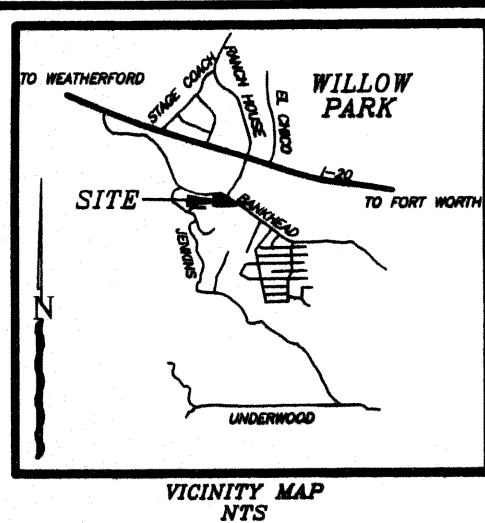


C 561



STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 25th day of April, 2007

Manly
County Judge

W. H. ...
Commissioner Precinct #1

...
Commissioner Precinct #2

...
Commissioner Precinct #3

Jim Webster
Commissioner Precinct #4

CITY OF WILLOW PARK

...
MAYOR

...
CITY ENGINEER

...
CHAIRMAN OF PLANNING AND ZONING

...
FIRE MARSHALL

OWNER/DEVELOPER
TIM LANTHRUM
6612 JOY DRIVE
TYLER, TEXAS 75703
903-939-9200

JOHN L. TENSETH
ALAINA TENSETH
8650 EAST BANKHEAD DRIVE
ALEDO, TEXAS 76008
817-441-8071

Doc# 637109
Book 2532 Page 871

Doc# 637109 Fees: \$66.00
04/26/2007 8:07AM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Tim Lanthrum, executor for J.J. Lanthrum and wife Helen Lanthrum, along with John L. Tenseth and wife Alaina Tenseth are the owners of the following described real property, to wit:

8.378 acres situated in the JOHN COLE SURVEY, Abst. No. 218, Parker County, Texas, and being a portion of that certain tract of land conveyed to J.J. Lanthrum and wife Helen Lanthrum by deed recorded in Volume 318, Page 64, Real Records, Parker County, Texas, and John L. Tenseth and wife Alaina Tenseth by deed recorded in Volume 1075, Page 130, and Volume 2510, Page 1423, Real Records, Parker County, Texas, said 8.378 acres being more particularly described, as follows:

Beginning at a 1/2" iron found at the southwest corner of said Tenseth tract (V. 1075, P. 130), and the southeast corner of that certain tract of land conveyed to Jim Butler by deed recorded in Volume 1989, Page 1936, Real Records, Parker County, Texas, and in the north line of JENKINS BLUFF, an Addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 418, Plat Records, Parker County, Texas, and being per deed call EAST, 137.60 feet from the called southwest corner of said COLE SURVEY;

TENSETH North 00 degrees 48 minutes 00 seconds East, along the common line of said Tenseth (V. 1075, P. 130) and Butler tracts, 384.46 feet to a 1/2" iron found in the south line of Bankhead Highway (r.o.w. varies);

TENSETH North 85 degrees 10 minutes 02 seconds East, along the south line of said Bankhead Highway, 178.59 feet to a 1/2" iron found at the northeast corner of said Tenseth tract (V. 1075, P. 130);

TENSETH North 85 degrees 12 minutes 48 seconds East, continuing along the south line of said Bankhead Highway, 480.72 feet to a pk nail set;

TENSETH South 54 degrees 20 minutes 34 seconds East, continuing along said Bankhead Highway, 717.82 feet to a 1/2" steel post found for the southeast corner of that certain tract also being the northeast corner of that certain tract of land conveyed to J. P. Elder by deed recorded in Volume 628, Page 178, Real Records, Parker County, Texas;

TENSETH South 89 degrees 14 minutes 29 seconds East, along the common line of said Lanthrum, Tenseth and Elder tracts, 1180.06 feet to the POINT OF BEGINNING and containing 8.378 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that Tim Lanthrum, executor for J.J. Lanthrum and wife Helen Lanthrum and John L. Tenseth and wife Alaina Tenseth (owners) acting by and through the undersigned, it's duly authorized agent does hereby adopt this plat of the hereinabove described real property, to be designated as....

