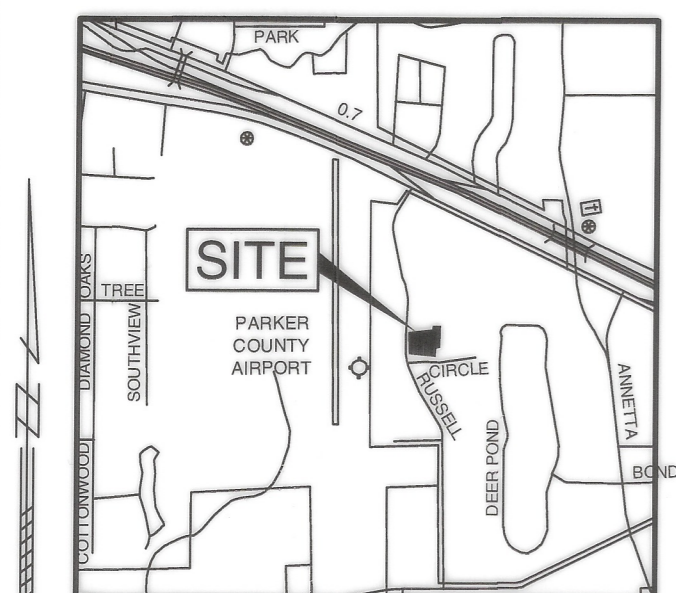
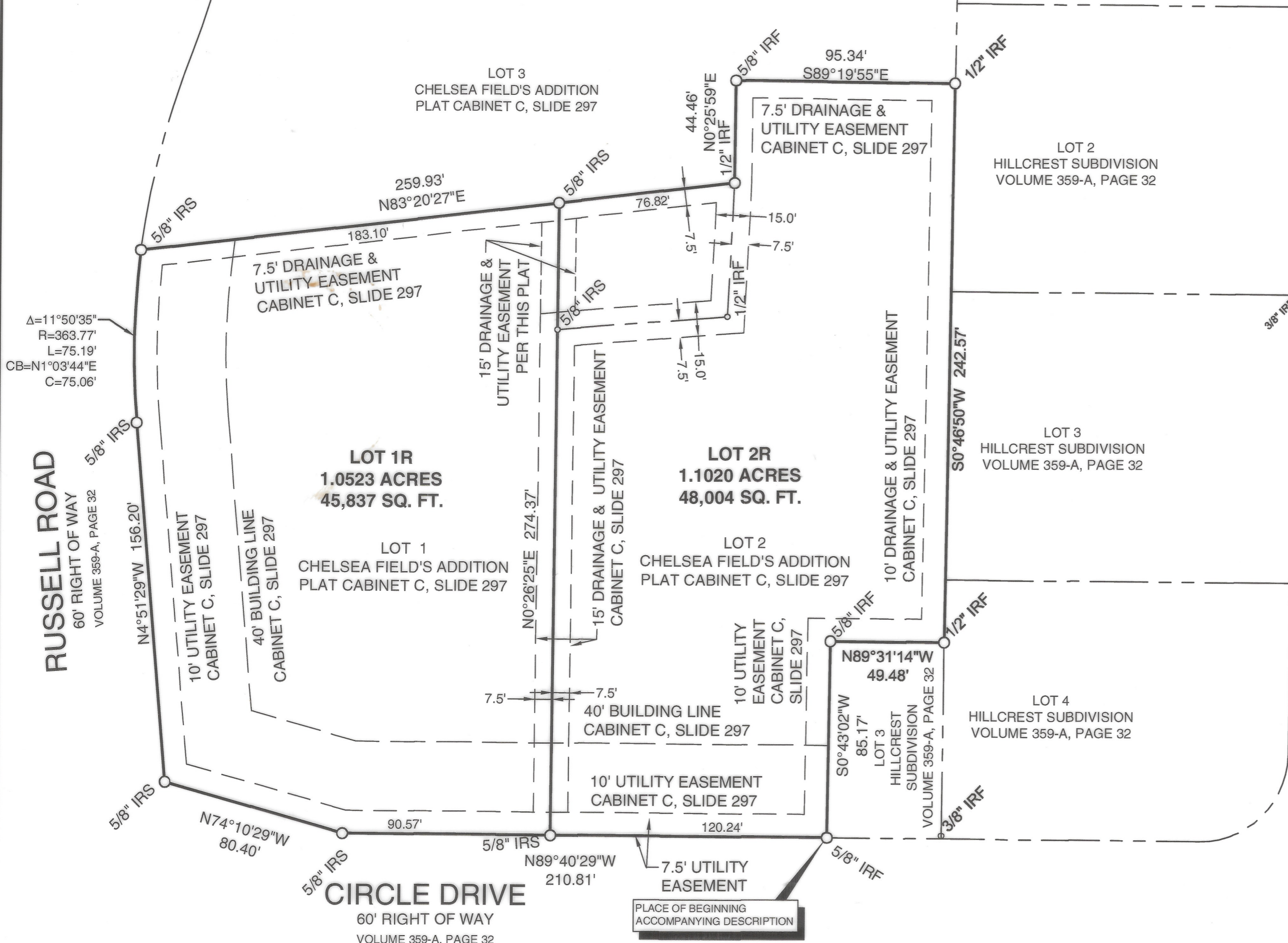




202211883 PLAT Total Pages: 1



LOCATION MAP SCALE 1"=2000' GRAPHIC SCALE SCALE IN FEET 1"=20' A-WARD PROJECT NO: 2022-1212 RUSSELL ROAD REPLAT

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground March 22, 2022.

