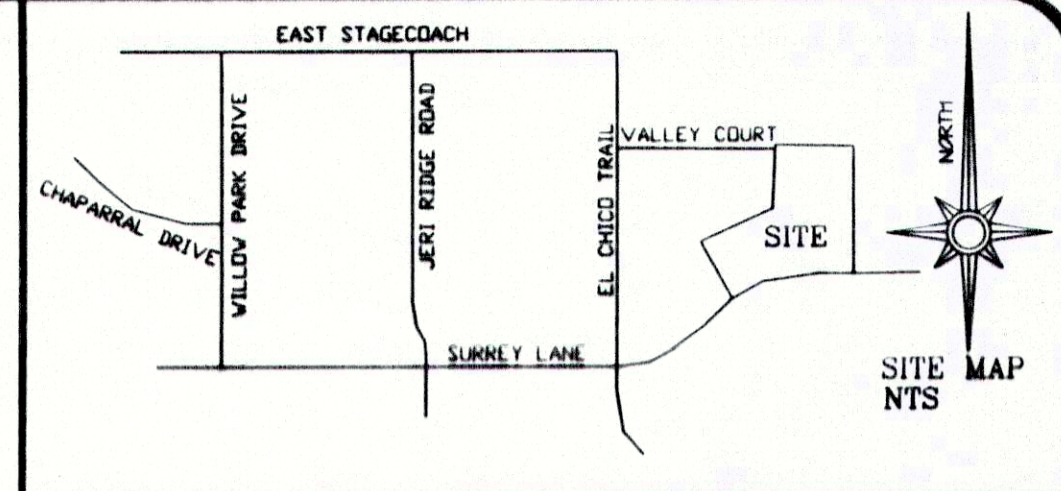


NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and or regulations and state law, and is subject to fines and other penalties.

STATE OF TEXAS ) 201511773 PLAT Total Pages: 1  
 COUNTY OF PARKER )



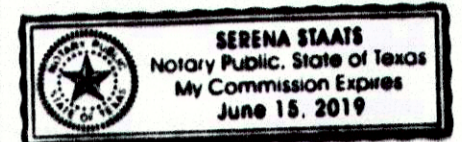
THE STATE OF TEXAS )  
 COUNTY OF PARKER )

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.

David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 APRIL, 2015



LIENHOLDER  
 \_\_\_\_\_  
 N/A  
 Signature of Lien holder  
 This the 11 day of June, 2015  
 Serena Staats  
 Notary Public, State of Texas



WHEREAS, SCOTT D. WATKINS AND REGINA P. WATKINS are the sole owners of 3.598 Acres situated in and being all of the Lot 3 (Volume 1554, Page 1269) and Lot 7 (Volume 1581, Page 1853) Block 106, EL CHICO ADDITION, an addition in the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 360-A, Page 9, and filed in Plat Cabinet A, Slide 236, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Surrey Lane (a 60 foot ROW), said iron being the southwest corner of said Lot 3 and the southeast corner of Lot 2, said Block 106;

THENCE N 40°19'32" W, with the common line of said lots, 318.44 feet to an iron rod found;  
 THENCE N 39°33'48" E, 175.18 feet to an iron rod set;  
 THENCE N 01°56'54" W, 206.00 feet to an iron rod found in the right of way line of Valley Court (a 60 foot cut-de-sac) in a non-tangent curve to the left with a radius of 50.00 feet and whose chord bears N 42°52'27" E, 78.34 feet;  
 THENCE with said curve to the left through a central angle of 89°24'08" and a distance of 78.82 feet to an iron rod found;  
 THENCE N 87°54'30" E, 189.99 feet to an iron rod set;  
 THENCE S 01°42'22" E, 230.00 feet to an iron rod found in the north right of way line of said Surrey Lane in a non-tangent curve to the left with a radius of 357.44 feet and whose chord bears S 78°00'05" W, 158.96 feet;  
 THENCE with said curve to the left through a central angle of 28°41'40" and a distance of 160.30 feet to the POINT OF BEGINNING and containing 3.598 acres (156781 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SCOTT D. WATKINS AND REGINA P. WATKINS, does hereby adopt this plat designating the hereinabove described real property as LOT 3R AND LOT 7R, BLOCK 106, EL CHICO ADDITION, AN ADDITION IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, Being Lot 3 and Lot 7, Block 106, El Chico Addition, an addition in the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 360-A, Page 9, and filed in Plat Cabinet A, Slide 236, Plat Records, an addition in Willow, Parker County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks and easements shown thereon.

