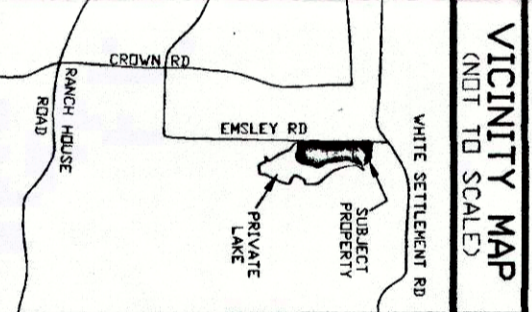


OWNER INFORMATION
 JAMES CHILDERS
 6230 EAST I-20
 ALEDDO, TX 76008
 (817) 715-3306



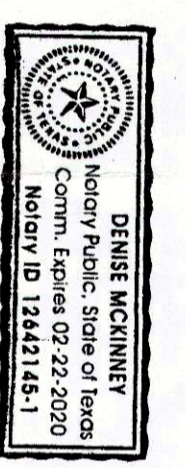
SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING, LP
 FIRM #10034200
 213 SOUTH DAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

FINAL PLAT
 LOTS 1 THRU 3
 EMSLEY ROAD ADDITION
 BEING A SUBDIVISION OF A
 PART OF THE GEORGE CANNON
 SURVEY, ABSTRACT NO. 1943,
 PARKER COUNTY, TEXAS
 PLAT DATE: NOVEMBER 10, 2017

SURVEYORS CERTIFICATE
 This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me on AUGUST 16, 2017

Philip E. Colvin, Jr.
 PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
 PRICE SURVEYING, LP, FIRM #10034200
 213 S OAK AVE, MINERAL WELLS, TX 76067
 940-325-4841 JMT7604 17094B.dwg FN170823

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Jeanne Brunson
 201732069
 428 281 75 00
 Jeanne Brunson, County Clerk
 Parker County, Texas



ADCT. NO.: 12123
 SOCL. DIST.: 12123
 CITY: WILLOW
 MAP NO.: 12123

OWNERS CERTIFICATE
 That I, JAMES CHILDERS, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOTS 1 THRU 3, EMSLEY ROAD ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS. I, by the recodation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 20th DAY OF November 2017

BY: *James Childers*
 JAMES CHILDERS

STATE OF TEXAS
 COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES CHILDERS known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 20th day of November 2017

Denise McInnery
 Signature

LIEN HOLDER STATEMENT
 WILLOW PARK RANCH III, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature: *Miss Cobb*
 Printed: Miss Cobb
 Title: Vice President

APPROVED BY THE CITY OF WILLOW PARK
 CITY COUNCIL
 City of Willow Park, Texas

Signed: *[Signature]* Date: 12-12-2017
 Mayor

Signed: *[Signature]* Date: 12/21/17
 City Administrator

LINE	BEARING	DISTANCE
L1	N 89°32'14" W	15.00'
L2	S 20°11'57" W	6.88'
L3	S 88°04'30" E	26.25'
L4	S 97°30'27" E	42.45'
L5	S 88°15'02" E	43.06'
L6	S 88°46'20" E	33.15'
L7	S 88°57'04" E	37.35'
L8	S 81°30'31" E	40.68'
L9	S 20°22'10" E	48.65'
L10	S 24°38'29" E	38.61'
L11	S 52°47'15" W	12.40'
L12	S 87°09'41" W	27.87'
L13	S 71°40'50" W	31.17'
L14	S 68°00'41" W	12.67'
L15	S 68°19'42" E	15.94'
L16	S 48°21'02" E	17.88'
L17	S 32°58'22" E	17.80'
L18	S 15°51'51" E	25.95'
L19	S 11°24'10" E	40.96'
L20	S 08°11'50" W	48.52'
L21	S 14°49'44" W	40.64'
L22	S 18°45'12" W	38.75'
L23	S 03°00'35" W	18.90'
L24	S 03°00'35" W	18.90'
L25	S 12°deg. 54 min. 32 sec. W	26.27 feet
L26	S 24°deg. 36 min. 03 sec. W	21.89 feet
L27	S 33°deg. 16 min. 01 sec. W	42.55 feet
L28	S 29°deg. 58 min. 42 sec. W	27.21 feet
L29	S 36°deg. 45 min. 39 sec. W	20.35 feet
L30	S 70°deg. 24 min. 02 sec. W	37.53 feet
L31	S 72°deg. 54 min. 32 sec. W	49.26 feet
L32	N 50°deg. 25 min. 32 sec. W	26.27 feet
L33	N 50°deg. 28 min. 51 sec. W	30.82 feet
L34	N 53°deg. 43 min. 36 sec. W	24.85 feet
L35	S 51°deg. 55 min. 07 sec. W	10.43 feet
L36	N 82°deg. 47 min. 08 sec. W	27.37 feet
L37	N 65°deg. 09 min. 44 sec. W	44.97 feet
L38	N 50°deg. 07 min. 16 sec. W	20.66 feet
L39	S 44°deg. 34 min. 24 sec. W	31.88 feet
L40	S 79°deg. 06 min. 21 sec. W	17.61 feet
L41	N 85°deg. 38 min. 10 sec. W	60.42 feet to the place of beginning

GENERAL NOTES:
 1. BEARING BASIS.
 2. TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
 3. NORTH CENTRAL TX ZONE, US SURVEY FOOT
 4. NOTE ALL DISTANCES ARE SURFACE DISTANCES
 5. A PORTION OF THIS TRACT IS IN A FLOOD DATED SEPTEMBER 26, 2008
 6. PRIVATE LAKE ELEVATION BASED ON CONCRETE SPILLWAY ON EAST SIDE OF LAKE (QAVD889)
 7. ALL CURVES ALONG THE 951.7 FOOT CONTOUR ARE POINTS UNLESS OTHERWISE NOTED ALTHOUGH OTHER CURVES ARE SET 1/2" IRON ROD WITH CAP GRICE SURVEYING UNLESS OTHERWISE NOTED
 8. WATER WILL BE PROVIDED BY THE CITY OF WILLOW PARK WATER SYSTEM, PWS ID 1840082
 9. SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY, TEXAS
 10. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES
 11. THIS PROPERTY IS CURRENTLY ZONED "R-1"
 12. BUILDING LINES SHOWN PER ZONING REQUIREMENTS.
 13. UNLAWFUL TO CONSTRUCT A BUILDING OR OTHER STRUCTURE SUBJECT TO APPROVAL BY THE CITY OF WILLOW PARK, TEXAS
 14. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF WILLOW PARK, TEXAS ZONING ORDINANCES.
 15. THE CITY OF WILLOW PARK, TEXAS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT.