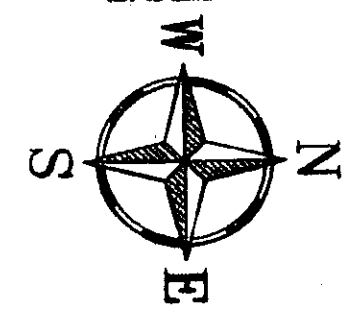
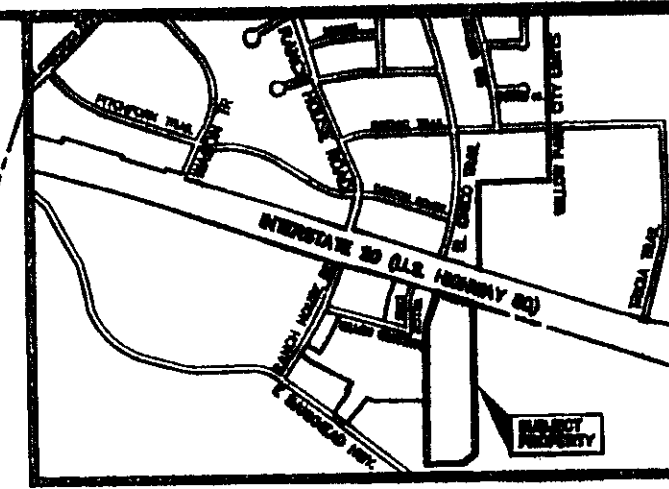


LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°27'32"W	45.86'
L2	N85°42'43"W	19.05'
L3	S85°42'15"E	14.31'
L4	S83°50'48"E	29.24'
L5	N88°49'08"E	23.60'

