

C-206

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Stockman Group, LLC., acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

Lots 35, 36, 37, 38, Block 58, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to Plat Recorded in Volume 277, Page 358, Plat Records, Parker County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron found at the intersection of the east line of Ranch House Road (an 80 foot R.O.W.) and the south line of Canyon Court (a 60 foot R.O.W.) at the northwest corner of said Lot 38, said point being the beginning of a non-tangent curve to the right, whose radius is 1097.71 feet and whose long chord bears S 81°45'26"E, 230.95 feet;

THENCE along the south line of said Canyon Court and along said curve, in an easterly direction, through a central angle of 12°04'37", a distance of 231.38 feet to a 1/2" iron found at the end of a said curve, said point being the northeast corner of said Lot 35 and the northwest corner of Lot 34, said Block 58;

THENCE S 18°25'20"W, along the common line of said Lots 34 and 35, passing the southeast corner of Lot 35 in the north line by said Alley, 19.20 feet to a 1/2" iron found, said point being the southeast corner of the herein described tract;

THENCE N 71°29'00"W, along the north line of a said 20 foot Alley, 205.50 feet to a 1/2" iron found at the southwest corner of the herein described tract in the east line of said Ranch House Road, said point being the beginning of a non-tangent curve to the left, whose radius is 1007.65 feet and whose long chord bears N 05°52'37"E, 100.44 feet;

THENCE along the east line of said Ranch House Road and along said curve, in a northerly direction, through a central angle of 05°42'49", a distance of 100.48 feet to the POINT OF BEGINNING and containing 0.614 acre (26,746 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT Stockman Group, LLC., (owner) acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat of the hereinabove described real property to be designated as...

Lot 35R, Block 58
EL CHICO
City Of Willow Park
Parker County, Texas

and does hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places herein shown.

EXECUTED this the 21 day of January, 2005

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Stockman, member of Stockman Group, LLC., a limited liability corporation known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and consideration therein expressed and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of January, 2005

Robin Sandusky
Notary Public, Parker County, Texas
My Commission Expires 11-24-07

Doc: 06543898 Bk: 08 Val: 2293 Dtl: 194

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jan 24, 2005 at 03:20

Document Number: 06543898
Amount: 56.00

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 value and page of the named records of Parker County as stated hereon by me.

Jan 24, 2005

JERIE BRADSON, COUNTY CLERK
PARKER COUNTY

ACCT. NO.: 12060
SCH. DIST.: AL
CITY: WP
MAP NO.: L-16

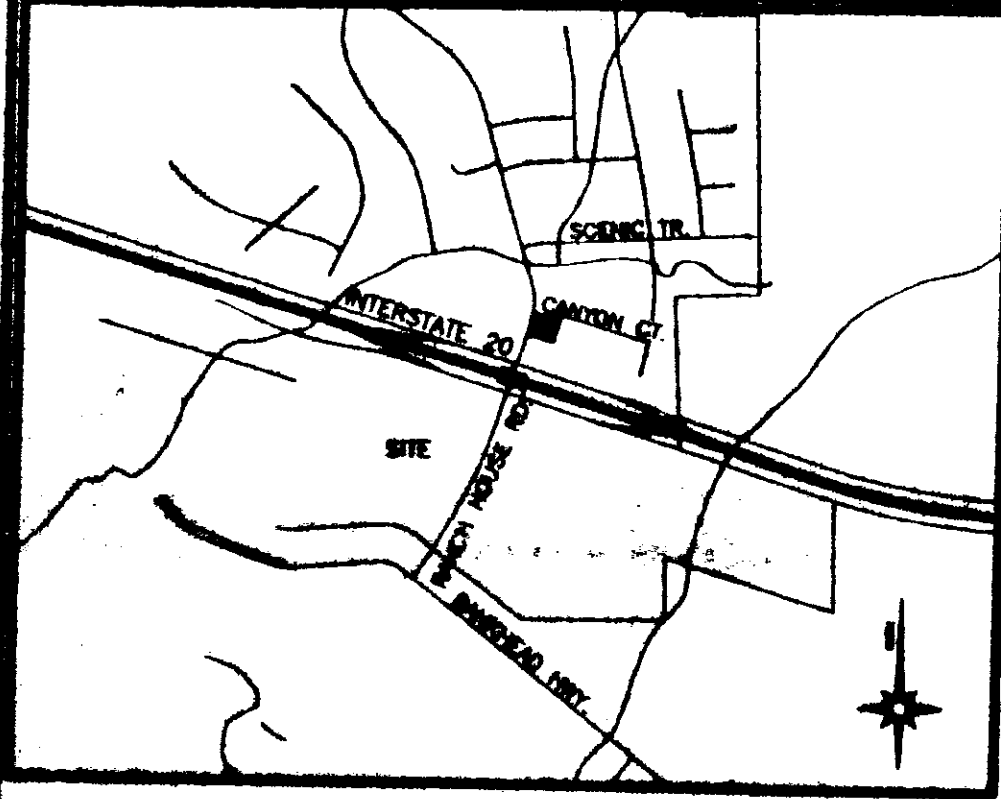
REPLAT
Lot 35R, Block 58
EL CHICO
City Of Willow Park,
Parker County, Texas

Being A Replat Of Lots 35, 36, 37, 38, Block 58

EL CHICO
An Addition To The City Of Willow Park,
Parker County, Texas
According To Plat Recorded in Volume 277, Page 358,
Plat Records, Parker County, Texas.

