

C-672

**REPLAT
TRACT 2R
PRUITT AND COBB SUBDIVISION
A SUBDIVISION TO THE CITY OF WILLOW
PARK, PARKER COUNTY, TEXAS**
Being a replat of Tract 2 and Tract 3, Pruitt and Cobb
Subdivision to the City of Willow Park, Parker County, Texas

Doc# 676745
Book 2628 Page 240

Doc# 676745 Fees: \$66.00
04/23/2008 9:17AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, KEITH WHITMORE AND KIMBERLY WHITMORE being the sole owners of Tract 2 and Tract 3, PRUITT AND COBB SUBDIVISION, a subdivision to the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 363-A, Page 16 and located in Plat Cabinet A, Slide 501, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Crown Road, as it exist, said iron being the northwest corner of said Tract 2 and the southwest corner of Tract 1;
THENCE S 88°48'34" E, with the common line of said Tract 1 and Tract 2, 1261.75 feet to an iron rod found;
THENCE S 02°27'47" E, 226.28 feet to an iron rod found at the southeast corner of said Tract 3;
THENCE N 89°29'00" W, with the south line of said Tract 3, 1273.22 feet to an iron rod found in the east right of way line of said Crown Road;
THENCE N 00°27'59" E, with the east right of way line of said Crown Road, 240.81 feet to the POINT OF BEGINNING and containing 6.790 acres (295767 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, KEITH WHITMORE AND KIMBERLY WHITMORE, does hereby adopt this plat designating the herein above described property as TRACT 2R, PRUITT AND COBB SUBDIVISION, A SUBDIVISION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, Being a replat of Tract 2 and Tract 3, Pruitt and Cobb Subdivision to the City of Willow Park, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever for the purposes indicated on this plat. No buildings, 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 Council of the City of Willow Park. In addition, 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 City of Willow Park's use thereof. The City of Willow Park and public utility entities shall have the right to remove and keep removed all or parts of any buildings, 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 said easements. The City of Willow Park and public utility entities 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 procuring permission from anyone.

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

WITNESS, my hand, this the 17 day of March, 2008.
Keith Whitmore *Kimberly Whitmore*
Keith Whitmore Kimberly Whitmore

APPROVED by the City of Willow Park, Parker County, Texas, this the 18th day of March, 2008

Maria Alaniz
Mayor, City of Willow Park

Condie J. Scott
City Secretary

Robert L. Swinney
Chairman, Planning and Zoning Commission

Angie Jones
Fire Marshall

Sam Reed
City Engineer, City of Willow Park

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations expressed and in the capacity therein stated.

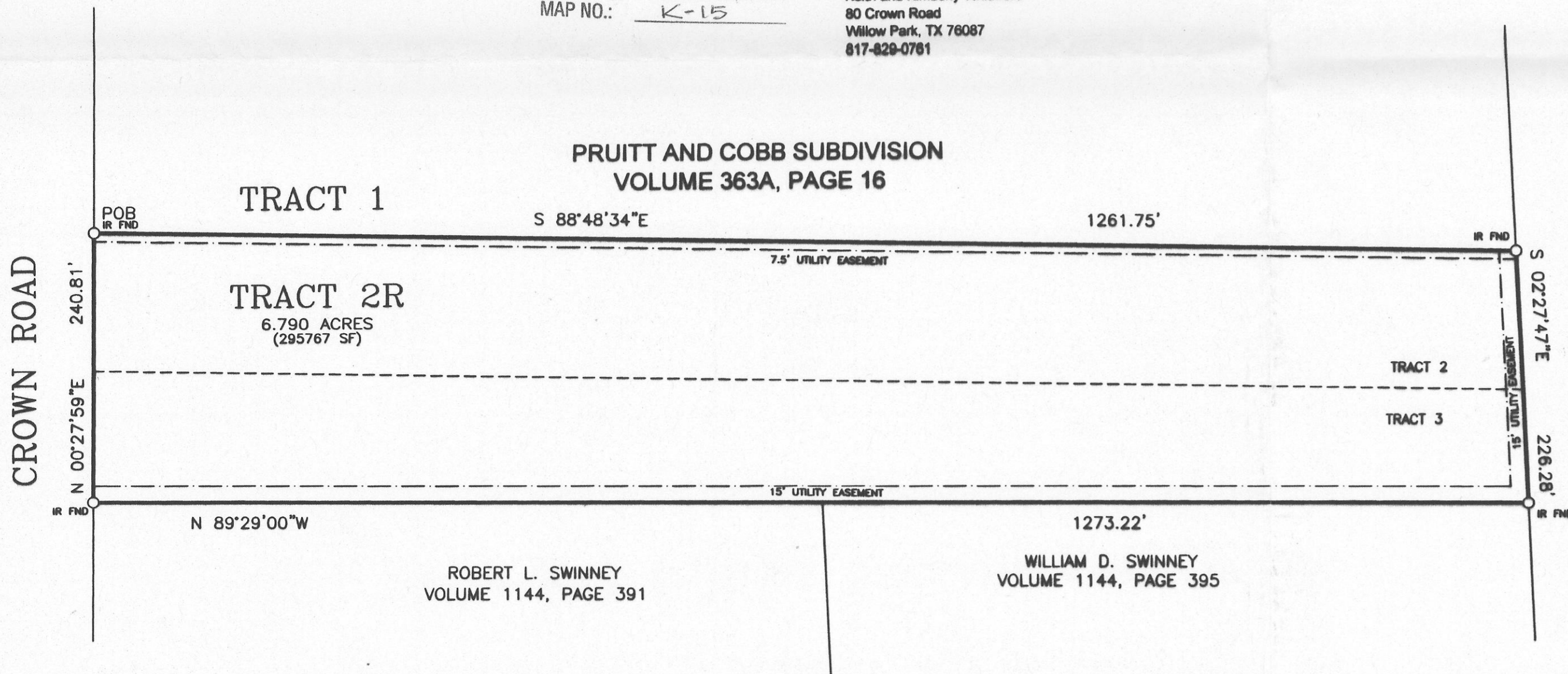
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2008.

Notary Public in and for the State of Texas

ACCT. NO: 16380
SCH. DIST: AL
CITY: WP
MAP NO.: K-15

OWNERS:
Keith and Kimberly Whitmore
80 Crown Road
Willow Park, TX 76087
817-829-0761

**PRUITT AND COBB SUBDIVISION
VOLUME 363A, PAGE 16**



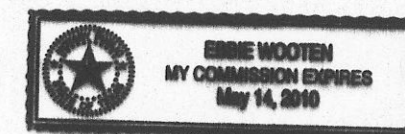
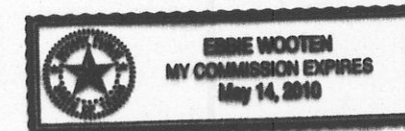
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Kimberly Whitmore, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of March, 2008.
Ernie Wooten
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared Keith Whitmore known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of March, 2008.
Ernie Wooten
Notary Public in and for the State of Texas

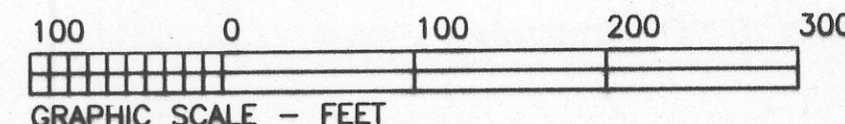
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0215 C EFFECTIVE DATE: JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
NOVEMBER, 2007



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
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METRO(817)596-9700-(817)599-0880