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- 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 of Willow Park.
- The City of Willow Park 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 public utilities being subordinate to the publics and city use thereof.
- 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.
- The City of Willow Park and public utilities shall at all times have the full right of ingress and egress to and 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.
- All modifications to this document shall be by means or plat and approved by the City of Willow Park.

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

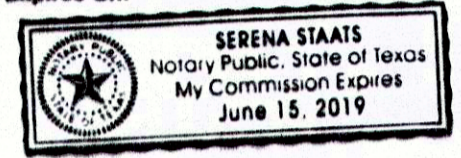
WITNESS my hand at \_\_\_\_\_ Parker County, Texas this 11 day of June, 2015.

Scott D. Watkins  
 Regina P. Watkins

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of June, 2015

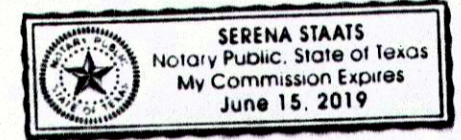
Serena Staats  
 Notary Public in and for the State of Texas  
 June 15, 2019  
 My Commission Expires On:



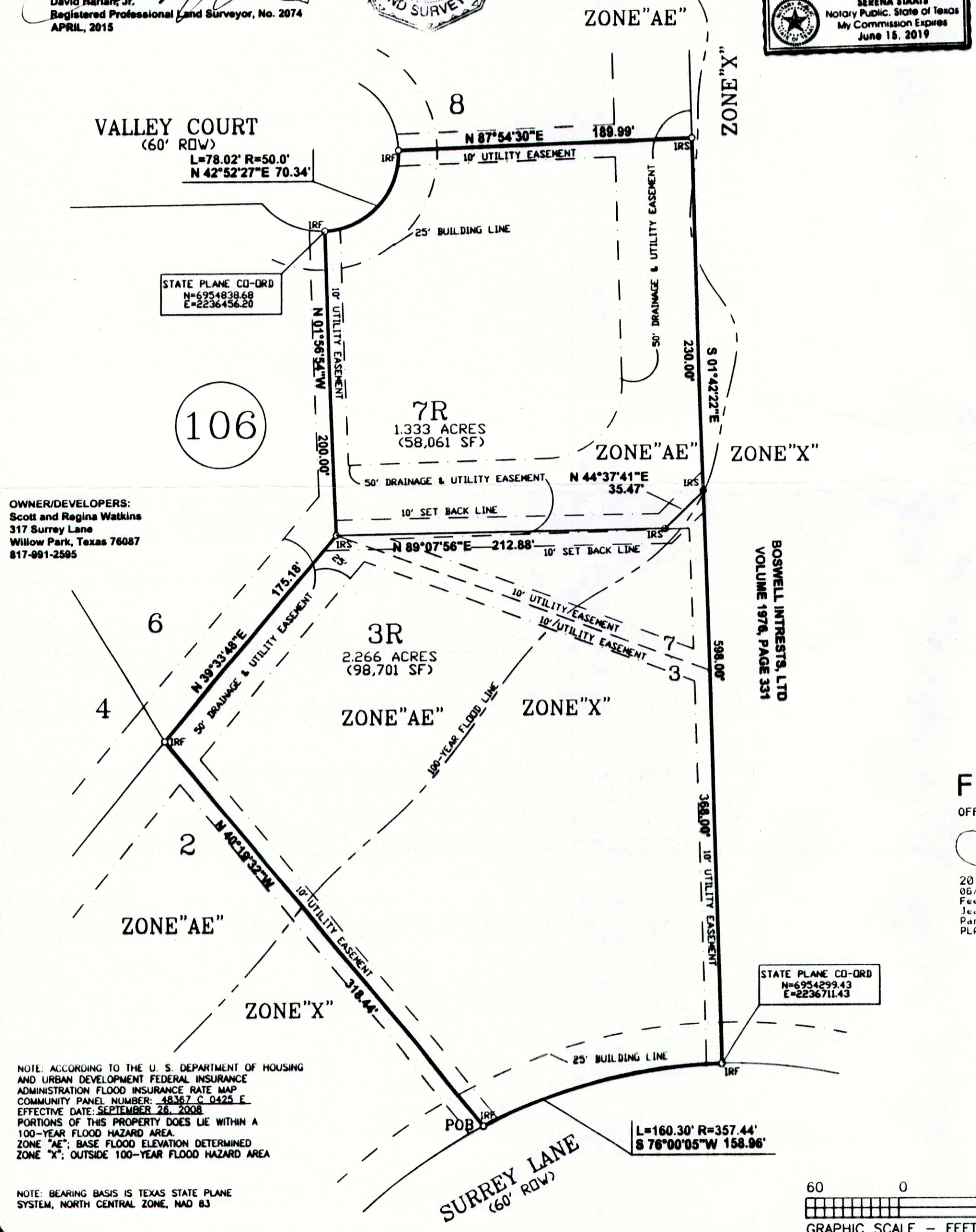
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared REGINA P. WATKINS known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of June, 2015

