

VICINITY MAP

STATE OF TEXAS
 COUNTY OF PARKER
 Approved by the Commissioners Court of Parker County, Texas, this the _____ day of _____, 20____

County Judge _____
 Commissioner Precinct No. 1 _____
 Commissioner Precinct No. 2 _____
 Commissioner Precinct No. 3 _____
 Commissioner Precinct No. 4 _____

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PC B589

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 OFFICIAL PUBLIC RECORDS
 On: Mar 20, 2001 at 01:27P

Document Number: 00412103

Amount: .00

By
 Melissa Rutledge

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the nearest records of: Parker County as stamped hereon by me.

Mar 30, 2001

JENNIE BRADEN, COUNTY CLERK
 PARKER COUNTY

STATE OF TEXAS
 COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that, Whataburger, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

Lots 2 and 3, Block 39 and Lot 2, Block 71, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Volume 362A, Page 6, Plat Records, Parker County, Texas, being more particularly described as follows:

Beginning at a 5/8" iron found in the south line of Canyon Court (a 60 foot R.O.W.), at the northwest corner of said Lot 3 and the northeast corner of Lot 4, Block 38, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Plat Cabinet A, Slide 191, Plat Records, Parker County, Texas, being the beginning of a non-tangent curve to the left whose radius is 618.00 feet and whose long chord bears South 71 degrees 51 minutes 57 seconds East, 289.58 feet;

THENCE along the south line of said Canyon Court and along said curve in an easterly direction, through a central angle of 27 degrees 05 minutes 58 seconds, a distance of 292.30 feet to a 1/2" iron set;

THENCE South 85 degrees 25 minutes 00 seconds East, continuing along the south line of said Canyon Court, 113.20 feet to a 1/2" iron set at the intersection of the south line of said Canyon Court and the west line of Ranch House Road (an 80 foot R.O.W.), said point being the beginning of a non-tangent curve to the right whose radius is 927.65 feet and whose long chord bears South 11 degrees 05 minutes 08 seconds West, 150.51 feet;

THENCE along the west line of said Ranch House Road and along said curve in a southerly direction, through a central angle of 09 degrees 18 minutes 24 seconds, a distance of 150.58 feet to a 5/8" iron found at the northeast corner of Lot 1-R, Block 39, EL CHICO, an Addition to the City of Willow Park, Parker County, Texas, according to Plat recorded in Plat Cabinet B, Slide 327, Plat Records, Parker County, Texas;

THENCE North 71 degrees 29 minutes 00 seconds West, 198.91 feet to a 1/2" iron set;

THENCE South 18 degrees 31 minutes 00 seconds West, 209.00 feet to a 1/2" iron set in the north line of Interstate Highway No. 20 Frontage Road (a variable width R.O.W.), said point being the southwest corner of said Lot 1-R;

THENCE North 71 degrees 29 minutes 00 seconds West, along the north line of said Interstate Highway No. 20 Frontage Road, 220.00 feet to a 1/2" iron set at the southwest corner of said Lot 2, Block 71;

THENCE North 18 degrees 31 minutes 00 seconds East, along the west line of said Block 71, passing the north line of said Block 71 and the southwest corner of said Block 39, and continuing along the west line of said Block 39, a distance of 329.06 feet to the POINT OF BEGINNING and containing 2.166 acres (94,356 square feet) of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Whataburger, acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property, to be designated as.....

Lots 2-R and 3-R, Block 39
 EL CHICO
 City of Willow Park
 Parker County, Texas

and does hereby dedicate to the Public's use forever the streets and easements shown hereon.

EXECUTED this the 20th day of March, 2001

Mike Griby, Trustee

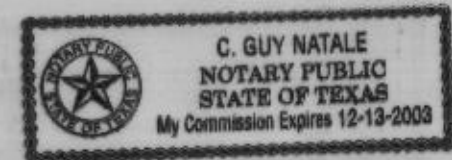
By: [Signature]

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared M. G. Griby of Whataburger, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executes the same for the purposes and considerations therein expressed and as the act and deed of said Whataburger.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of March, 2001

