LEGAL DESCRIPTION:
Being all that tract of land situated in the Charles Liger Survey, Abstract No. 889, Parker County, Texas and being all of the Michael & Denise McKinney tract as described in warranty deed recorded in County Clerk Document 100132307, Deed Records Parker County, Texas.
Beginning at a point 0.00' north of Easby Road for the southwest corner of said McKinney tract and the southeast corner of the George G. & Mary H. Deeds tract as recorded in Volume 2000, Page 1341, Deed Records Parker County, Texas;
Thence North 08° 34' 40" East with the McKinney/ Deeds common line a distance of 411.39 feet to a point 1/2 inch iron rod;
Thence North 08° 34' 39" North, continuing with the McKinney/ Deeds common line a distance of 132.04 feet to a point 1/2 inch iron rod;
Thence North 08° 34' 39" East, continuing with the McKinney/ Deeds common line a distance of 258.40 feet to a set 1/2 inch iron rod in the west line of the residual tract for Willow Park Ranch II, as recorded in Volume 2241, Page 630, Deed Records Parker County, Texas;
Thence North 08° 34' 39" East with the McKinney/ Ranch II common line a distance of 130.98 feet to a point 1/2 inch iron rod;
Thence South 05° 47' 0" East with the McKinney/ Ranch II common line a distance of 300.18 feet to a point 1/2 inch iron rod;
Thence South 05° 47' 0" West with the McKinney/ Ranch II common line a distance of 533.00 feet to a point 1/2 inch iron rod in the east line of Easby Road;
Thence North 00° 00' 04" East with the Easby Road east line a distance of 369.60 feet to the point of beginning and containing 174,890 square feet, 2 acres 00' 00' 00" of land, more or less.

OWNER DEDICATION:
Now, Therefore, Know All Men By These Presents:
Michael & Denise McKinney hereby do convey and grant this tract designated as Lot 1 and 2, Block A, McKinney Addition, in addition to the City of Willow Park, Texas City, and do hereby dedicate to the public use forever, right of way, easements and encumbrances shown herein. The undersigned certify the following:

1. The easements, as shown herein, are dedicated for the public use forever for the purposes indicated or shown on this plat.
2. No permanent structures shall be constructed or placed upon, over, across the easements.
3. The City is not responsible for replacing any improvements in, under, or over any easement created by maintenance or repair.
4. All improvements on or within the easements shall be maintained by the public utility owners as required by law.
5. The City retains the right to remove, alter, or modify any improvements, structures, or other obstructions which encroach or interfere with the easement.
6. The City reserves the right to close, open, or otherwise regulate the public utilities systems or the public use of the easement.
7. The City reserves the right to close, open, or otherwise regulate the public utility systems or public use without the necessity of providing notice to the owner(s) or lessee(s).

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

WITNESS OUR HANDS THIS 26TH DAY OF OCTOBER, 2015.

Michael McKinney
Denise McKinney

APPROVED BY THE CITY OF WILLOW PARK

Charles Liger Survey, Abstract No. 839
City of Willow Park, Texas
Parker County, Texas

OWNER

Michael & Denise McKinney
2515 Edmond Street
Arlington, TX 76018

Filing For Record
Parkers Count, Texas Plat Records

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 26TH DAY OF OCTOBER, 2015

SURVEYOR CERTIFICATION:

Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and the plan is correctly drawn and drafted for filing purposes.

Charles F. Stark
RSPE No. 5984

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared Michael McKinney and Denise McKinney, known to me to be the persons whose names are subscribed to the foregoing instrument, and sworn to the same.

Given under my hand and seal of office on this 26TH DAY OF OCTOBER, 2015.

GATHERING

202310100000