

C-484

TRACT C-R, BLOCK 7
WILLOW SPRINGS OAKS ADDITION
AN ADDITION TO THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

Doc# 615658
Book 2478 Page 1292

BEING A REPLAT OF TRACT C, BLOCK 7, WILLOW SPRINGS OAKS ADDITION
AND LOT 11, BLOCK 1, C. E. BEAVERS ADDITION
AN ADDITION TO THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

ACCT. NO.: 19510
SCH. DIST.: AL
CITY: WP
MAP NO.: 1111

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as fee holder on the acreage
subdivided according to this plat, hereby
consents to such subdivision and joins in the
dedication of the streets and easements.

TITLE

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared _____, known
to me by the person whose name is subscribed to the
above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the _____ day of _____, 2008.

Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, REX BOURNE being the sole owner of 3.81 Acres being Tract C,
Block 7, Willow Springs Oaks Addition, an addition to the City of Willow Park,
Parker County, Texas, as recorded in Volume 381-A, Page 69, Plat Records,
Parker County, Texas and Lot 11, Block 1, C. E. Beavers Addition recorded in
Volume 240, Page 492, Deed Records, Parker County, Texas and being more
particularly described by metes and bounds as follows:

BEGINNING at an iron rod found, in the south right of way line of Interstate
Highway No. 20, said iron being the northeast corner of said Lot 11, Block 1,
C. E. Beavers Addition;
THENCE S 01°40'43"W, on or about a fence, 67.39 feet to an iron rod
found;
THENCE N 89°25'20"W, 808.95 feet to an iron rod found in the east
right of way line of Farm to Market Highway No. 5 in a non-tangent curve
to the right with a radius of 1392.40 feet and whose chord bears
N 18°32'35"E, 325.87 feet;
THENCE with said curve to the right and with the east right of way line of
said Farm to Market Highway No. 5, through a central angle of
13°24'28" and a distance of 325.81 feet to a concrete monument found,
said monument being the intersection of the east right of way of said Farm
to Market Highway No. 5 with the south right of way line of said Interstate
Highway No. 20;
THENCE N 70°12'48"E, with the south right of way line of said
Interstate Highway No. 20, 71.17 feet to an concrete monument found in a
non-tangent curve to the left with a radius of 11719.16 feet and whose cord
bears S 89°36'31"E, 539.07 feet;
THENCE with said curve to the left and the south right of way line of
said Interstate Highway No. 20 through a central angle of 68°26'58"
and a distance of 539.07 feet to an iron rod found;
THENCE S 67°55'17"E, continuing along the south right of way line of
said Interstate Highway No. 20, 157.30 feet to the POINT OF BEGINNING
and containing 3.81 acres (166,984 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, REX BOURNE HERE BY ADOPT THIS PLAT OF THE HEREIN ABOVE
DESCRIBED REAL PROPERTY, TO BE DESIGNATED AS: TRACT C-R, BLOCK 7,
WILLOW SPRINGS OAKS ADDITION to the City of Willow Park, Parker County,
Texas, being a replat of Tract C, Block 7, Willow Springs Oaks Addition and
Lot 11, Block 1, C. E. Beavers Addition, an addition to the City of Willow Park,
Parker County, Texas and does hereby dedicate to the public's use forever
the streets, (alleys, paths) and easements shown thereon.

WITNESS my hand at Willow Park, Texas, Parker County,
Texas this 14th day of September, 2008.

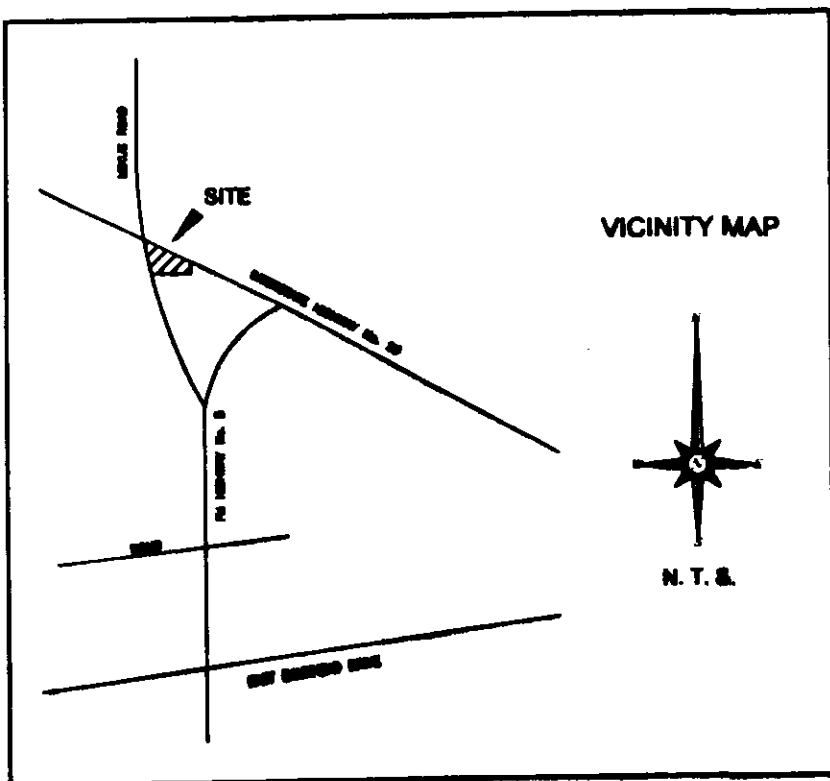
Rex Bourne
Rex Bourne

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this
day personally appeared Rex Bourne, known
to me by the person whose name is subscribed to the
above and foregoing instrument, and acknowledged to
me that he executed the same for the purposes and
consideration expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the 14th day of September, 2008.

