

State of Texas
County of Parker

Whereas Kila Rennaker and Paul Senter, being the sole owners of two certain 4.110 acres tracts of land out of Block 1, JENKINS BLUFF, Parker County, Texas; being all of Lot 5 & Lot 6, Block 1, JENKINS BLUFF, according to the plat as recorded in Plat Cabinet B, Slide 416, Plat Records, Parker County, Texas; being all of K. Rennaker's tract of land as described in Clerk File No. 202406851, Official Public Records, Parker County, Texas and all of P. Senter's tract of land as described in Volume 1899, Page 1761, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

(Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202; Grid - U.S. Survey Feet):

BEGINNING at a found 1/2" iron rod in the north right of way line of Jenkins Bluff, at the southerly common corner of Lot 4 & said Lot 5, for the southwest and beginning corner of this tract.

THENCE along the common line of said Lot 4 & said Lot 5 as follows:
N 13°49'49" E 28.46 feet to a found 1/2" iron rod;
N 22°20'52" E 118.63 feet to a found 1/2" iron rod;
N 32°14'27" E 48.42 feet to a found 1/2" iron rod, in the south line of J. Butler's called 3.63 acres tract of land as described in Volume 1989, Page 1936, O.P.R.P.C.T., for the northwest corner of this tract.

THENCE S 89°51'01" E 305.16 feet along the common line of said Butler tract & said Lot 5 to a found 1/2" iron rod, at the southwest corner of Lot 2, Block 1, LANTHRUM ADDITION, according to the plat as recorded in Plat Cabinet C, Slide 561, P.R.P.C.T., for a corner of this tract.

THENCE N 89°44'01" E 227.09 feet along the common line of said Lot 2 & said Lot 5 to a set 1/2" iron rod, with plastic cap stamped, "Texas Surveying, Inc.", at the northwest corner of Lot 1, Block 1, BANKHEAD COMMONS, according to the plat as recorded in Plat Cabinet F, Slide 494, P.R.P.C.T., for the northeast corner of this tract.

THENCE S 00°33'22" E 404.45 feet along the common line of said Lot 1 & said Lot 6, to a found 1/2" iron rod, for the southeast corner of this tract.

THENCE S 89°27'17" W 334.45 feet to a found 1/2" iron rod at the southeast corner of Lot 7, Block 1, JENKINS BLUFF, for the southerly southwest corner of this tract.

THENCE N 15°06'11" W 148.21 feet along the common line of said Lot 6 & said Lot 7 to a found 1/2" iron rod, in the south right of way line of said Jenkins Bluff, for a corner of this tract.

THENCE northwesterly along the arc of a cul-de-sac to the left, having a radius of 60.00 feet, an arc length of 236.17 feet, and whose chord bears N 37°44'48" W 110.65 feet to a found 1/2" iron rod, for a corner of this tract.

THENCE S 89°29'26" W 173.13 feet along the north right of way line of said Jenkins Bluff to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JNO41016-RP (041016-GRID.CRD)
Field Date: November 12, 2024
Preparation Date: November 20, 2024



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

2) 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).

3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

5) At the time of this plat, this property appears to be located in the following area(s):

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

according to the F.I.R.M. Community Panel 48367C0425F, dated April 5, 2019; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.

6) C.I.R.S. = Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."
7) Minimum Finished Floor Elevations shown are derived from original plat of record (Jenkins Bluff, Cab. B, Sl. 416).

City of Willow Park Notes:

A) Special Notice: selling a portion of this addition by metes and bounds is a violation of city & county ordinance, and is subject to fines and withholding of utilities and building permits.

B) Water to be provided by private water wells. Sanitary sewer services to be provided by private on-site septic facilities.

C) Per owners, there are no existing lienholders on this property at time of plat preparation.

Owner 1 (Lot 5, Block 1):
Kila Rennaker
123 Jenkins Bluff
Aledo, TX 76008

Owner 2 (Lot 6, Block 1):
Paul Senter
201 Jenkins Rdg
Aledo, TX 76008

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St.
Weatherford, TX 76086
weatherford@txsurveying.com



1" = 80'



The purpose of this replat is to reconfigure the common lot line and re-establish the common utility easement and building line, creating two revised lots.

