C-765

Doc# 701867
Book 2685 Page 1568

Doc# 701867 Fees: $56.00
01/14/2009 9:52AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

LIENHOLDER

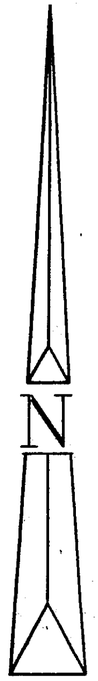
Generation Mortgages LOT 1
3565 Piedmont Road N.E.
Suite 3-300
Atlanta, Ga 30305-1638

Signature of Lienholder

This the 30 day of December 2008

Notary Public, State of Georgia.

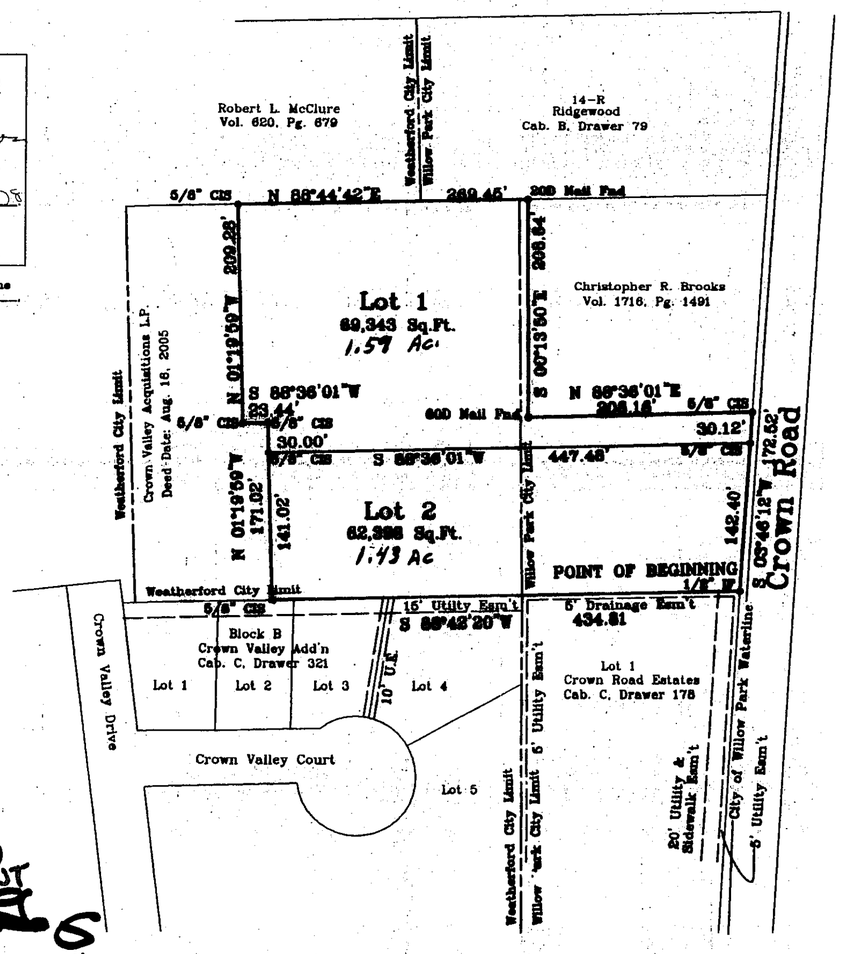
Certification of Groundwater availability for the plat is filed in Volume_____, Page_____ Real Records, Parker County, Texas.



100 0 100 200 300

GRAPHIC SCALE - FEET

SCALE: 1"= 100'



THE CITY COUNCIL OF THE CITY OF WILLOW PARK VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

DATE APPROVED: 10/20/08

MAYOR: Marie Glenn

CITY ADMINISTRATOR:_____

CITY SECRETARY:_____

CITY ENGINEER:_____

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS:

DATE APPROVED: 1/14/09

COUNTY JUDGE: Mack Kelley

COMMISIONER: Louella Conyer / ABSENT

COMMISIONER: Gary Rainbolt #3

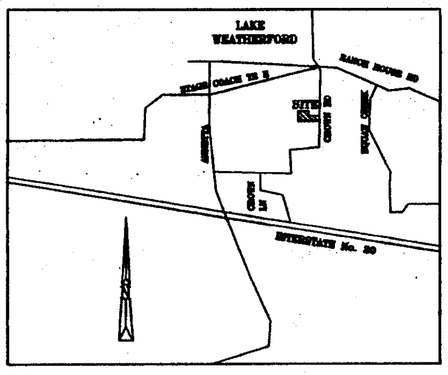
COMMISIONER: Gary Taylor #2

COMMISIONER: Jim Webster #4

PLANNING AND ZONING COMMISSION RECOMMENDED FOR APPROVAL:

