

VICINITY MAP (NO SCALE)

GENERAL NOTES:

1. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
2. This plat does not alter or remove deed restrictions or covenants, if any on this property.

NOTE:

1. This property appears to be located in Zone "X", areas not located in a Special Flood Hazard Area inundated by 100-Year Flood, as shown by Flood Insurance Rate Map No. 48367C0425 E, dated September 28, 2008.
2. Bearings shown are referenced to, (N 73° 40' 22" E) along the North line of Lot 5 and the South line of Lot 6 as shown on that certain survey by Sands Surveying Corporation of Lots 3, 4 and 5, Block 1, Squaw Creek West Addition.

LEGEND

- IRS - Iron Rod Set
- UE - Utility Easement
- BL - Building Line
- PP - Power Pole
- IRF - Iron Rod Found
- ROW - Right Of Way
- LP - Light Pole

OWNERS DEDICATION: 201826833 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, are the sole owners of Lot 3, Lot 4 and Lot 5, Block 1, Shaw Creek West, an addition to the City of Willow Park, recorded in Volume 359-A, Page 87, Plat Records, Parker County, Texas, (P.R.P.C.T.) being Lot 3 and Lot 5, as conveyed in Instrument No. 2018-06124 and Lot 4 as conveyed in Instrument No. 2018-06122, Deed Records, Parker County, Texas, (D.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the west right-of-way line of Squaw Creek Road, (60' right-of-way), at the northeast corner of Lot 2, Block 1 of said Shaw Creek West and being the southeast corner of Lot 3 and Point Of Beginning of the herein described tract of land;

THENCE, S 85° 09' 22" W, along and with the north line of said Lot 2, 376.00 feet to a 1/2" iron rod set in the east line of Lot 2, Block 6, Willow Wood Addition, recorded in Instrument No. 83482, D.R.P.C.T.;

THENCE, N 00° 40' 38" W, along and with the east line of said Lot 2, at 125.68 feet pass the northeast corner of Lot 2 and the southeast corner of Lot 3 and continuing with the east line of Lot 3, 217.30 feet to a 1/2" iron rod found at an angle point;

THENCE, N 00° 22' 38" W, continuing with the east line of said Lot 3, at 255.70 feet pass the northeast corner of Lot 3 and the southeast corner of Lot 4, Willow Wood Addition and continuing a total distance of 324.40 feet to a 1/2" iron rod found at the southwest corner of Lot 6 of said Shaw Creek West Addition;

THENCE, N 73° 40' 22" E, along and with the south line of said Lot 6, 279.00 feet to a 1/2" iron rod found at the southeast corner of said Lot 6, in the west right-of-way line of Squaw Creek Road;

THENCE, S 16° 17' 38" E, along and with the west right-of-way line of Squaw Creek Road, 112.70 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a radius of 1,965.76 feet, a delta of 11° 27' 00" and a chord that bears, S 10° 34' 28" E, 392.19 feet;

THENCE, SOUTHERLY, along and with the west right-of-way line of Squaw Creek Road and said curve to the right, 392.84 feet to a 1/2" iron rod found at the end of curve;

THENCE, S 04° 50' 38" E, continuing along and with the west right-of-way line of Squaw Creek Road, 95.00 feet to the POINT OF BEGINNING, containing 192,564 square feet or 4.421 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 3R, Lot 4R and Lot 5R, Block 1, Shaw Creek West, an addition to the City of Willow Park, Parker County, Texas and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

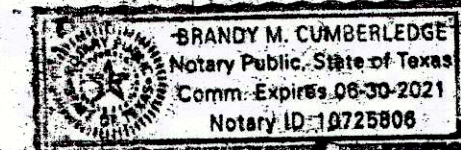
*Angela Michele Conley*  
Angela Michele Conley  
*John Todd Conley*  
John Todd Conley

BEFORE ME, the undersigned authority, on this day personally appeared, ANGELA MICHELE CONLEY and JOHN TODD CONLEY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 19th day of September, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS: *Brandy M. Cumberledge*



REPLAT

LOT 3R, LOT 4R AND LOT 5R, BLOCK 1

SQUAW CREEK WEST

Being a replat of Lot 3, Lot 4 and Lot 5, Block 1, Squaw Creek West, an addition to the City of Willow Park, recorded in Volume 359-A, Page 87 Deed Records, Parker County, Texas.

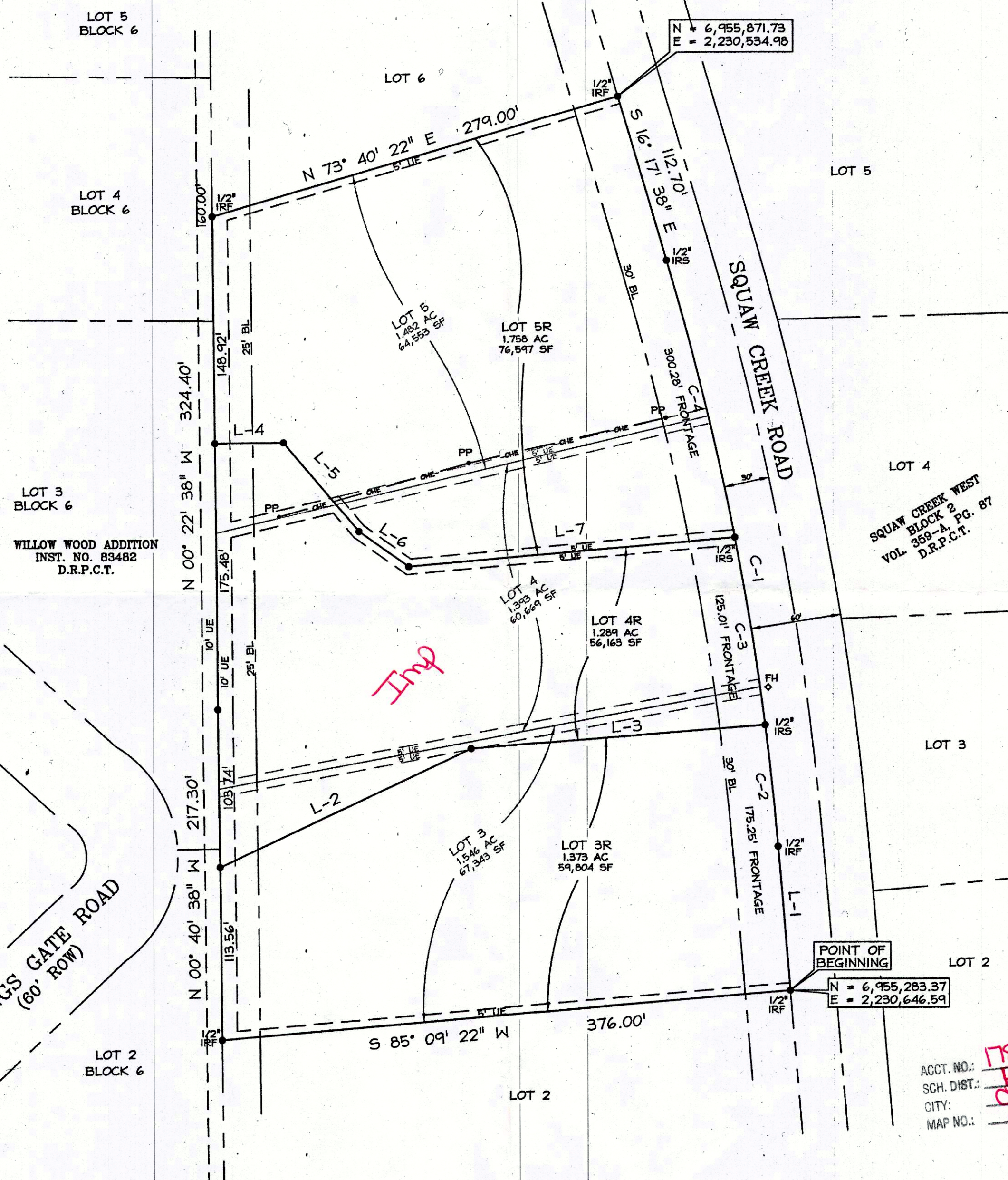
August 7, 2018

3 LOTS

Owner:  
Angela Michele and John Todd Conley  
106 Manor Court N  
Willow Park, Tx. 76087

17862.001.003.00  
17862.001.004.00

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	392.84'	1,965.76'	11° 27' 00"	S 10° 34' 28" E	392.19'
C-2	80.25'	1,965.76'	02° 20' 21"	S 06° 01' 08" E	80.25'
C-3	125.01'	1,965.76'	03° 38' 37"	S 09° 00' 37" E	124.99'
C-4	187.58'	1,965.76'	05° 28' 03"	S 13° 33' 57" E	187.51'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 04° 50' 38" E	95.00'
L-2	N 64° 53' 53" E	183.04'
L-3	N 85° 34' 35" E	194.39'
L-4	N 89° 37' 22" E	45.16'
L-5	S 40° 03' 41" E	76.84'
L-6	S 54° 26' 50" E	40.01'
L-7	N 85° 02' 15" E	216.01'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*

201826833  
10/18/2018 02:27 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

DEAN SURVEYORS  
1292 Hwy 157 N, Ste 106  
Mansfield Texas, 76063  
882-518-1857  
ronnie@deansurveyors.net

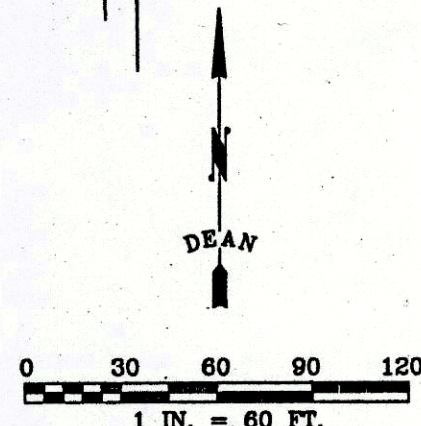


*Ronnie E. Dean*  
Ronnie E. Dean - R.P.L.S. No. 5314

Job No. 180614P

I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have prepared this plat from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground July, 2018



APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL  
CITY OF WILLOW PARK

*Dylan* 9-2-18  
MAYOR DATE

*ML* 9-20-2018  
CITY ADMINISTRATOR DATE

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORD

CABINET E SLIDE 169

DATE \_\_\_\_\_