James Paul Ward Registered Professional Land Surveyor Texas Registration No. 5606



FILED AND RECORDED OFFICIAL PUBLIC RECORDS Lila Deakle 202211883 03/29/2022 01:18 PM Fee: 75.00 Lila Deakle, County Clerk Parker County, Texas PLAT

APPROVED BY CITY OF WILLOW PARK APPROVED BY CITY COUNCIL CITY OF WILLOW PARK SIGNED: [Signature] MAYOR DATE: 03/29/2022 ATTEST: [Signature] CITY SECRETARY DATE: 03/29/2022

GENERAL NOTES: The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. The easements, as shown, are dedicated for the public use forever for the purposes indicated or shown 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. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 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 the public utilities being subordinate to the public's and the City's use thereof. The City and public utilities shall have the right to remove and keep removed all or part 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 or public use in the easements. The City and public utilities shall at all times have a 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 or public use without the necessity of procuring permission from anyone. Any modification of this document shall be by means of plat and shall be approved by the City.

OWNER'S ACKNOWLEDGMENT AND DEDICATION STATE OF TEXAS COUNTY OF TARRANT COUNTY WHEREAS Charles Bagy, owner of Lot 1 and Carl Joseph Johnson and Shelli W. Johnson, owner of Lot 2 are the owner of Lots 1 and 2 in CHELSEA FIELD'S ADDITION, an addition to the City of Willow Park, Parker County, Texas according to the plat thereof recorded in Plat Cabinet C, Slide 297 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows: Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface. BEGINNING at a 5/8" iron rod found for the southwest corner of said Lot 2, the southwest corner of Lot 3 in HILLCREST SUBDIVISION, an addition to the City of Willow Park, Parker County, Texas according to the plat thereof recorded in Volume 359-A, Page 32 of the Plat Records of Parker County, Texas and being in the north right-of-way line of Circle Drive, having a 60 foot right-of-way as dedicated in said Volume 359-A, Page 32; THENCE westerly and northerly along the south line of said Lot 2, to and along the southerly and westerly line of said Lot 1, to and along the easterly right-of-way line of Russell Road the following: North 89°40'29" West, a distance of 120.24 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"; North 89°40'29" West, a distance of 90.57 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"; North 74°10'29" West, a distance of 80.40 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606"; North 4°51'29" West, a distance of 156.20 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" to the beginning of a curve to the right; along a curve to the right, having a radius of 363.77 feet, a delta angle of 11° 50' 35", an arc length of 75.19 feet, and long chord bearing and distance of North 1°3'44" East, a distance of 75.06 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said Lot 1 and the southwest corner of Lot 3 in said CHELSEA FIELD'S ADDITION; THENCE North 83°20'27" East, along the common line of said Lots 1 and 3, a distance of 259.93 feet to a 1/2" capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northeast corner of said Lot 1, southerly southeast corner of said Lot 1 and being in a west line of said Lot 2; THENCE along the common line of said Lots 1 and 2 the following: North 0°25'59" East, a distance of 44.46 feet to a 5/8" iron rod found; South 89°19'55" East, a distance of 95.34 feet to a 1/2" iron rod found for the northeast corner of said Lot 2, the easterly southeast corner of said Lot 1 and being in the west line of Lot 2 in said HILLCREST SUBDIVISION; THENCE along the common line of said CHELSEA FIELD'S ADDITION and SAID HILLCREST SUBDIVISION, the following: South 0°46'50" West, a distance of 242.57 feet to a 1/2" iron rod found; North 89°31'14" West, a distance of 49.48 feet to a 1/2" iron rod found; South 0°43'2" West, a distance of 85.17 feet to the POINT OF BEGINNING and containing 2.1543 acres of land; Now, therefore know all me by these presents: That Charles Bagy, Carl Joseph Johnson and Shelli W. Johnson do hereby certify and adopt this plat designating the hereinabove described property as

LOTS 1R and 2R CHELSEA FIELD'S ADDITION, An addition to the City of Willow Park Texas and do hereby dedicate to the public use forever, the easements and encumbrances shown hereon.



OWNER LOT 1 CHARLES BAGY 405 RUSSELL ROAD WILLOW PARK, TX 76087 OWNER LOT 2 CARL JOSEPH JOHNSON AND SHELLI W JOHNSON 355 RUSSELL ROAD WILLOW PARK, TX 76087

F 199

STATE OF TEXAS COUNTY OF TARRANT COUNTY BEFORE ME, the undersigned authority, on this day personally appeared Charles Gaby 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 and in the capacity therein stated. Given under my hand and seal of office this 26 day of March, 2022 Notary Public Shelli Johnson STATE OF TEXAS COUNTY OF TARRANT COUNTY BEFORE ME, the undersigned authority, on this day personally appeared Carl Joseph Johnson 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 and in the capacity therein stated. Given under my hand and seal of office this 26 day of March, 2022 Notary Public Shelli Johnson STATE OF TEXAS COUNTY OF TARRANT COUNTY BEFORE ME, the undersigned authority, on this day personally appeared Shelli W. Johnson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated. Given under my hand and seal of office this 26 day of March, 2022 Notary Public Shelli Johnson

11148.001.001.00 11148.001.002.00

11148 AL CWP K-16

REPLAT LOTS 1R and 2R CHELSEA FIELD'S ADDITION, being a replat of Lots 1 and 2 in CHELSEA FIELD'S ADDITION, an addition to the City of Willow Park, Parker County, Texas according to the plat thereof recorded in Plat Cabinet C, Slide 297 of the Plat Records of Parker County, Texas. 2.1543 ACRES

March 2022

AWARD SURVEYING COMPANY 252 WEST MAIN STREET, SUITE F, AZLE TX 76020 817-33A-WARD (332-9273) 877-982-9273 survey@awardsurveying.com TBPELS Firm No. 10194435