

VICINITY MAP  
NTS

OWNER/DEVELOPER  
JAMES W. STEVENS  
4020 ROTHINGTON ROAD  
FORT WORTH, TEXAS 76116  
817-738-1881

Notes:  
Utility Easements: Any public franchised utility, including the City of Willow Park, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number 480 320 0150 C Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.

Bearings correlated to Plat Call S.28°48'00"E along the south line of Ridge Road.

5/8" irons found at all corners unless otherwise noted.

Sanitary sewer service will be provided by individual disposal systems designed and installed in accordance with the Parker County Health Department and TCD rules and regulations.

1/2" irons shall be set at all lot corners upon completion of construction activities.

Water shall be provided by the City of Willow Park, Texas.

**SANITARY SEWER SYSTEM PERMITS ISSUED  
BY CITY OF WILLOW PARK, TEXAS**

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That James W. Stevens is the owner of the following described real property, to wit:

BEING Lot 8-J, LAGUNA VISTA ESTATES, an Addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 359A, Page 68, Plat Records, Parker County, Texas, being that certain tract of land conveyed to James W. Stevens, by deed recorded in Volume 2318, Page 1, Deed Records, Parker County, Texas, said 2.002 acres being more particularly described, as follows:

Beginning at a 5/8" iron found at the northwest corner of said Lot 8-J, LAGUNA VISTA ESTATES, in the south line of Ridge Road (60' r.o.w.) and in the east line of Cook Road (60' r.o.w.);

THENCE South 88 degrees 48 minutes 00 seconds East, along the south line of said Ridge Road, 522.54 feet to a 5/8" iron found at the northeast corner of said Lot 8-J and in the west line of Crown Road (80' r.o.w.);

THENCE South 05 degrees 35 minutes 31 seconds East, along the west line of said Crown Road, 168.02 feet to a 5/8" iron found at the southeast corner of the herein described tract and the northeast corner of Lot 9-J, LAGUNA VISTA ESTATES;

THENCE North 88 degrees 48 minutes 20 seconds West, along the common line of said Lot 8-J and 9-J, passing the northeast corner of Lot 7-J, in all, 522.80 feet to a 5/8" iron found in the east line of said Cook Road;

THENCE North 05 degrees 30 minutes 16 seconds West, along the east line of Cook Road, 168.06 feet to the POINT OF BEGINNING and containing 2.002 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that James W. Stevens (owner) does hereby adopt this plat of Lots 8-J-1 and 8-J-2, LAGUNA VISTA ESTATES, an Addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever the rights-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over, or across the said easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. I do hereby do agree that the dedications hereon are appropriate, reasonable and not unduly burdensome.

This plat approved is subject to all platting ordinances, rules, regulations, and resolutions, of the City of Willow Park, Texas.

Witness my hand this 19<sup>TH</sup> day of JUNE, 2007.

