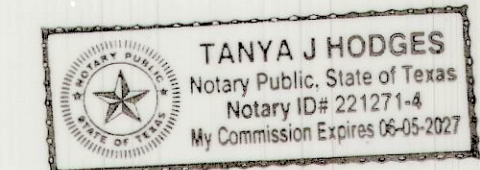
By: Plains Capital Bank
Lienholder
Dustin Sible Senior Vice President
Name of Authorized Representative Title

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 Dustin Sible 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 14 day of Nov, 2025.

Donna J. Hodges
Notary Public in and for the State of Texas



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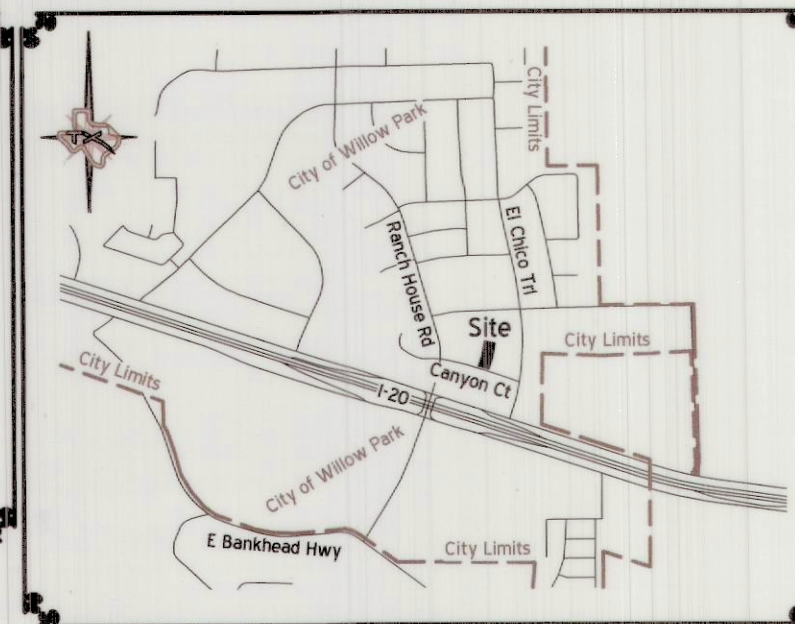
Replat
Lot 1R, Block 57
El Chico
an addition to the City of Willow Park,
Parker County, Texas

Being a 1.195 acre tract of land, out of the J. Cole Survey, Abstract No. 218 and the S.R. Johnson Survey, Abstract No. 766, Parker County, Texas, being all of Lot 1 and a portion of Lot 2, Block 57, El Chico, an addition to the City of Willow Park, according to the plat recorded in Volume 284, Page 601, Plat Records, Parker County, Texas

November 2025

TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586



Vicinity Map (1" = 2,500')