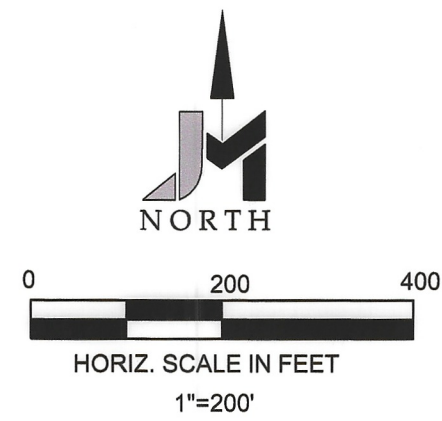


LOCATION MAP
Scale Not Determined



- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
- FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION
- POB POINT OF BEGINNING

202130140 PLAT Total Pages: 1

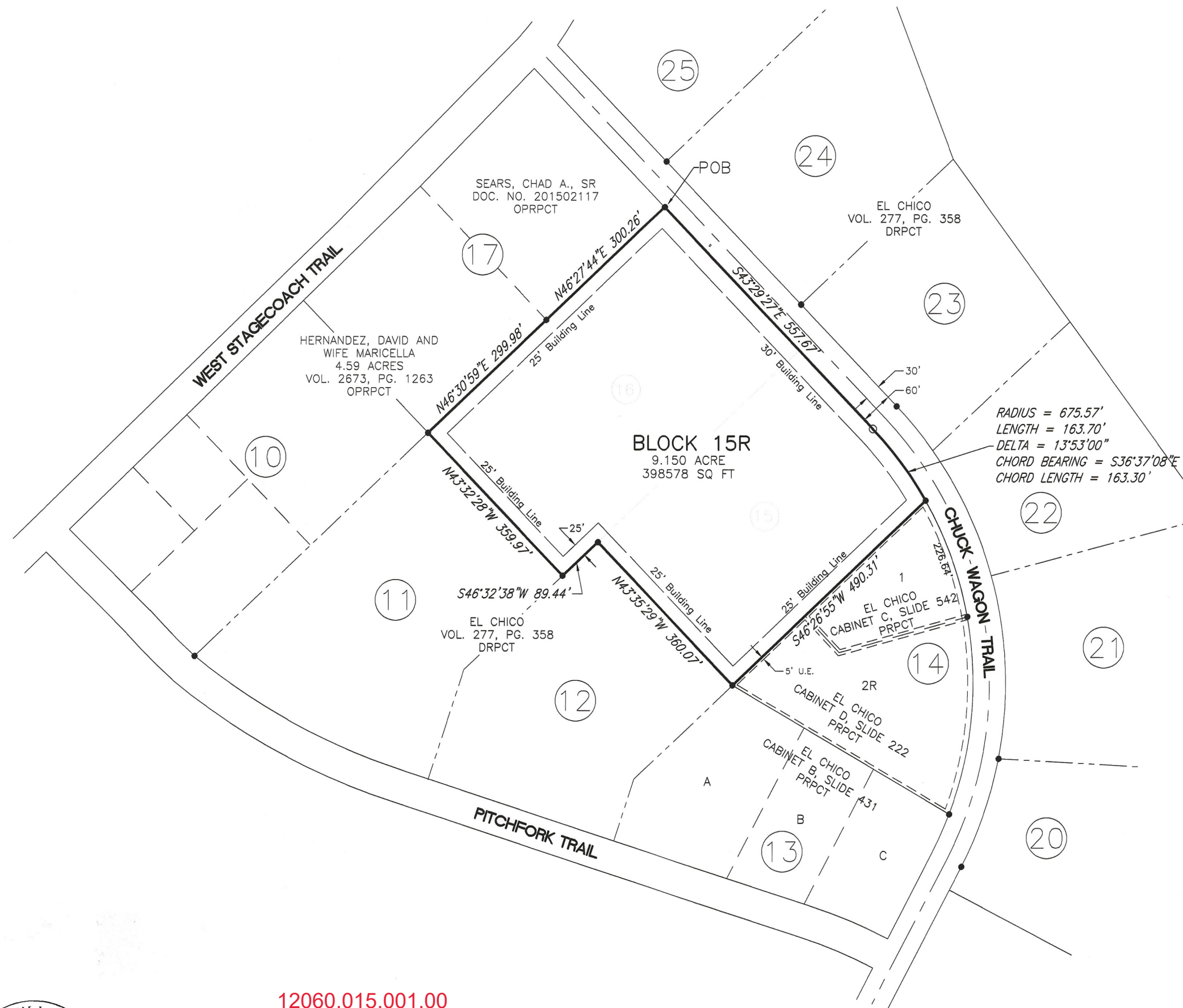


3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 203
WEATHERFORD, TX 76086
817-594-9880
4820 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

PROPERTY OWNER:
JAMES CHRISTOPHER SIMONS AND WIFE,
RUBY JANICE SIMONS
221 CHUCK WAGON TRAIL,
WILLOW PARK, PARKER COUNTY, TEXAS
INSTRUMENT NO. 202006571
OFFICIAL PUBLIC RECORDS,
PARKER COUNTY, TX

NOTES:

1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
2. BUILDING SETBACK:
All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Willow Park, Texas.
3. FLOOD STATEMENT:
No portion of this block lies within the 100-YEAR FLOODPLAIN according to Parker County FEMA Insurance Rate Map No. 48367C0425F (APRIL 5, 2019)
4. PROPERTY OWNER:
James Christopher Simons and Wife Ruby Janice Simons -221 Chuck Wagon Trail, Willow Park, TX 76086 (and address of property)
5. This replat does not vacate the previous plat of record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
6. Additional easements will be provided as a separate instrument at the time of construction if necessary.
7. Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00015485.
8. A 1/2" rebar rod with cap marked "J&M BOUNDARY" and/or an "X" chiseled in concrete will be set, as shown hereon, at the corners of the proposed lots after the acceptance of this plat by the City of Willow Park, Texas.
9. A 60' road easement originally centered on the common boundary line of Block Nos. 14 and 15 was vacated by City Ordinance No. 559-07.



OWNER'S DEDICATION

Whereas James Christopher Simons and wife, Ruby Janice Simons, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

BEING a 9.150 acre tract of land, all of Blocks 15 and 16, "El Chico", an addition to the City of Willow Park, Parker County, Texas as shown on the plat thereof recorded and described in Volume 277, Page 358, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1 inch rebar rod (N=6,953,786.48' and E=2,233,186.23') in the southwesterly right-of-way line of Chuck Wagon Trail, for the northerly corner of said Block 16 and the most easterly corner of Block 17 of said addition;

THENCE S 43°29'27" E 557.67 feet along said southwesterly right-of-way line to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" for the beginning of a curve to the right, concave to the southwest;

THENCE in a southeasterly direction along said curve having a radius of 675.57 feet, a delta angle of 13°53'00", subtended by a chord with bearing and length of S 36°37'08" E 163.30 feet, for an arc length of 163.70 feet to a found 1 inch rebar rod at the most easterly corner of said lot 15;

THENCE S 46°26'55" W 490.31 feet, along the southeast line of said Block 15 and northwest line of said Block 14 to a found 1 inch rebar rod at the most southerly corner of said Block 15, the most westerly corner of said Block 14, the most easterly corner of Block 12 of said addition, and the most northerly corner of Block 13 of said addition;

THENCE N 43°35'29" W 360.07 feet along the southwesterly line of said Block 15 and the northeasterly line of said Block 12 to a found 1 inch rebar rod at the most westerly corner of said Block 15 and the most northerly corner of said Block 12, being in the southeasterly line of said Block 16;

THENCE S 46°32'38" W 89.44 feet along said southeasterly line of said Block 16 and the northwesterly line of said Block 12 to a found 1/2 inch rebar rod for the most southerly corner of said Block 16 and the most easterly corner of Block 11 of said addition;

THENCE N 43°32'28" W 359.47 feet along the common boundary line of said Blocks 11 and 16 to a found 1 inch rebar rod at the most westerly corner of said Block 16, the most southerly corner of said Block 17, and the most easterly corner of Block 10 of said addition;

THENCE along the northwest line of said Block 16 and the southeast line of said Block 17 the following calls:
 * N 46°30'59" E 299.98 feet along the to a found 1 inch rebar rod;
 * N 46°27'44" E 300.26 feet to the point of beginning and containing 9.150 acre tract or 398,578 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That James Christopher Simons and wife, Ruby Janice Simons does hereby adopt this plat designating the herein above described property as:

**FINAL PLAT
BLOCK 15R
EL CHICO**
BEING A REPLAT OF BLOCKS 15 AND 16
EL CHICO, AN ADDITION TO THE
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
AS SHOWN ON THE PLAT THEREOF RECORDED IN
VOLUME 277, PAGE 358, PLAT RECORDS,
PARKER COUNTY, TEXAS

and does hereby dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

James Christopher Simons Signature
Ruby Janice Simons Signature

City of Willow Park

Approved on 28th day of July, 2021

Debra Ann Mayor
Candice A. Scott City Secretary



12060.015.001.00
12060.015.001.50
12060.016.001.00

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO 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.



Mark T. Brown Signature
MARK T. BROWN (PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
7-15-2021 DATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202130140
08/02/2021 01:39 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

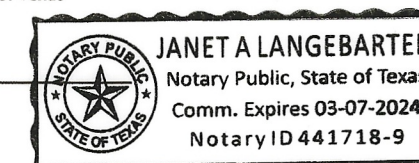
12060
AL
CWP
L-16

STATE OF TEXAS]
COUNTY OF PARKER]

Before me, the undersigned authority, on this day personally appeared *James Chris Simons* and *Ruby J. Simons* known to me to be those persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22nd day of July, 2021.

Lila Deakle Signature
Notary Public in and for The State of Texas



**FINAL PLAT
BLOCK 15R
EL CHICO**

BEING A REPLAT OF BLOCKS 15 & 16,
EL CHICO AN ADDITION TO THE
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
AS SHOWN ON PLAT THEREOF RECORDED IN
VOLUME 277, PAGE 358, PLAT RECORDS,
PARKER COUNTY, TEXAS

DATE PREPARED: JUNE 10, 2021

F-23