Lots 1 and 2, Block 1
LANTHRUM ADDITION
Parker County, Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS that, Tim Lanthrum, executor for J.J. Lanthrum and wife Helen Lanthrum, along with John L. Tenseth and wife Alaina Tenseth, (owners) does hereby adopt this plat of Lots 1 and 2, LANTHRUM ADDITION, a addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No building or auxiliary structures shall be constructed or placed upon, over, or across the easements as shown. Said easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. I do hereby agree that the dedications hereon are appropriate, reasonable and not unduly burdensome.

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

Witness my hand and seal this 25th day of April, 2007

...
Notary Public
Parker County, Texas
My Commission Expires 11-21-2009

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally Tim Lanthrum, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of April, 2007

Sandie Kay Morris
Notary Public
Parker County, Texas
My Commission Expires 11-21-09

SANDIE KAY MORRIS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11-21-2009

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally John L. Tenseth, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of April, 2007

Robin Samuels
Notary Public
Parker County, Texas
My Commission Expires 11-24-07

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally Alaina Tenseth, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executes the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of April, 2007

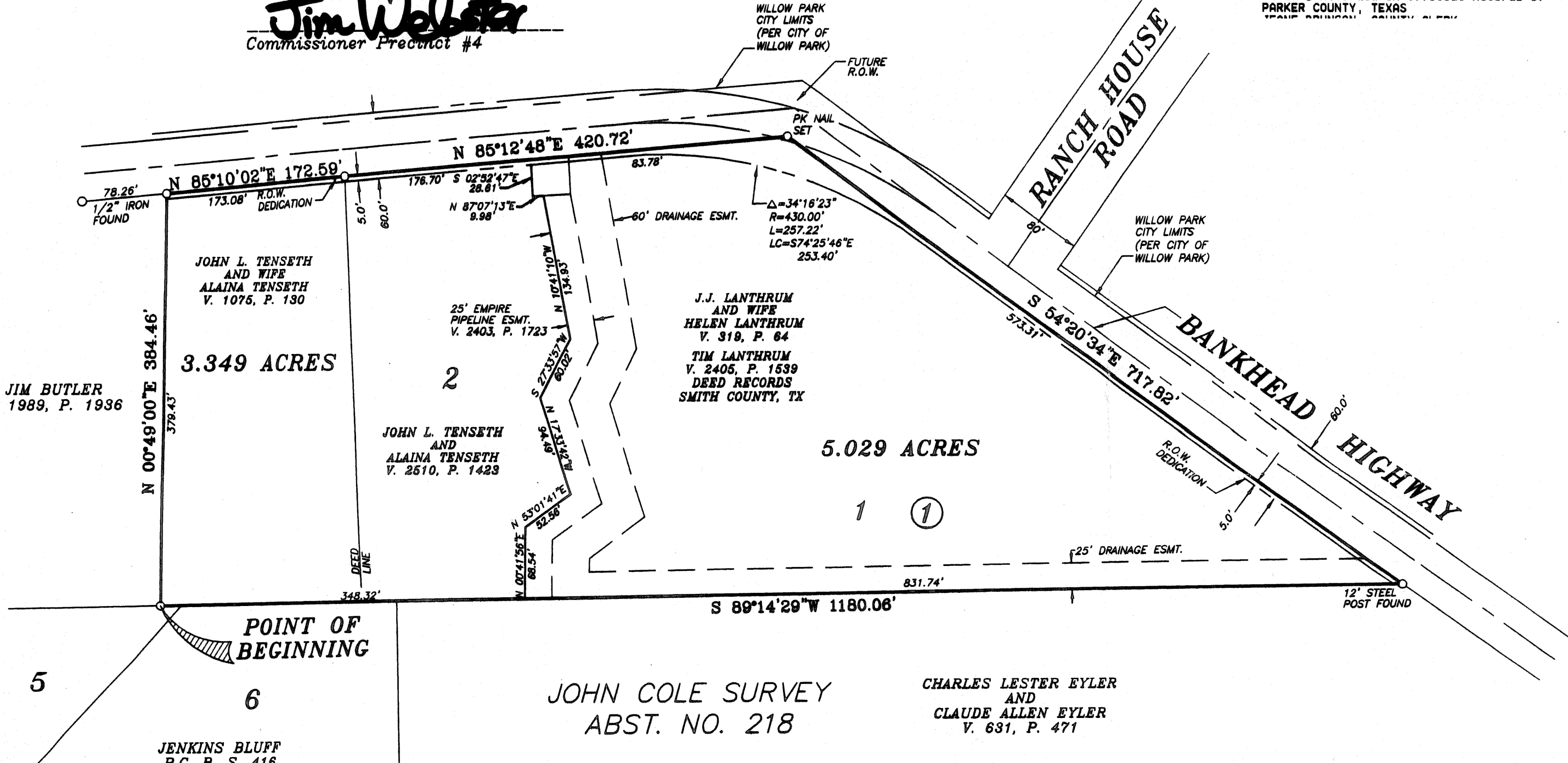
Robin Samuels
Notary Public
Parker County, Texas
My Commission Expires 11-24-07