Notary Public
 Parker County, Texas
 My Commission Expires 12/13/03



REPLAT

Lots 2-R and 3-R, Block 39

EL CHICO

City of Willow Park
 Parker County, Texas

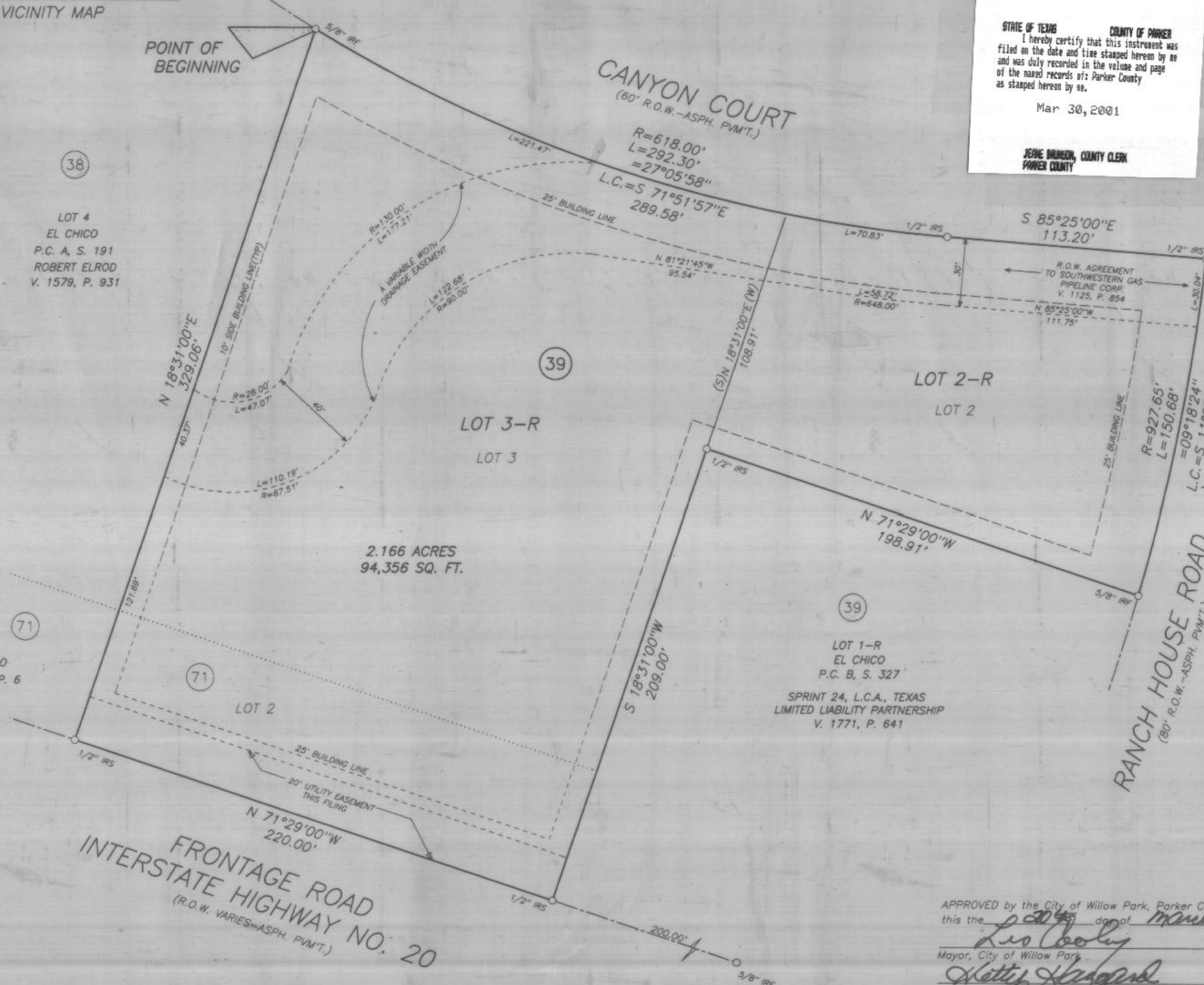
Being a Revision of
 Lots 2 and 3, Block 39

And

Lot 2, Block 71

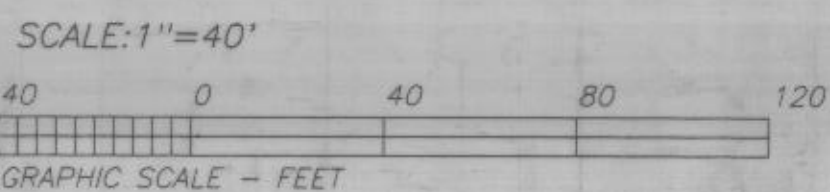
EL CHICO

An Addition to The City of Willow Park
 Parker County, Texas
 According to Plat of Record in
 Volume 362A, Page 6
 Plat Records, Parker County, Texas



APPROVED by the City of Willow Park, Parker County, Texas, this the 20th day of March, 2001

[Signatures of Leo Cooley (Mayor), Betty Hargood (City Secretary), George League (Chairman), and Gordon S. Swift (City Engineer)]



THE STATE OF TEXAS
 COUNTY OF PARKER
 I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature of Brent A. Mizell]
 Brent A. Mizell
 Registered Professional Land Surveyor
 Texas Registration No. 1967
 February 22, 2001



MIZELL LAND SURVEYING, INC.
 513 North Highway 1187
 P.O. Box 419 Aledo, Texas 76008
 (817) 441-6199 (817) 598-1284