City of Willow Park, Texas
City Council

Note: this plat is valid only if recorded within six (6) months after date of approval.

Plat Approved

Date: 01/20/25

By: [Signature] City Mayor
Attest: [Signature] City Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

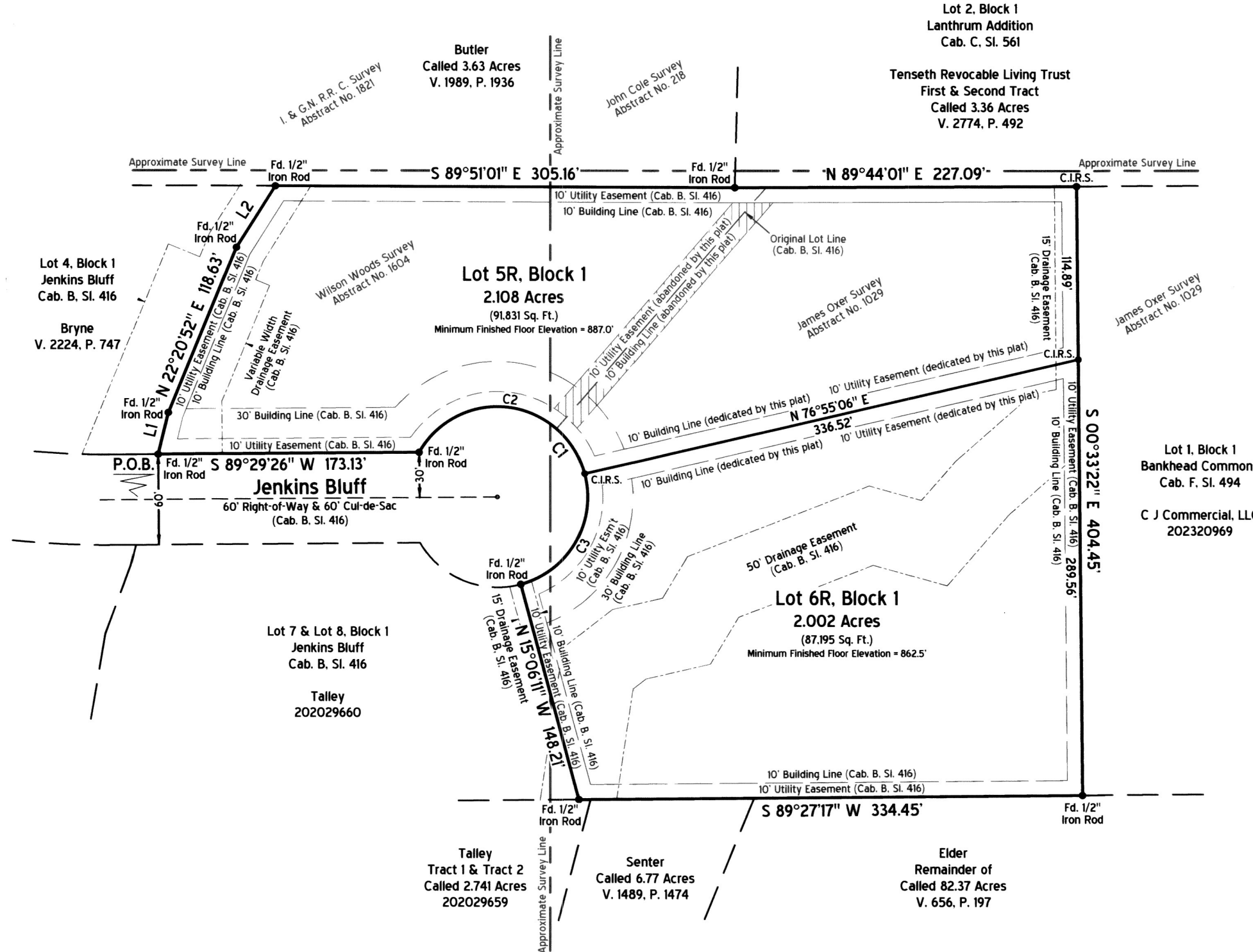
202500843
01/13/2025 01:26 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 048