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, on this day appeared personally John L. Tenseth and Alaina Tenseth, being the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day of April, 2007

Robin Samuels
Notary Public
Parker County, Texas
My Commission Expires 11-24-07



Notes:

Utility Easements: Any public franchised utility, including the City of Willow Park, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat; and they shall have the right of all lines to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, repairing, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 480 520 0205 C Effective January 3, 1997 this property does not lie within a 100 year flood hazard area.

1/2" irons found at all corners unless otherwise noted.

Contours on this survey are based on a map provided by U.S.G.S.

Sanitary sewer service will be provided by individual disposal systems designed and installed in accordance with the Parker County Health Department and TCEQ rules and regulations. Public sewer service will be provided by the City of Willow Park in the future.

Water service to be provided by individual wells. Public water service will be provided by the City of Willow Park in the future.

1/2" irons shall be set at all lot corners upon completion of construction activities.

The maintenance of driveways and/or drainage improvements, the drainage and/or utility easements shown on this plat are the responsibility of the individual property owners and not Parker County.

Land uses are proposed to be commercial lots.

Property is located within the Willow Park ETJ Limits.

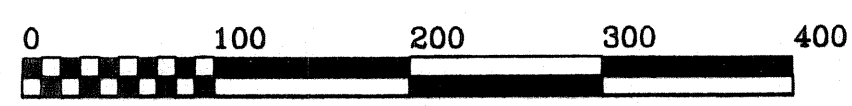
Utility easements will be 10.0' inside all side and rear lot lines unless otherwise shown. 15.0' drainage and utility easements on all front lot lines unless otherwise noted.

All front building lines will be 30.0'.
All side yard building lines will be 10.0'.
All rear building lines will be 10.0'.

This plat represents property which has been platted without a ground water classification as prescribed in Texas Local Government Code, Section 232, 0032. Buyer is advised to question the ester as to the groundwater availability.

Last Will and Testament of Helen Faye Etheridge recorded in V. 2405, P. 1539, Smith County, Texas.

STEVENS
LAND
SURVEYING
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 866-9775 (817) 866-9780 FAX



I hereby certify that this plat was prepared from an actual of the ground survey made under my supervision.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
DECEMBER 5, 2009

I, Tim Lanthrum, AKA Walter Tim Lanthrum, being the dedicand and developer of the attached plat of said subdivision, do hereby certify that it is within the extra-territorial jurisdiction of the City of Willow Park, Parker County, Texas.

Tim Lanthrum
Tim Lanthrum
AKA Walter Tim Lanthrum
STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, on this day personally appeared Tim Lanthrum, AKA Walter Tim Lanthrum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 24th day of April, 2007

Sandie Kay Morris
Notary Public in and for the State of Texas
My Commission Expires 11-21-09

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, on this day personally appeared John Tenseth and Alaina Tenseth, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 23rd day of April, 2007

Robin Samuels
Notary Public in and for the State of Texas
My Commission Expires 11-24-07

STATE OF TEXAS
COUNTY OF PARKER

BEFORE me, the undersigned authority, on this day personally appeared John Tenseth and Alaina Tenseth, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 23rd day of April, 2007

Robin Samuels
Notary Public in and for the State of Texas
My Commission Expires 11-24-07

ACCT. NO.: 144165
SCH. DIST.: AL
CITY: CO
MAP NO.: L-16

Final Plat
Lots 1 and 2, Block 1
LANTHRUM ADDITION
Being 8.378 acres situated in the
JOHN COLE SURVEY,
ABST. NO. 218
Parker County, Texas.