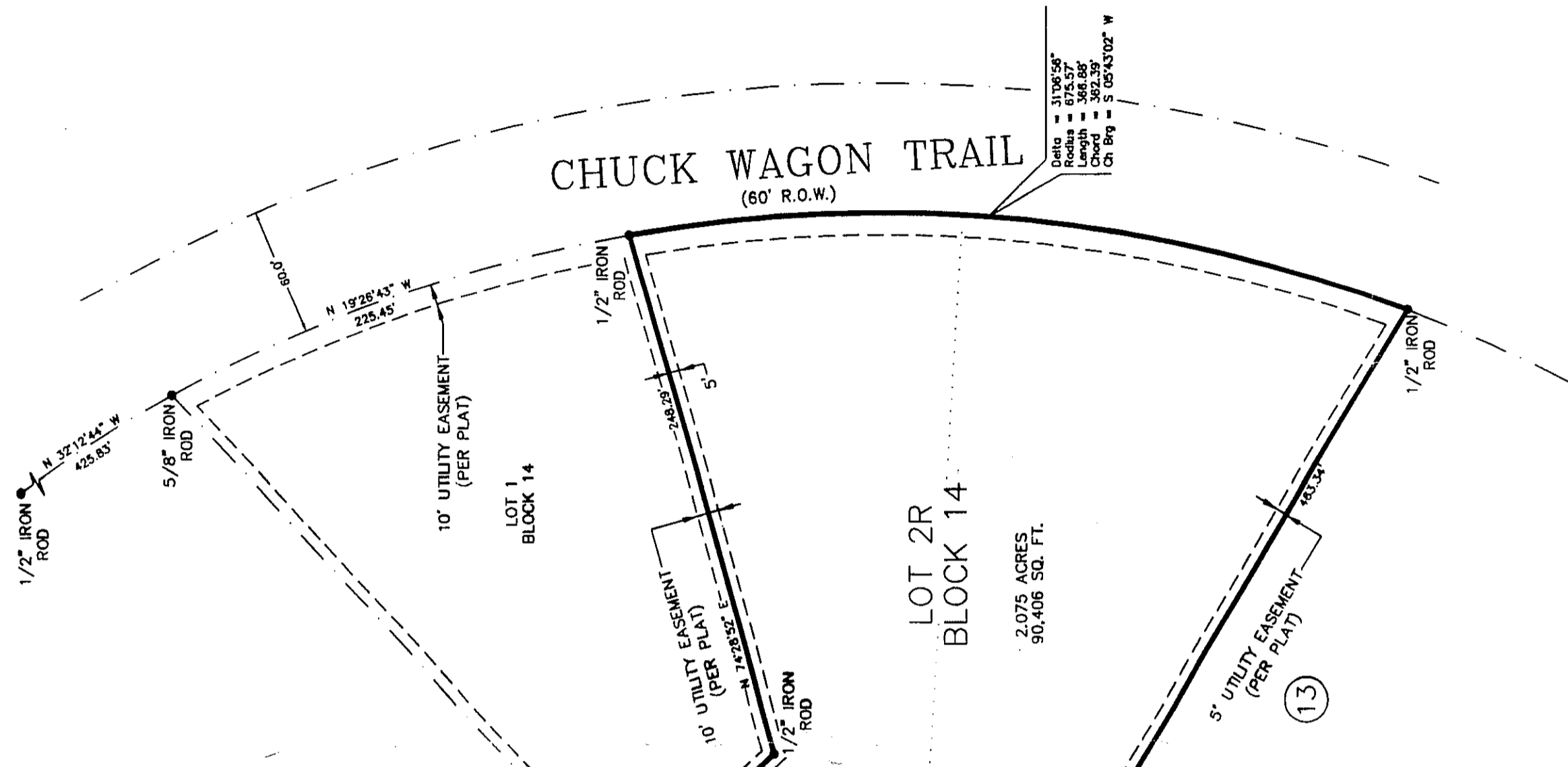
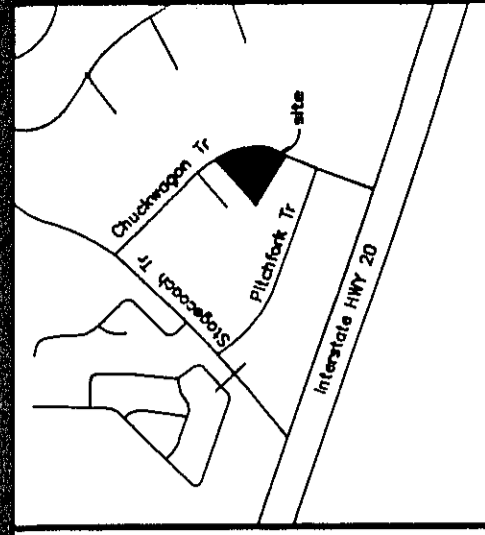


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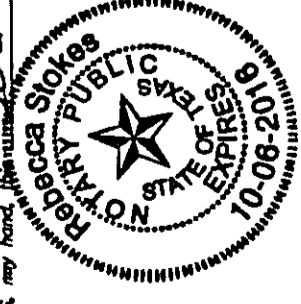
201302661 PLAT Total Pages: 1

EL CHICO
VOL. 277, PG. 358
P.R.P.C.T.



