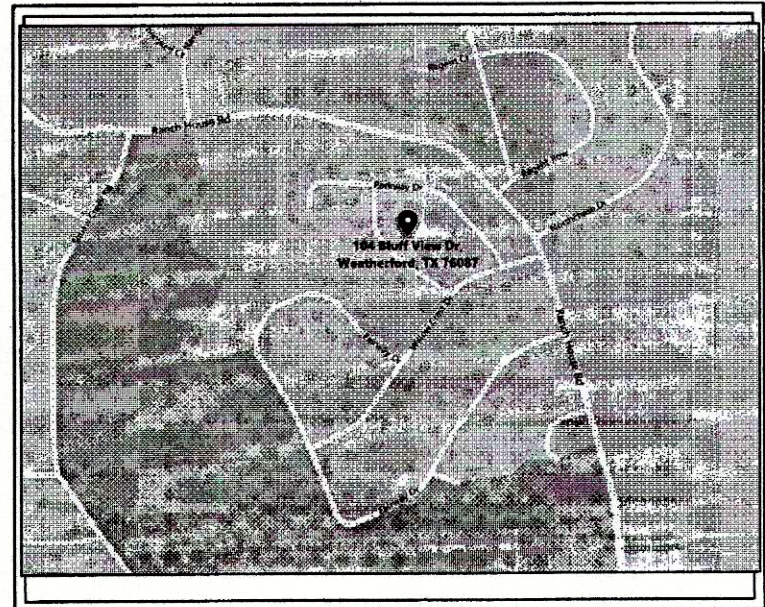


0' 50' 100' 150'



VICINITY MAP
(NOT TO SCALE)

DEDICATION

201916910 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

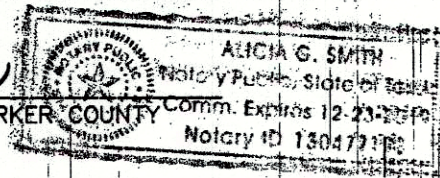
WHEREAS, WE MARSHA TAYLOR, BEING THE OWNER OF LOT 2, BLOCK 4, AND KEITH AND KELSEY BYRNE, BEING THE OWNERS OF LOT 3, BLOCK 4, WILLOW CREEK ESTATES ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, RECORDED IN VOLUME 362-A, PAGE 88, PLAT RECORDS, PARKER COUNTY, TEXAS,

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 Doyle M P's 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.

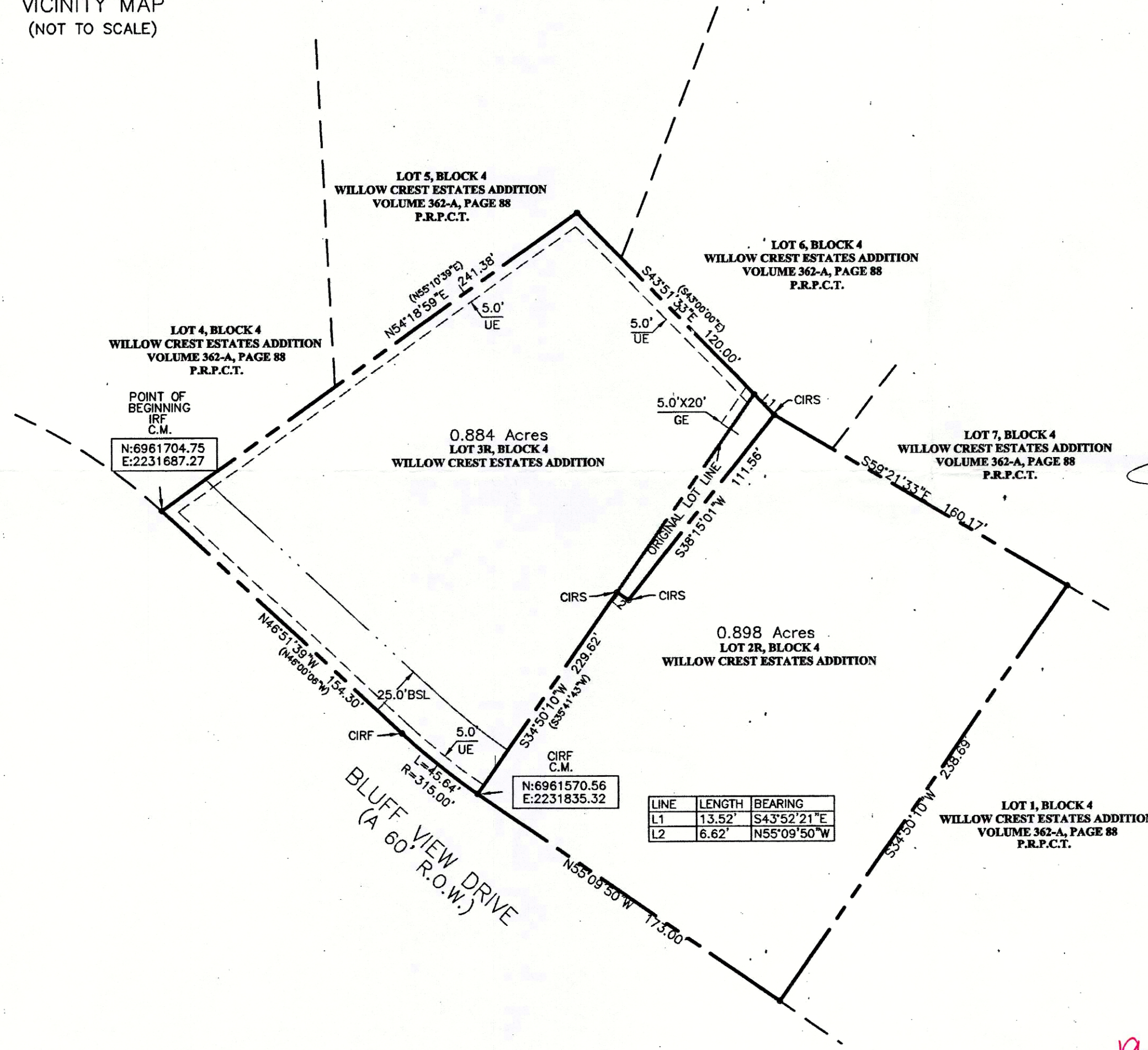
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25 DAY OF June 2019.