Serena Staats  
 Notary Public in and for the State of Texas  
 June 15, 2019  
 My Commission Expires On:



OWNER/DEVELOPERS:  
 Scott and Regina Watkins  
 317 Surrey Lane  
 Willow Park, Texas 76087  
 817-991-2595



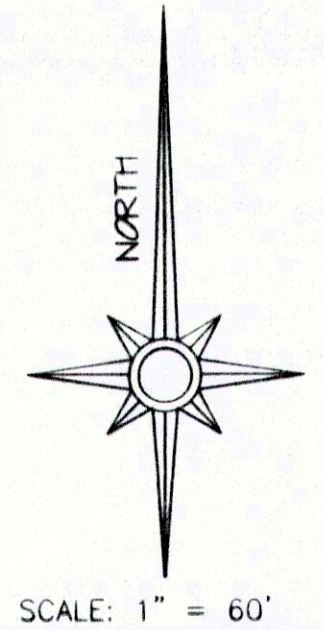
FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
 201511773  
 05/11/2015 03:04 PM  
 Fee: 75.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT

ACCT. NO: 12065  
 SCH. DIST: AL  
 CITY: WP  
 MAP NO: L-16

CITY OF WILLOW PARK APPROVED BY CITY PLANNING & ZONING COMMISSION:  
 Maria Glasgow 6/11/15  
 CHAIRMAN DATE  
 APPROVED BY CITY COUNCIL:  
 R.C. Henderson 6/11/15  
 MAYOR DATE  
 City Secretary 6/11/15  
 DATE  
 City Administrator 6/11/15  
 DATE

LOT 3R AND LOT 7R, BLOCK 106  
 EL CHICO ADDITION  
 AN ADDITION IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
 Being Lot 3 and Lot 7, Block 106, El Chico Addition an addition in the City of Willow Park, Parker County, Texas, according to the plat recorded in Volume 360-A, Page 9, and filed in Plat Cabinet A Slide 236, Plat Records, an addition in the City of Willow Park, Parker County, Texas



HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833  
 FIRM# 10088500

Cabinet/Instrument# D Slide 418

12065.106.003-00