

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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0400 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
July 2019



201935223 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, GBBN PROPERTIES, LLC-SERIES D (Doc No. 201915747 - Lot 4 Block A), acting by and through its duly authorized agent, and KYLE AND THERESA MCKEE (Doc No. 201920876 - Lot 1, Block A) being the sole owners of Lot 1 and Lot 4, Block A, BUENA VISTA, an addition in the City of Willow Park, according to the plat recorded in Plat Cabinet A, Slide 255, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found at the southeast corner of a tract of land described by deed to Cory McCormick recorded in Doc No. 201805197, Official Records, Parker County, Texas at the northeast corner of said Lot 1 in the east line of Emsley Drive;

THENCE S 00°08'01" W, with the east line of said Emsley Drive, 255.01 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of said Lot 1 and the northeast corner of Lot 2, Block A, said Buena Vista;
THENCE N 89°54'11" W, 215.12 feet to a 3/4" iron rod found at the northwest corner of said Lot 2 and the northeast corner of Lot 3, Block A, said Buena Vista;
THENCE N 54°57'45" W, 206.39 feet to a 5/8" iron rod found in the northwest corner of said Lot 3, the southwest corner of said Lot 1 in the east line of said Lot 4;
THENCE S 32°14'31" W, with the common line of said Lot 3 and said Lot 4, 218.22 feet to an iron rod found in the north right of way line of Buena Vista Drive in a non-tangent curve to the left with a radius of 307.49 feet and whose chord bears N 68°43'45" W, 118.74 feet;
THENCE with the north right of way line of said Buena Vista Drive the following courses and distances:
With said curve to the left through a central angle of 22°16'00" and a distance of 119.50 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the beginning of a curve to the left with a radius of 270.0 feet and whose chord bears N 84°05'06" W, 46.77 feet;
With said curve to the left through a central angle of 09°56'15" and a distance of 46.83 feet to an iron rod found at the southeast corner of Lot 5, Block A, said Buena Vista;
THENCE N 09°45'42" E, with the common line of said Lot 4 and said Lot 5, 313.54 feet to a 5/8" iron rod found in the south line of said Cory McCormick tract;
THENCE S 86°24'49" E, with the north line of said Lot 4 and said Lot 1 and the south line of said Cory McCormick tract, 605.26 feet to the POINT OF BEGINNING and containing 3.78 acres (164,560 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

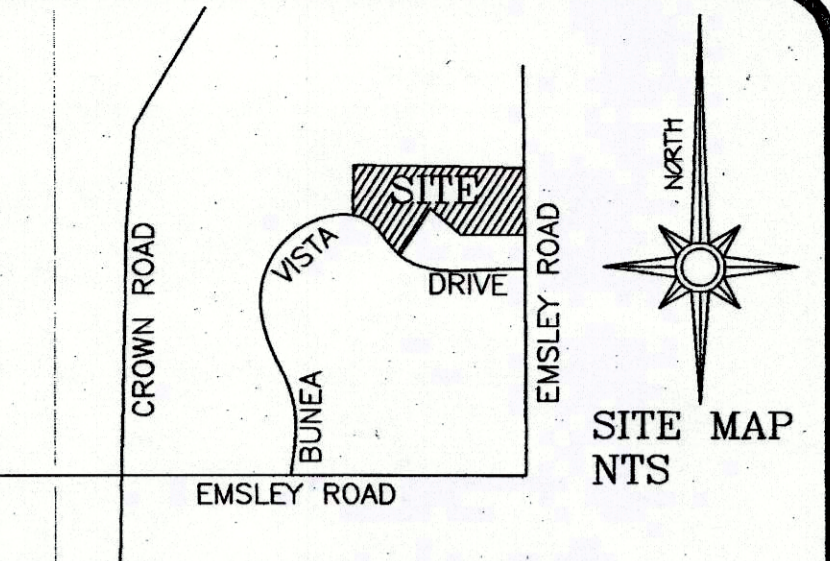
THAT, GBBN PROPERTIES, LLC-SERIES D, acting by and through its duly authorized agent and KYLE AND THERESA MCKEE, does hereby adopt this plat designating the hereinabove described real property as LOT 1R AND LOT 4R, BLOCK A, BUENA VISTA, AN ADDITION IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, being a replat of Lot 1 and Lot 4, Block A, Buena Vista, an addition in the City of Willow Park, according to the plat recorded in Plat Cabinet A, Slide 255, Plat Records, 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 public 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.

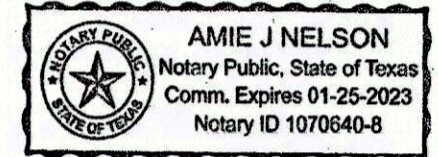
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park.

WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 2019.

Guy Wiggs
Guy Wiggs, GBBN Properties, LLC-Series D
Kyle McKee
Theresa P. McKee
Theresa McKee



LIEN HOLDER for Kyle and Theresa McKee
Curtis B McKee and Sandra J McKee CO-Trustees of the McKee Family Trust,
Curtis B McKee
Sandra J McKee
Signature of Lien holder
This the 24 day of November, 2019.
Amie Nelson
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

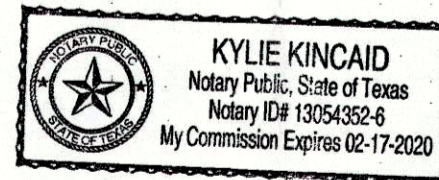
201935223
12/31/2019 11:13 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared GUY WIGGS, GBBN Properties, LLC-Series D, 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 17 day of December, 2019.

