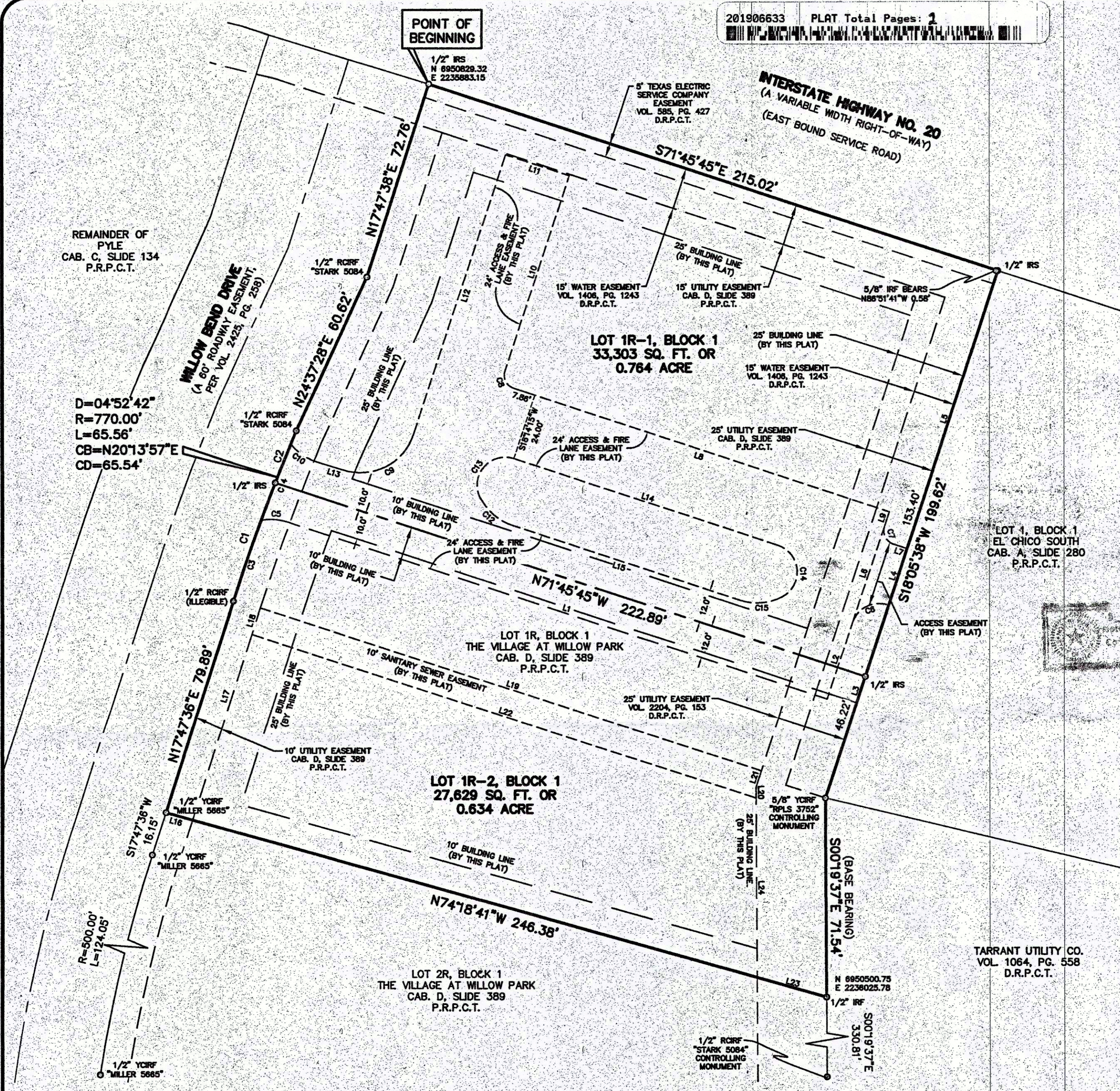