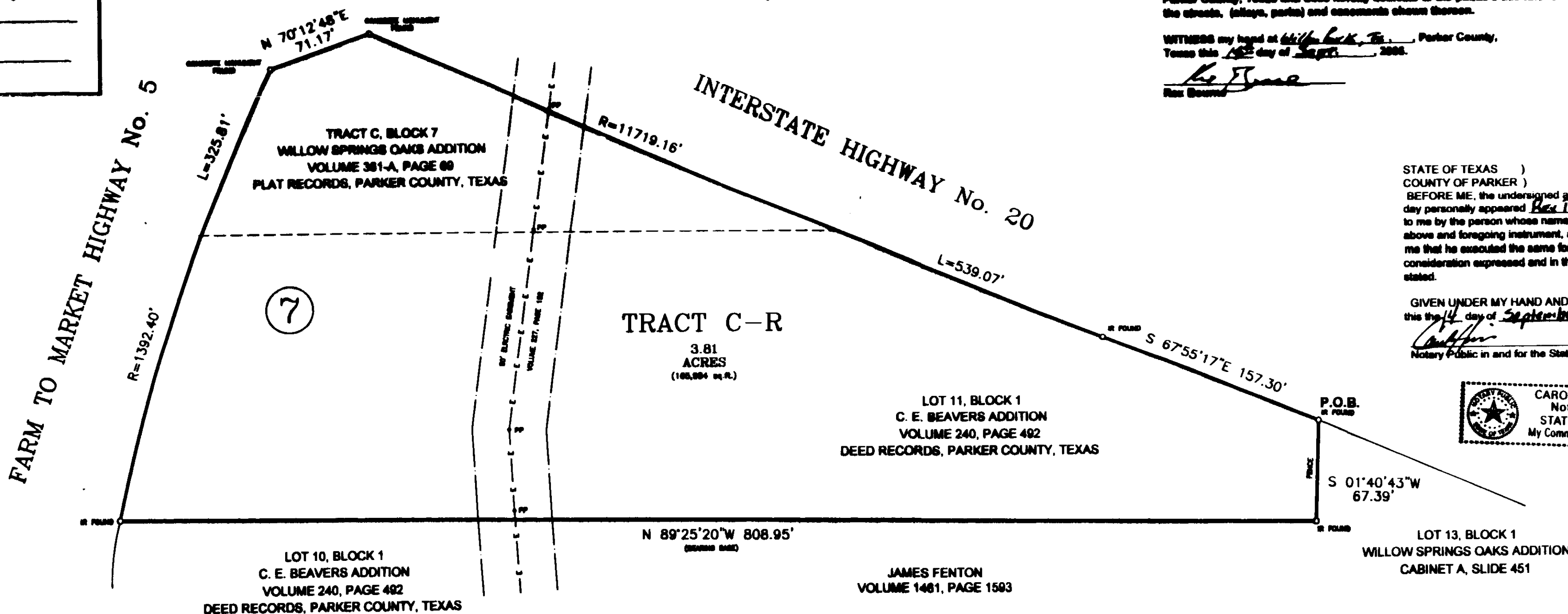
Carol B. Harris
Notary Public in and for the State of Texas

CAROL B. HARRIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02/22/2009



OWNER
Rex Bourne
4028 Interstate Highway No. 20
Willow Park, Texas 78087
817-801-8371

APPROVED by the City of Willow Park, Parker County, Texas,
this the 20th day of September
[Signature]
Mayor, City of Willow Park
[Signature]
City Secretary
[Signature]
Chairman, Planning and Zoning Commission
Fire Marshal
City Engineer, City of Willow Park



This is to certify that I, David Harlan Jr., a Registered
Public Land Surveyor of the State of Texas, have plotted
the above subdivision from an actual survey on the ground
and all lot corners, angle points and points of curve are
properly marked on the ground, and that this plat correctly
represents that survey made by me or under my supervision.



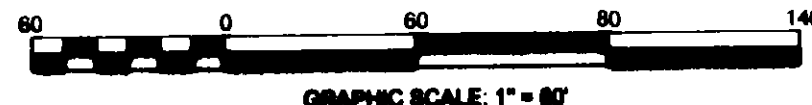
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2874



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48048 0001 A
EFFECTIVE DATE: 08/01/07
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.



Doc# 615658 Fees: \$65.00
10/16/2008 12:43PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS



SCALE: 1" = 60'
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)588-9700-(817)588-0880
FAX: METRO(817) 341-2833