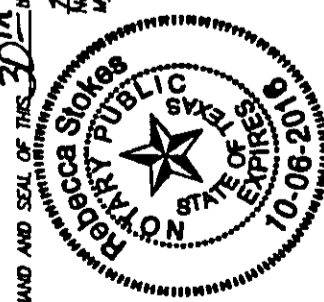
STATE OF TEXAS / COUNTY OF PARKER / KNOW ALL MEN BY THESE PRESENTS, That Shannon R. Brown and Paul J. Brown are the owners of the following described real property to wit:
FIELD NOTES:
2.075 acres, being Lots 2 and 3, Block 14, El Chico, an Addition to the City of Willow Park, Parker County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod at the west corner of said Lot 2, the west corner of Block 12 and the north corner of Block 13, El Chico, an Addition to the City of Willow Park, according to the plat thereof recorded in Volume 277, Page 358, Plat Records, Parker County, Texas, the south corner of Block 13, said El Chico (Vol. 277, Pg. 358);
THENCE N 46°37'00" E, along the common line of said Lot 2 and Block 13, 179.80 feet to a 1/2" iron rod, the most westerly corner of Lot 1, Block 14, said El Chico (P.L.C. G. S. 542);
THENCE S 43°03'00" E, along the common line of said Lot 1 and Lot 2, 91.82 feet to a 1/2" iron rod;
THENCE N 21°28'43" E, along the common line of said Lot 1 and Lot 2, 248.29 feet to a 1/2" iron rod in the west line of CHUCK WAGON TRAIL (60' R.O.W.) (P.L.C. G. S. 542);
THENCE S 69°41'00" E, along the common line of a curve to the right whose radius is 676.57 feet and whose long chord bears S 05°43'02" W, 382.39 feet, from which a 5/8" iron rod bears N 19°28'43" W, 225.45 feet, and from which a 1/2" iron rod bears N 37°12'44" W, 423.83 feet;
THENCE along the common line of said Lots 2 and 3 and CHUCK WAGON TRAIL, through a central angle of 37°06'58", a distance of 388.88 feet to a 1/2" iron rod at the west corner of said Lot 3 and the northeast corner of said Block 14;
THENCE N 59°01'43" W, along the common line of said Lot 3 and Block 13, 483.34 feet to the POINT OF BEGINNING and containing 2.075 acres (90,406 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Shannon R. Brown and Paul J. Brown do hereby certify and adopt this plat designating the hereabove described property as Lot 2R, Block 14, El Chico, an addition to the City of Willow Park, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Shannon Brown and Paul Brown do 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, shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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.
5. The City of Willow Park is not responsible for replacing any improvements it, 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, and use by public utilities being subordinate to the public's and City of Willow Park's use thereof.
7. The City of Willow Park and 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.
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, maintaining, repairing, and removing, and to or from any parts of their respective systems without the necessity of any time permitting permission from anyone.
9. All improvements to this documents shall be by means of plat and approved by the City of Willow Park.
This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Willow Park.
WITNESS my hand, this 20th day of JAN 2013
By: Shannon R. Brown, Paul J. Brown



Shannon R. Brown
Notary Public, State of Texas
Paul J. Brown

STATE OF TEXAS / COUNTY OF PARKER / BEFORE ME, the undersigned authority on this day personally appeared Shannon R. Brown, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity thereof and on the day and date of said instrument.
GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, this 20th day of JAN 2013
Notary Public, Parker County, Texas
By: Rebecca Steaks, Commission Expires 12-15-16

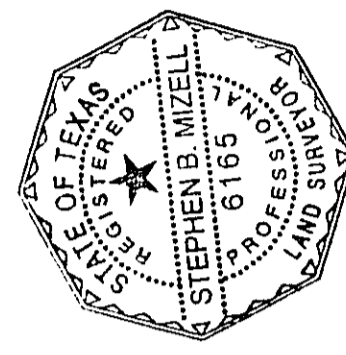


OWNER/DEVELOPER
SHANNON & PAUL BROWN
191 Chuckwagon Trail
Willow Park, TX 76087

SCALE 1" = 60'
TEXAS GEOSPATIAL
VAN KEGEON
4918 BEN DAY HURREIN RD.
FT. WORTH, TX 76126
817-441-6199
FAX: 817-441-6605

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201302661
02/04/2013 04:01 PM
Fee: \$6.00
Patricia Brunson, County Clerk
Parker County, Texas
PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Stephen B. Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 10-08-2016
SURVEYED ON THE GROUND AUGUST 20, 2012

ACCT. NO.: 12060
SCH. DIST.: A-2
CITY: CLWP
MAP NO.: L-16

REPLAT
Lot 2R, Block 14
EL CHICO,
being a replat of
Lots 2 and 3, Block 14
EL CHICO
an Addition to the City of Willow Park,
Parker County, Texas, according to the Plat
thereof recorded in Cabinet C, Slide 542,
Plat Records, Parker County, Texas.

CITY OF WILLOW PARK
Plat Approval Date: 1-2-2013
By: [Signature] Mayor
By: Joel Hoffman City Secretary