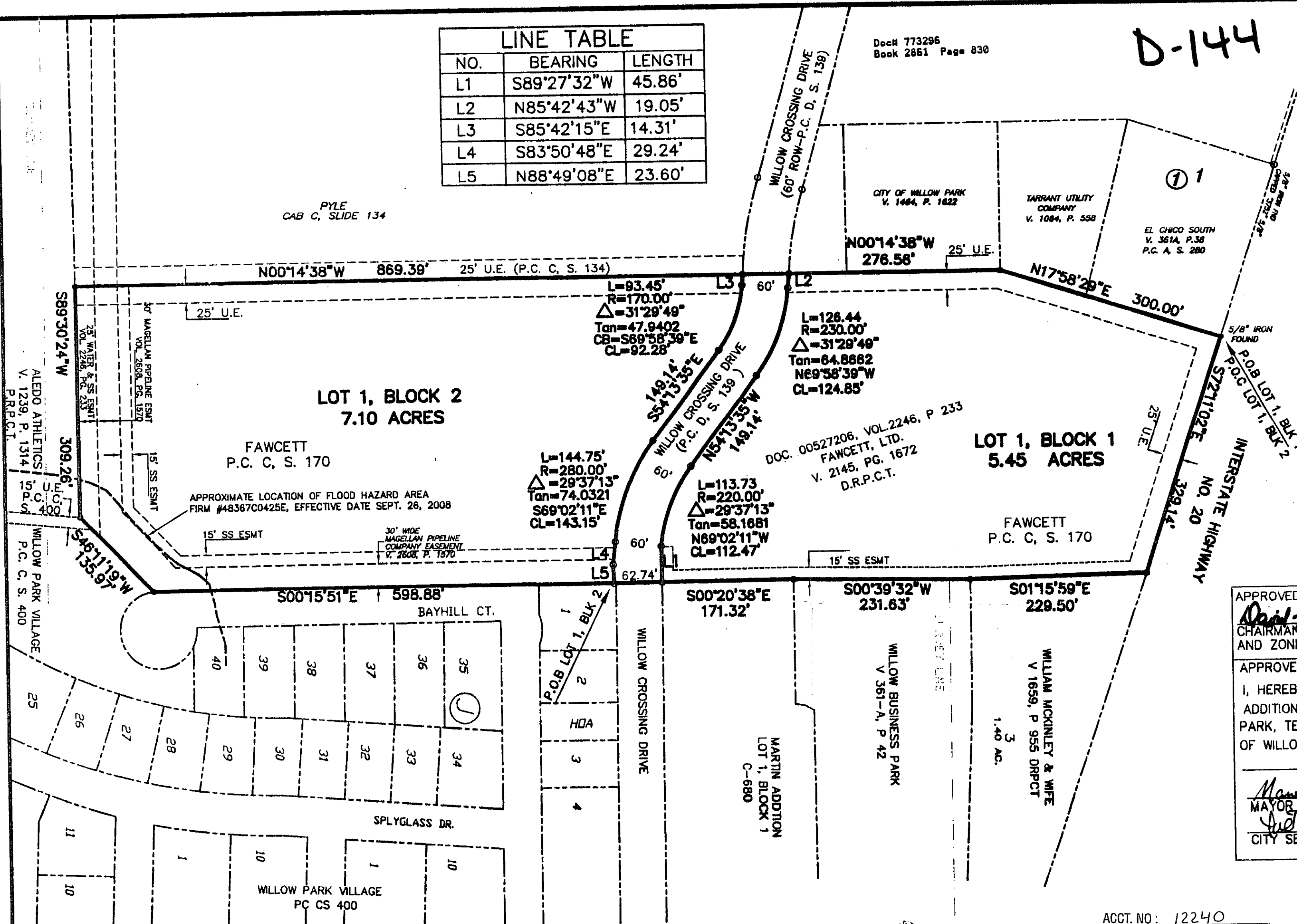
PYLE
CAB C, SLIDE 134

Doc# 773296
Book 2861 Page 830

D-144

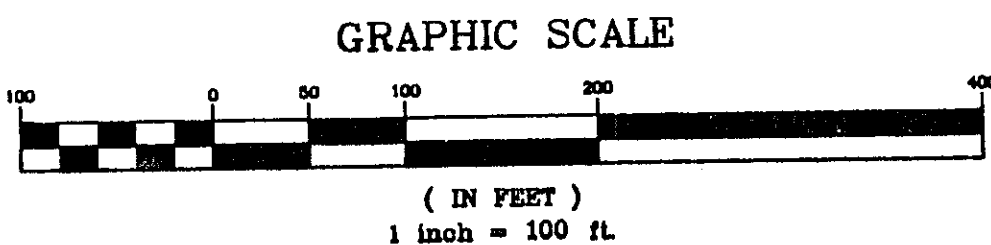


- NOTES:
1. PROPERTY AREA = 12.55 ACRES
 2. PROPERTY ZONED: "C"
 3. CAPPED "CROSSWAY SURVEYING" 5/8" IRON SET UNLESS OTHERWISE NOTED.
 4. BEARINGS CORRELATED TO N 00°14'38" W ALONG THE WEST LINE OF SITE.



APPROVED BY CITY PLANNING & ZONING COMMISSION:
David Fish
 CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
 DATE 8-15-11

APPROVED BY CITY COUNCIL:
 I, HEREBY CERTIFY THAT THIS PLAT OF FAWCETT ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, TEXAS WAS APPROVED BY THE CITY COUNCIL OF WILLOW PARK, TEXAS, ON THE ____ DAY OF ____ 20__
Mauri Alamos 8/15/11
 MAYOR DATE
David Hoffman 8-15-2011
 CITY SECRETARY DATE



OWNER/DEVELOPER:
 MR. JIM MARTIN
 MANAGING MEMBER OF PYLE MARTIN GP, LLC
 GENERAL PARTNER OF RIVERBEND DEVELOPMENT GROUP, L.P.
 4201 E. IH-20 SERVICE RD. N.
 WILLOW PARK, TEXAS 76087
 TEL: 817-599-4540

ENGINEER
 GORDON S. SWIFT CONSULTING ENGINEERS, INC
 GORDON S. SWIFT, P.E. - #23395
 401 WEST LOOP 820 NORTH, SUITE #108
 FORT WORTH, TEXAS 76108
 PHONE: 817-335-6464
 FAX: 817-335-6487
 EMAIL: GSMFT@SWIFTENG.COM

KNOW ALL MEN BY THESE PRESENTS
 That I, Andrew E. Stevens a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.
Andrew E. Stevens 8/12/2011
 Andrew E. Stevens, R.P.L.S. No. 5395 Date



ACCT. NO.: 12240
 SCH. DIST.: AL
 CITY: CWP
 MAP NO.: L-16

SURVEYOR
 CROSSWAY SURVEYING, INC.
 ANDREW E. STEVENS #5395
 6421 CAMP BOWIE BLVD., STE. 418
 FORT WORTH, TEXAS 76116
 PHONE 817-696-9775
 FAX: 817-696-9780

GORDON S. SWIFT
 CONSULTING ENGINEER, INC.
 401 WEST LOOP 820 NORTH, SUITE 108, FORT WORTH, TEXAS 76108-1438
 (817) 335-6464

FINAL PLAT
 For
 LOT 1, BLOCK 1
 LOT 1, BLOCK 2
FAWCETT ADDITION
 12.55 Acres
 BEING A REPLAT OF FAWCETT
 an Addition to the City of Willow Park,
 Parker County, Texas,
 according to plat recorded in Plat Cabinet C,
 Slide 170, Plat Records, Parker County, Texas.