DATE APPROVED: 10/14/08

CHAIRPERSON: Donnie Dunn



VICINITY MAP
(NTS)

OWNER:
Jack Wendell Holt Jr.
69 Crown Road
Weatherford, Texas, 76087

NOTES:

1. Development will be in accordancc with Willow Park's Tree Preservation Ordinance.

2. None of this property on the plat lies within the FEMA flood plain designated area.

3. Not in Weatherford ETJ

KNOW ALL MEN BY THESE PRESENTS
That, I, Walter W. Ward a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision.

Walter W. Ward 10-15-08

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2014.

STATE OF TEXAS REGISTERED WALTER W. WARD 2014 LAND SURVEYOR

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

BEING A TRACT IN THE ANN McCARVER SURVEY ABSTRACT No. 910 SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND BEING A PORTION OF THE TRACT DESCRIBED IN A DEED TO JACK WENDELL HOLT JR. RECORDED IN VOLUME 1372, PAGE 1493, DEED RECORDS, PARKER COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 /2" iron found at the northeast corner of Lot 1, Crown Road Estates, an addition to the City of Willow Park, as shown on a plat recorded in Cabinet PC, Slide 178, Plat Records, Parker County, Texas, in the west right-of-way line of Crown Road, said iron being the southeast corner of the herein described tract;

THENCE S 88°-42'-20"W 434.61 feet with the north line of said Lot 1, and continuing along the north lines of Lots, 4, 3, and 2, Block B, of Crown Valley Addition to the City of Weatherford, as shown on a plat of record filed in Cabinet C, Slide 321, Plat Records Tarrant County, Texas, to a 5 /8" capped iron found for the southeast corner of a tract described in a deed to Crown Valley Acquisitions, L.P. dated August 16, 2005, said point being the southwest corner of the herein described tract;

THENCE N. 00°-19'-59"W. 171.02 feet along an east line of the last referenced tract to a 5 /8" capped iron found for corner;

THENCE S. 88°-36'-01"W. 23.44 feet to a 5 /8" capped iron found for corner;

THENCE N. 01°-19'-59"W. with the east line of the last referenced tract 209.28 feet to a 5/ 8" capped iron found in the most northerly line of said Holt tract in the south line of a tract of land described in a deed to Robert L. McClure filed in Volume 620, Page 679, Real Records, Parker County, Texas;

THENCE N. 88°-44'-42"E. 269.45' with said McClure tract and continuing along the south line of Lot 14R, Ridgewood Addition, as shown on a plat recorded in Cabinet B, Slide 79, Plat Records, Parker County, Texas, to a 20-D nail found for the northwest corner of a tract described in a deed to Christopher R. Brooks recorded in Volume 1716, Page 1491, Real Records, Parker County, Texas;

THENCE S. 00°-13'-50"E. 208.64 feet along the west line of the last referenced tract to a 60-D nail found at the southwest corner of same;

THENCE N. 88°-36'-01"E. 208.16 feet along the south line of the last referenced tract to a 5/ 8" capped iron set for the southeast corner of same in the west right-of-way line of Crown Road, said iron being the most easterly northeast corner of the herein described tract;

THENCE S. 03°-46'-12"W. 172.52 feet along said west right-of-way line to the POINT OF BEGINNING and containing 131,738 Sq.Ft. = 3.024 acres +/-.

NOW THEREFORE KNOW ALL THESE PRESENTS

THAT, Jack Wendell Holt Jr. does hereby adopt this plat designated Lots 1 & 2, Holt Addition, an addition to the City of Willow Park, Parker County, Texas and does hereby dedicate to the public streets and easements shown hereon

WITNESS MY HAND this 17 day of 10 2008

Jack Wendell Holt Jr.

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned Notary Public, on this day personally appeared Jack Wendell Holt Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this the 17 day of Oct 2008.

Notary Public, State of Texas
My Commission Expires 4/11/2012

SANDRA DEAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/11/2012

FINAL PLAT
LOTS 1 & 2
HOLT ADDITION

BEING IN THE ANN McCARVER SURVEY ABSTRACT No. 910; SITUATED IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS.

2 LOTS
3.024 ACRES
OCTOBER 2008

ACCT. NO: 13621
SCH. DIST.: AL
CITY: WP
MAP NO.: K-15

WARD SURVEYING COMPANY INC.
P.O. BOX 630253-0253
FORT WORTH, TEXAS 76163
PHONE 817-281-6411: FAX 817-636-7093