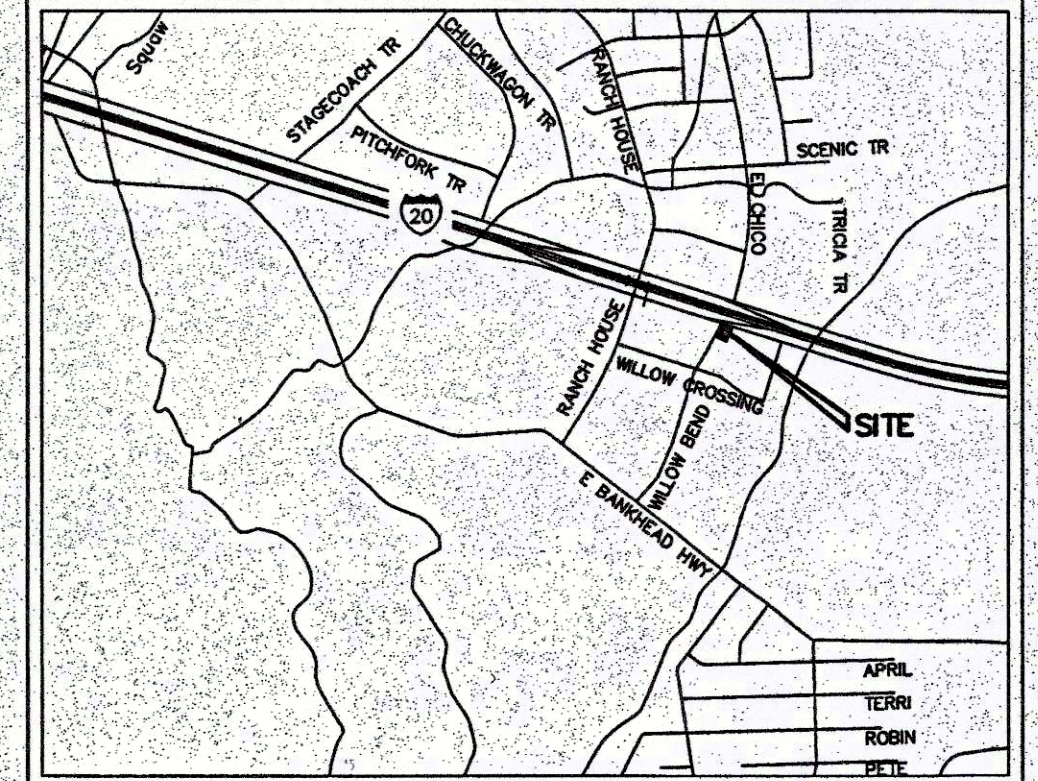