THIS PLAT FILED IN PLAT CABINET SLIDE DATE

03247 MRL/CP/VB



VICINITY MAP
(NOT TO SCALE)

APPROVED by the City of Willow Park,
Parker County, Texas, this the ___ day
of ___, 20__

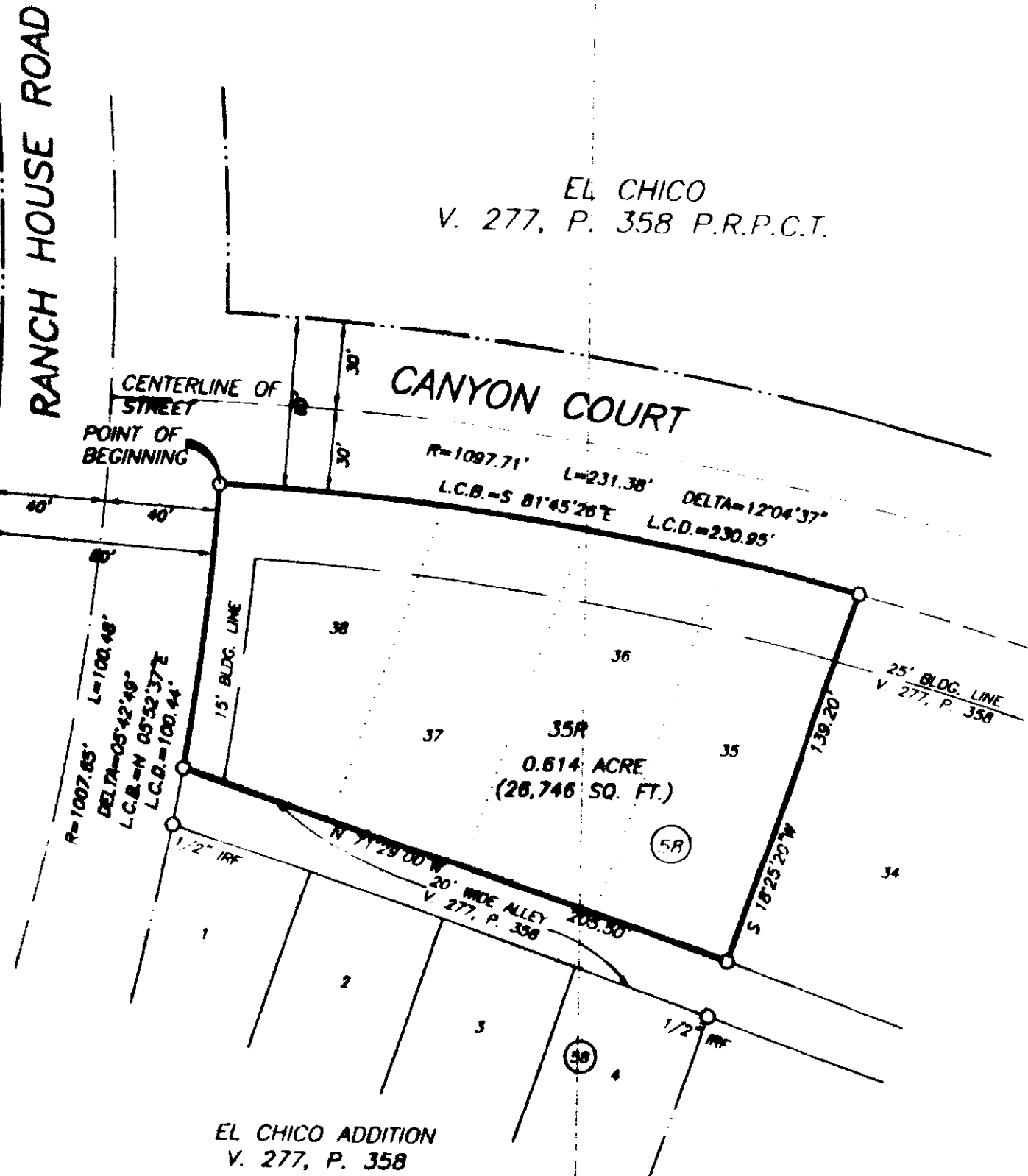
[Signature]
Mayor, City of Willow Park

[Signature]
City Secretary
Chairman, Planning and Zoning Commission

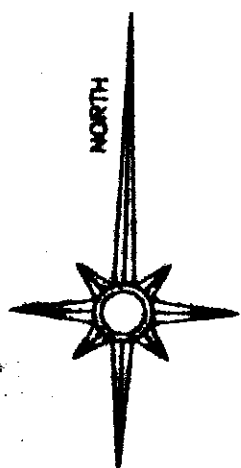
[Signature]
Fire Marshal
City of Willow Park

1/2" IRONS FOUND AT ALL CORNERS

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 481164 005 B
EFFECTIVE DATE JAN. 03, 1997
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.



EL CHICO ADDITION
V. 277, P. 358



MIZELL LAND SURVEYING, INC.
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