202500843 PLAT Total Pages: 1

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	60.00'	236.17'	N 37°44'48" W	110.65'
C2	60.00'	141.93'	N 82°44'39" W	111.08'
C3	60.00'	94.24'	N 30°01'06" E	84.85'

LINE	BEARING	DISTANCE
L1	N 13°49'49" E	28.46'
L2	N 32°14'27" E	48.42'

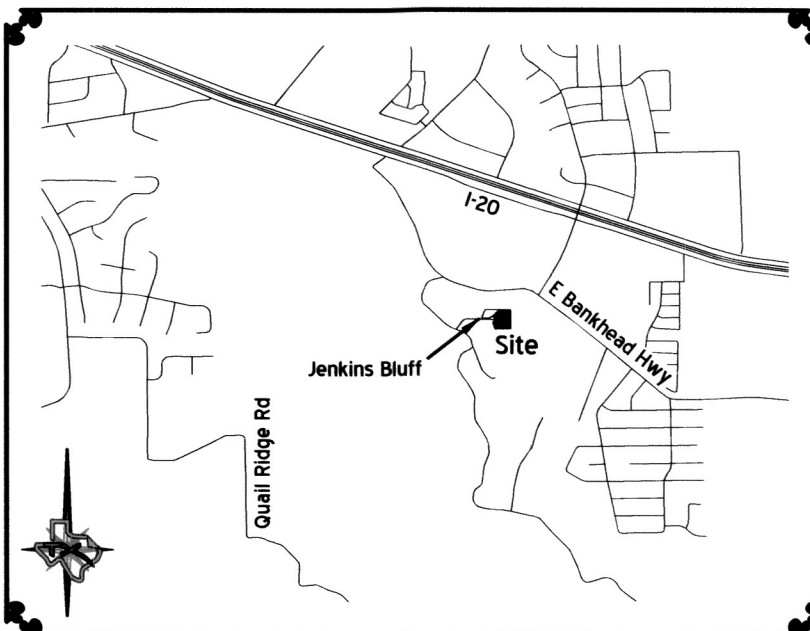


13990.001.005.00
13990.001.006.00

13990
AL

L-16

Vicinity Map (1" = 4,000')



Sheet 1 of 1

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kila Rennaker and Paul Senter, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lots 5R and 6R, Block 1, Jenkins Bluff, 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. Kila Rennaker and Paul Senter do herein 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 16 day of December, 2024.

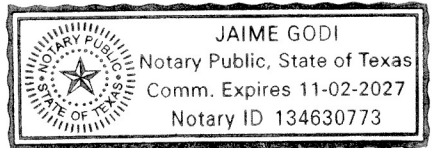
Kila Rennaker
Kila Rennaker (Owner)
Paul Senter
Paul Senter (Owner)

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 Kila Rennaker, 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 16 day of December, 2024.

Jaime Godi
Notary Public in and for the State of Texas

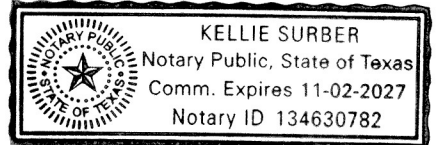


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paul Senter, 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 2nd day of December, 2024.

Kellie Surber
Notary Public in and for the State of Texas



Replat
Lots 5R and 6R, Block 1
Jenkins Bluff

an addition to the City of Willow Park
Extraterritorial Jurisdiction, Parker County, Texas

Being a 4.110 acre tract out of the James Oxer Survey, Abstract No. 1029 and the Wilson Wood Survey, Abstract No. 1604; same being all of Lots 5 and 6, Block 1, Jenkins Bluff, as recorded in Cabinet B, Slide 416, Plat Records, Parker County, Texas

December 2024

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