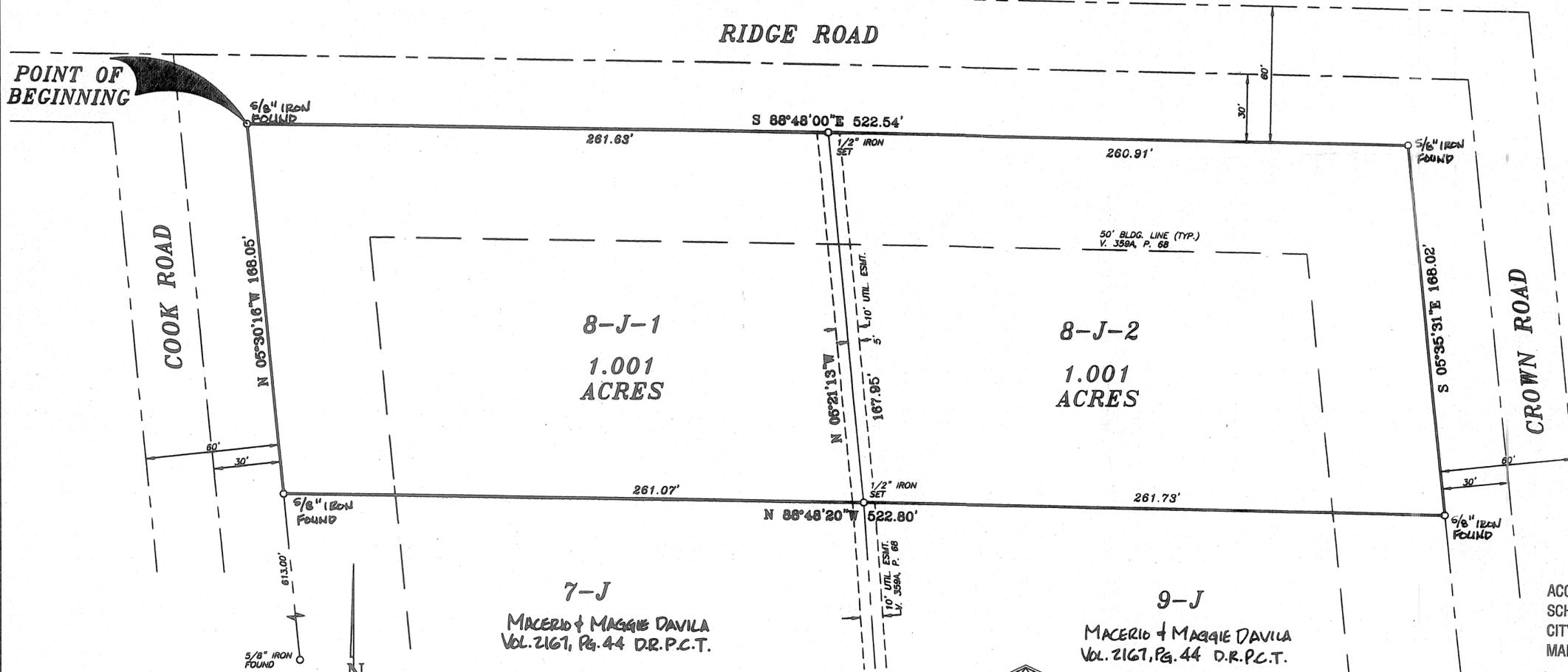
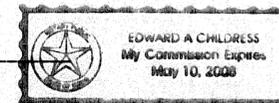
*James W. Stevens*  
James W. Stevens

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally, James W. Stevens, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19<sup>TH</sup> day of JUNE, 2007.

*Edward A. Childress*  
NOTARY PUBLIC  
PARKER COUNTY, TEXAS  
MY COMMISSION EXPIRES MAY 10, 2008



CITY OF WILLOW PARK  
*Scott*  
MAYOR  
*Scott*  
CITY SECRETARY  
*Scott*  
CHAIRMAN OF PLANNING AND ZONING

Doc# 650042  
Book 2564 Page 612

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08/10/2007 10:46AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TEALNE BIRMINGHAM COUNTY CLERK

ACCT. NO.: 14260  
SCH. DIST.: WE  
CITY: WP  
MAP NO.: K-14

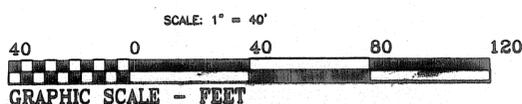
**C601**



I hereby certify that this plat was prepared from or actual on the ground survey made under my supervision.  
*James W. Stevens*  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
MARCH 28, 2007

Final Plat  
Lots 8-J-1 and 8-J-2,  
**LAGUNA VISTA ESTATES**  
Being a replat of Lot 8-J,  
LAGUNA VISTA ESTATES,  
City of Willow Park  
Parker County, Texas.

**STEVENS**  
LAND  
SURVEYING  
7300-B WEATHERFORD HWY.  
FORT WORTH, TEXAS 76116  
(817) 696-8778 (817) 696-8780 FAX



THIS PLAT FILED IN PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_