

VICINITY MAP
(NOT TO SCALE)

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, CHRIST CHURCH WEST ASSEMBLY OF GOD, BEING THE OWNER OF LOT 1, BLOCK 2, FAWCETT ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, RECORDED IN CABINET D, SLIDE 170, PLAT RECORDS, PARKER COUNTY, TEXAS,

202141067 PLAT Total Pages: 1



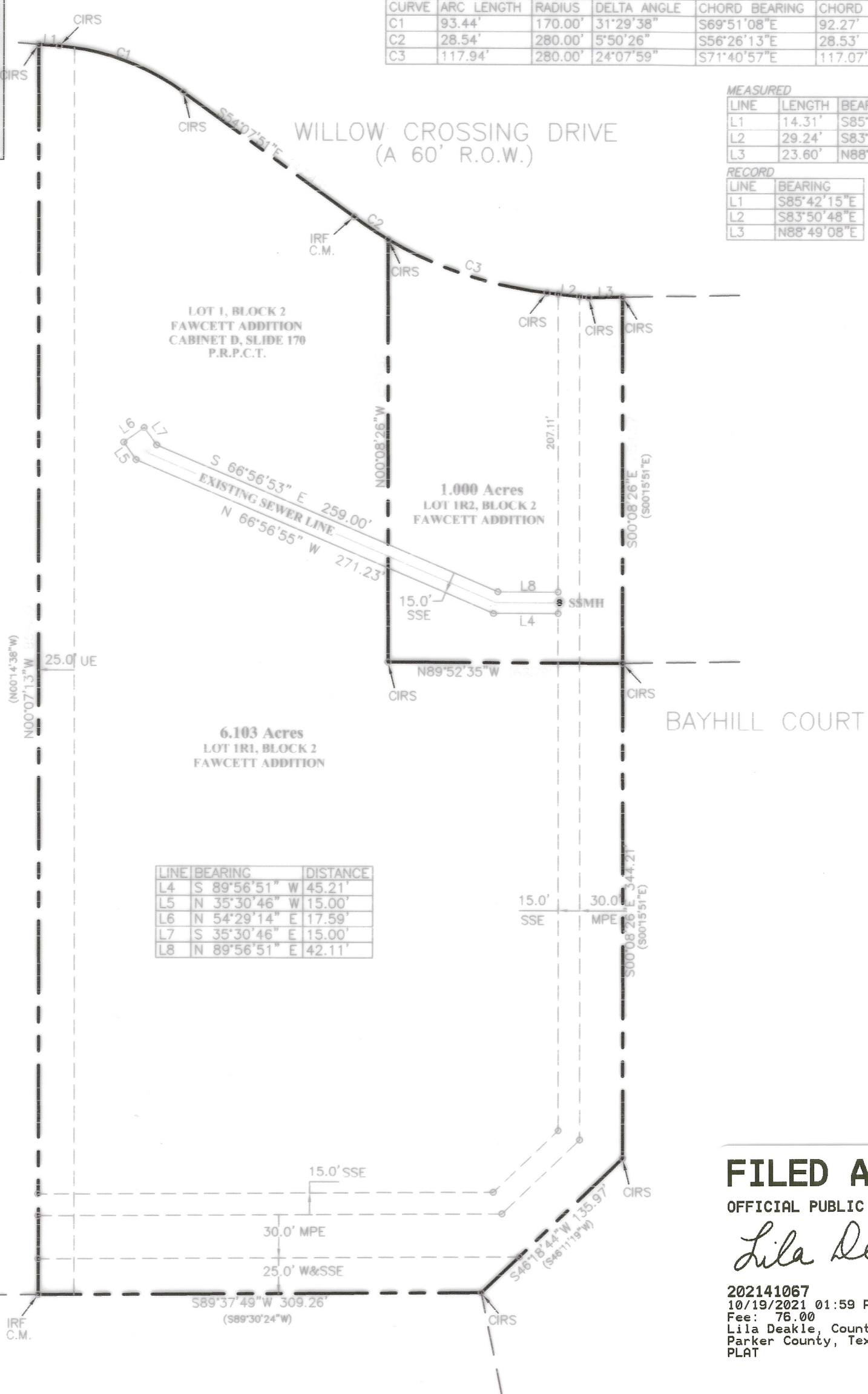
LEGEND

- CIRS CAPPED IRON ROD SET
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- () DENOTES RECORD DATA
- UE UTILITY EASEMENT
- MPE MAGELLAN PIPELINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.44'	170.00'	31°29'38"	S69°51'08"E	92.27'
C2	28.54'	280.00'	5°50'26"	S56°26'13"E	28.53'
C3	117.94'	280.00'	24°07'59"	S71°40'57"E	117.07'

LINE	LENGTH	BEARING
L1	14.31'	S85°34'50"E
L2	29.24'	S83°43'23"E
L3	23.60'	N88°56'33"E

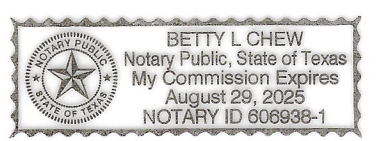
LINE	BEARING
L1	S85°42'15"E
L2	S83°50'48"E
L3	N88°49'08"E



LINE	BEARING	DISTANCE
L4	S 89°56'51" W	45.21'
L5	N 35°30'46" W	15.00'
L6	N 54°29'14" E	17.59'
L7	S 35°30'46" E	15.00'
L8	N 89°56'51" E	42.11'

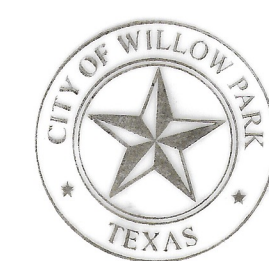
OWNERS:
CHRIST CHURCH WEST ASSEMBLY OF GOD
DBA THE WELL CHURCH ALEDO
700 WILLOW CROSSING EAST
WILLOW PARK, TEXAS 76008

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JACK HUNT KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF OCTOBER, 2021.
Betty L. Chew
NOTARY PUBLIC IN AND FOR PARKER COUNTY



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CWP
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APPROVED BY THE CITY OF WILLOW PARK
Lisa Young
MAYOR PRO TEM
Capital R. Dyer
ATTEST, CITY SECRETARY



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202141067
10/19/2021 01:59 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



SURVEYOR'S CERTIFICATION
I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 23, 2018, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.
SJH 10/14/2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

LOTS 1R1, AND 1R2, BLOCK 2, FAWCETT ADDITION, A RE-PLAT OF LOT 1, BLOCK 2 FAWCETT ADDITION
BEING A 7.103 ACRE TRACT OF LAND
AN ADDITION TO THE CITY OF WILLOW PARK,
RECORDED IN CABINET D, SLIDE 170,
PLAT RECORDS, PARKER COUNTY TEXAS

GEOMATIC SOLUTIONS, INC. 3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS OFFICE: 817-487-8916 TBPLS FIRM NO. 10184400 SHELBY@GSISURVEY.COM		
Scale: 1"=80'	Date: 7/21/20	DWG: 2019604-SURVEY-002
Drawn: OF	Checked: SJH	Job: 2019-604

F 68

UTILITY EASEMENTS:
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND ON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF WILLOW PARK.