LINE	LENGTH	BEARING
L1	203.70'	N 71°45'45" W
L2	29.05'	N 18°14'15" E
L3	73.26'	N 18°05'38" E
L4	21.35'	N 18°05'38" E
L5	105.01'	N 18°05'38" E
L6	36.34'	S 18°14'15" W
L7	5.26'	S 71°45'45" E
L8	141.95'	S 71°45'45" E
L9	5.61'	S 18°14'15" W
L10	73.90'	N 18°14'15" E
L11	24.00'	S 71°45'45" E
L12	105.90'	N 18°14'15" E
L13	9.72'	N 71°45'45" W
L14	100.09'	S 71°45'45" E
L15	85.81'	N 71°45'45" W
L16	10.01'	S 74°18'41" E
L17	70.16'	N 17°47'36" E
L18	9.36'	N 17°47'36" E
L19	188.99'	S 71°51'22" E
L20	3.94'	N 00°19'37" W
L21	6.26'	N 18°08'02" E
L22	190.18'	S 71°51'22" E
L23	26.01'	N 74°18'41" W
L24	64.47'	N 00°19'37" W



CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	45.12'	770.00'	03°21'26"	N 19°28'19" E	45.11'
C2	20.44'	770.00'	01°31'16"	N 21°54'40" E	20.44'
C3	28.47'	770.00'	02°07'06"	S 18°51'09" W	28.47'
C4	34.63'	770.00'	02°34'37"	S 21°12'01" W	34.63'
C5	9.79'	20.00'	28°03'21"	N 85°47'23" W	9.70'
C6	16.03'	10.00'	91°49'02"	S 64°08'46" W	14.36'
C7	7.85'	5.00'	90°00'00"	S 26°45'45" E	7.07'
C8	7.85'	5.00'	90°00'00"	S 26°45'44" E	7.07'
C9	31.42'	20.00'	90°00'00"	N 63°14'15" E	28.28'
C10	11.54'	20.00'	33°03'27"	S 55°14'01" E	11.38'
C11	20.44'	770.00'	01°31'16"	S 21°54'40" W	20.44'
C12	15.91'	20.00'	45°34'23"	S 48°58'34" E	15.49'
C13	23.46'	10.00'	134°25'37"	S 41°01'26" W	18.44'
C14	23.46'	10.00'	134°25'37"	N 04°32'55" W	18.44'
C15	15.91'	20.00'	45°34'23"	N 85°27'04" E	15.49'

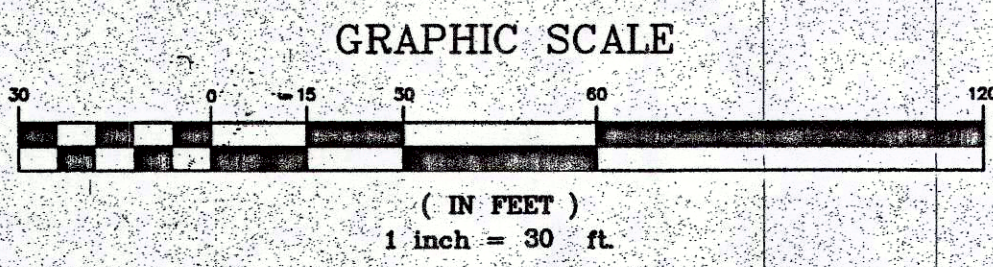
REMAINDER OF PYLE CAB. C, SLIDE 134 P.R.P.C.T.

D=04°52'42"
R=770.00'
L=65.56'
CB=N20°13'57"E
CD=65.54'

LOT 1, BLOCK 1 EL CHICO SOUTH CAB. A, SLIDE 280 P.R.P.C.T.

TARRANT UTILITY CO. VOL. 1064, PG. 558 D.R.P.C.T.

- NOTES:
1. IRF - Iron Rod Found
 2. Basis of Bearing - Based on the east line (South 00 deg. 19 min. 37 sec. East) of Lot 1R, Block 1, The Village at Willow Park, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 389, Plat Records, Parker County, Texas.
 3. Selling a portion of any lot within this addition by metes and bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
 4. Water and sanitary sewer service to be provided by City of Willow Park.
 5. Purpose of this plat is to create 2 lots from an existing lot and dedicate easements for development.



ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 CONTACT: JUAN J. VASQUEZ, P.E. 972-278-2948

OWNER: THE MORRISON GROUP, INC. 1620 WABASH FORT WORTH, TEXAS 76107 817-907-7371

OWNER: TCG WILLOW PARK INVESTORS, LLC 12720 HILLCREST ROAD, SUITE 650 DALLAS, TEXAS 75230

E 253

REPLAT
LOT 1R-1 & 1R-2, BLOCK 1
THE VILLAGE AT WILLOW PARK
 AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
 BEING A REPLAT OF
 LOT 1R, BLOCK 1, THE VILLAGE AT WILLOW PARK
 AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 389,
 PLAT RECORDS, PARKER COUNTY, TEXAS
 PREPARED 1-31-18
 1.398 ACRES

JOB NO.: 17-1118	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 12/14/2017	www.peisersurveying.com		1
FIELD DATE: 12/12/2017	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051		OF
SCALE: 1" = 30'	817-481-1806 (O)		2
FIELD: J.D.H.	817-481-1809 (F)		
DRAWN: T.R.M.	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE		
CHECKED: J.B.W.	tman@peisersurveying.com FIRM No. 100999-00		

18939.001.001.00