

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS BARBARA NOLTE (Doc #201507465 & 201608397), being the sole owner of 29.99 acres situated in and being a portion of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, in the ETJ in the City of Willow Park, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a post at the southwest corner of said 29.99 acre tract at a reentrant corner of McDavid Estates, Phase VI, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 335, Plat Records, Parker County, Texas;

THENCE N 00°25'55" W, with the east line of said McDavid Estates Phase VI, 568.25 feet to an iron rod found (iron rods found are ½" unless noted) at the southwest corner of a tract of land described by deed to Kevin McKee recorded in Volume 2637, Page 1775, Official Records, Parker County, Texas;  
THENCE N 88°49'35" E, with the south line of said Kevin McKee tract, 367.75 feet to an iron rod found at its southeast corner and the southwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 20136647, Official Records, Parker County, Texas;

THENCE with the line of said Cory Matthews tract the following courses and distances;  
N 89°41'19" E, 153.69 feet to an iron rod found;  
N 00°20'12" W, 292.85 feet to an iron rod found in the south line of East Bankhead Highway, as it exists;

THENCE with the south line of said East Bankhead Highway the following courses and distances;  
N 81°22'24" E, 419.45 feet to an iron rod found;  
N 81°23'00" E, 209.18 feet to an iron rod found;  
N 81°22'36" E, 213.02 feet to an iron rod found at the northwest corner of a tract of land described by deed to Cory Matthews recorded in Doc No. 202136654, Official Records, Parker County, Texas;

THENCE with the line of said Corey Matthews tract (202136654) the following courses and distances;

S 02°04'49" E, 91.21 feet to an iron rod found;  
S 16°36'50" W, 29.33 feet to an iron rod found;  
S 02°48'57" W, 103.71 feet to an iron rod found;  
S 78°50'36" E, 397.76 feet to an iron rod found in the west line of a tract of land described by deed to Lynn Smith recorded in Volume 1506, Page 1462, Real Records, Parker County, Texas;

THENCE with the west line of said Lynn Smith tract the following courses and distances;

S 00°18'40" W, 293.20 feet to an iron rod found;  
S 26°53'06" W, 448.19 feet to an iron rod found in the most southerly north line of said McDavid Estates Phase VI;

THENCE S 89°53'27" W, with the line of said McDavid Estates Phase VI, 1523.31 feet to the POINT OF BEGINNING and containing 29.99 acres (1306281 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARBARA NOLTE, does hereby adopt this plat designating the hereinabove described real property as NOLTE, LOTS 1 THROUGH 5, BLOCK 1, IN THE ETJ OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, being 30.25 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks and easements shown thereon.

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Willow Park.
- The City of Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the publics and city use thereof.
- The City of Willow Park and public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easements.
- The City of Willow Park and public utilities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means or plat and approved by the City of Willow Park.

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

WITNESS my hand at \_\_\_\_\_, Parker County,  
Texas this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Nolte

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
My Commission Expires On:

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and or regulations and state law, and is subject to fines and other penalties.

CITY OF WILLOW PARK	APPROVED BY CITY OF WILLOW PARK:
	_____
	MAYOR DATE
	_____
	CITY SECRETARY DATE
	_____

FINAL PLAT  
NOLTE  
LOTS 1 THROUGH 5, BLOCK 1  
IN THE ETJ OF THE CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

Being 29.99 acres situated in and being a portion of the David Addington Survey, Abstract No. 21, in the ETJ of the City of Willow Park, Parker County, Texas

OWNER/DEVELOPER:  
Barbara Nolte  
817-614-7965  
6820 E Bankhead Hwy  
Aledo, TX 76008

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