E-0805/0805007/PMD/11-18-2011/PLAT FAWCETT

D143

CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD ENDT
C1	133.24'	396.46'	S 15°47'48" W	394.58'
C2	133.24'	174.27'	S 89°25'57" W	174.58'
C3	133.24'	221.79'	S 10°00'57" W	221.49'

LINE	BEARING	DISTANCE
L1	WEST	106.81'
L2	N 70°30'50" W	83.77'
L3	S 10°30'50" E	83.77'
L4	EAST	106.81'

T. & P. R.R. CO. SURVEY
SEC. 207, ABSTRACT NO. 1400

A.B. HORTON SURVEY
ABSTRACT NO. 2122

BRYANI, BRYANI
YEE, AND PAPE
V. 2578, P. 115

DOBBS
PORTION OF
V. 1260, P. 694

T. & P. R.R. CO. SURVEY
SEC. 207, ABSTRACT NO. 1400
D.A. DEAL SURVEY
ABSTRACT NO. 2630

BARFIELD
V. 1842, P. 2116

D.A. DEAL SURVEY
ABSTRACT NO. 2630

W.J. MAYO SURVEY
ABSTRACT NO. 877

LOT 1
62.256 AC.
2711881 SQ. FT.

LOT 2
8.000 AC.
348480 SQ. FT.

LESIKAR
V. 1033, P. 429

FARM TO MARKET ROAD NO. 920
PAVED SURFACE - 80' ALLOY

NOTES:

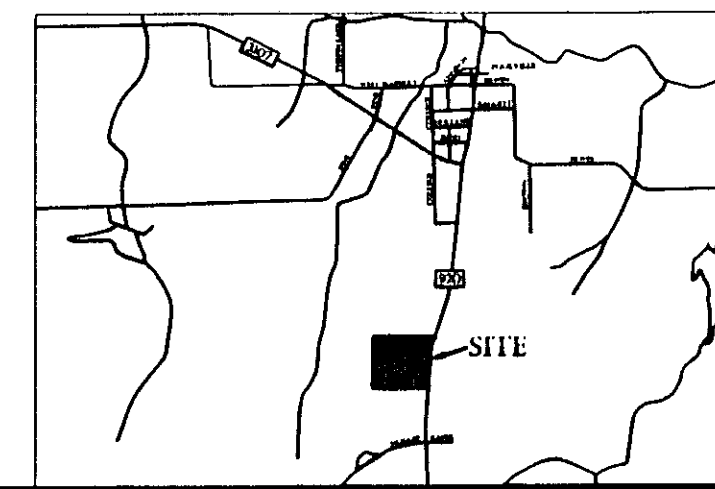
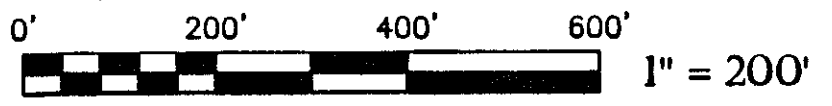
- THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 10% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 4836/COB0E, DATED SEPTEMBER 26, 2008.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TIES AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- WATER WILL BE PROVIDED BY PRIVATE ON-SITE WATER SUPPLY.
- SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- 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.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- THERE IS A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES.
- THERE IS NO LIEN HOLDER ON THIS PROPERTY.

ACCT. NO: 14755
 SCH. DIST: PO
 CITY: NONE
 MAP NO.: F-6

OWNER/DEVELOPER:
LARRY MADER
P.O. BOX 122
CHICO, TX, 76431
940-627-4523

OWNER/DEVELOPER:
PERRY MADER
P.O. BOX 254
WEATHERFORD, TX, 76086
817-613-7344

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086



FINAL PLAT
LOT 1 AND LOT 2
MADER ACRES
 AN ADDITION TO PARKER COUNTY, TEXAS
 BEING A 70.256 ACRES SUBDIVISION OUT OF THE
 W.J. MAYO SURVEY, ABSTRACT NO. 877 AND
 THE A.B. HORTON SURVEY, ABSTRACT NO. 2122
 PARKER COUNTY, TEXAS.
 JULY 2011

CARTER SURVEYING
 & MAPPING
 Weatherford, TX 76086
 110 A Palo Pinto Street
 817-584-0400 FAX: 817-584-0403