Alicia Smith
NOTARY PUBLIC IN AND FOR PARKER COUNTY



LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- () DENOTES RECORD DATA
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT

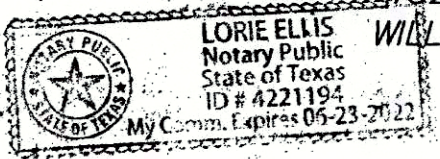


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARSHA TAYLOR, 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 THE 18 DAY OF June 2019.

Janet Ellis
NOTARY PUBLIC IN AND FOR PARKER COUNTY

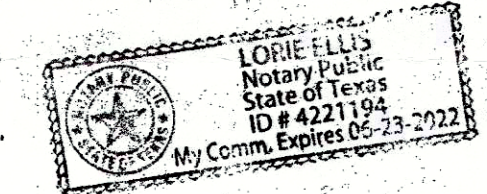


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEITH BYRNE, 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 THE 18 DAY OF June 2019.

Janet Ellis
NOTARY PUBLIC IN AND FOR PARKER COUNTY



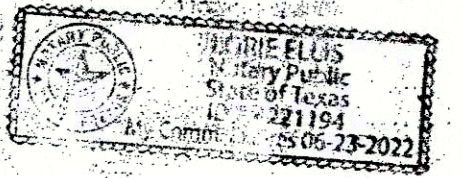
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KELSEY BYRNE, 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 THE 18 DAY OF June 2019.

Janet Ellis
NOTARY PUBLIC IN AND FOR PARKER COUNTY

OWNERS:
KEITH AND KELSEY BYRNE
104 BLUFF VIEW DR.
WILLOW PARK, TEXAS
MARSHA TAYLOR
102 BLUFF VIEW DR.
WILLOW PARK, 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"=50'	Date: 7/24/18	DWG: 2018370-SURVEY-001
Drawn: OF	Checked: SJH	Job: 2018-370

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.

SJ Hoff 12/17/2018
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



19507.004.002-00
19507.004.003-00
**LOTS 2R AND 3R, WILLOW CREEK ESTATES,
A RE-PLAT OF
WILLOW CREST ESTATES
LOTS 2 AND 3, BLOCK 4
BEING A 1.782 ACRE TRACT OF LAND
AN ADDITION TO THE CITY OF WILLOW PARK,
RECORDED IN VOLUME 362-A, PAGE 88,
PLAT RECORDS, PARKER COUNTY TEXAS**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
201916910
07/08/2019 12:23 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 19507
SCH. DIST.: AL
CITY: CWP
MAP NO.: E-15

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.

E329