Kylie Kincaid
Kylie Kincaid
Notary Public in and for the State of Texas
02-17-2020
My Commission Expires On:

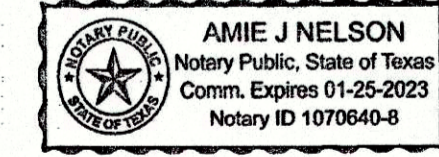


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared KYLE MCKEE, 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 24 day of November, 2019.

Amie Nelson
Amie Nelson
Notary Public in and for the State of Texas
1/25/2023
My Commission Expires On:

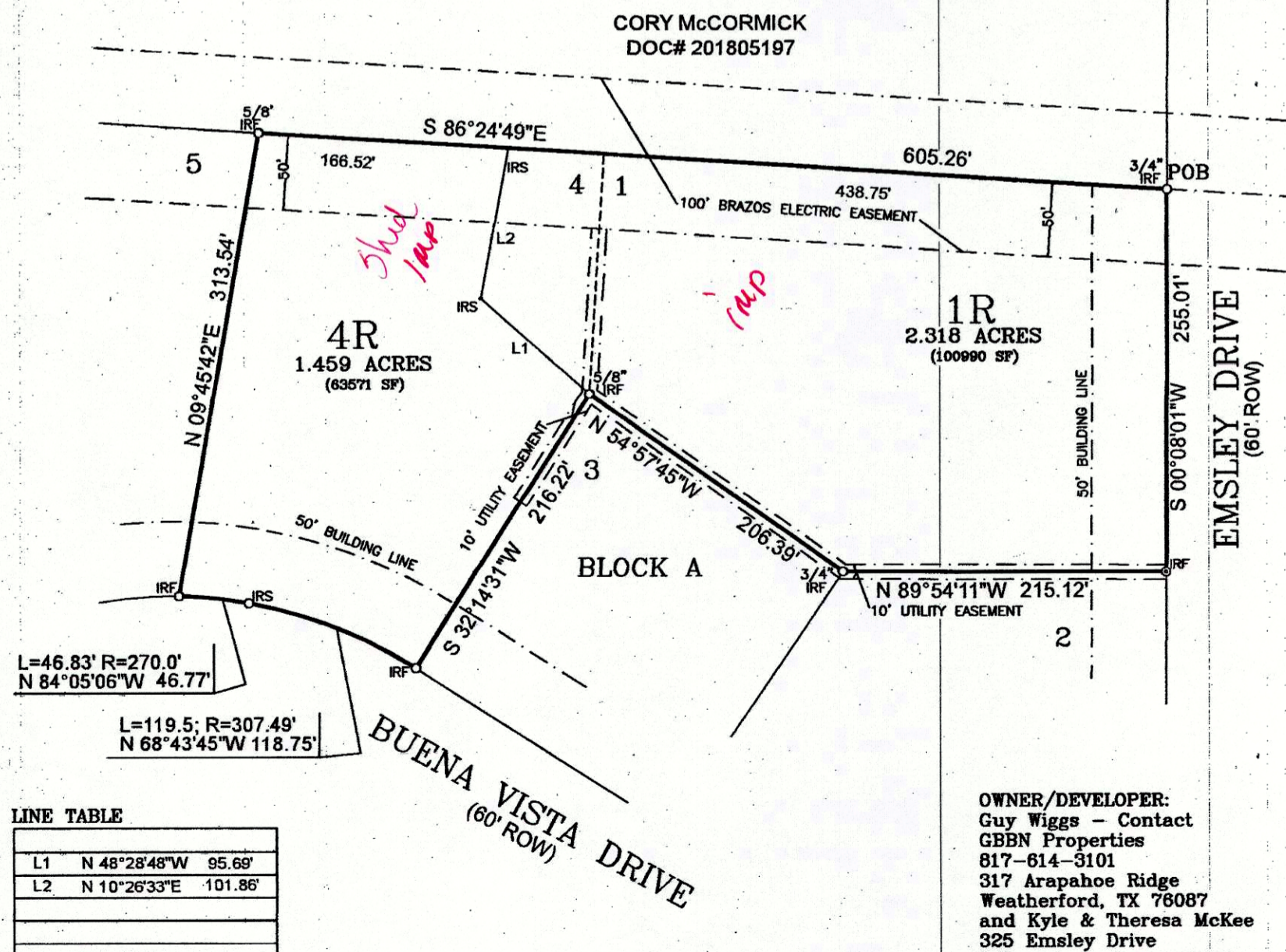
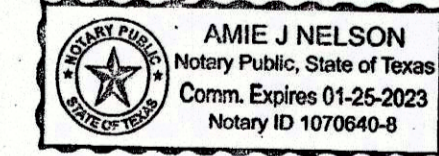


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared THERESA MCKEE, 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 24 day of November, 2019.

Amie Nelson
Amie Nelson
Notary Public in and for the State of Texas
1/25/2023
My Commission Expires On:



LINE TABLE

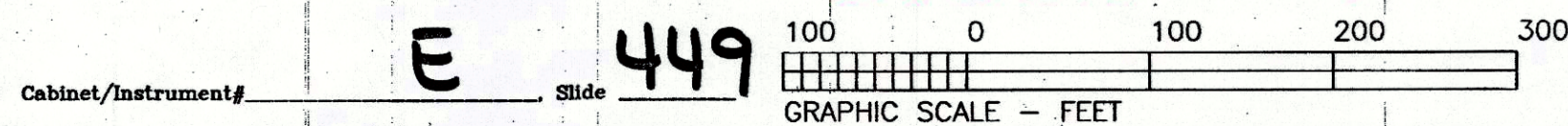
L1	N 48°28'48"W	95.69'
L2	N 10°26'33"E	101.86'

OWNER/DEVELOPER:
Guy Wiggs - Contact
GBBN Properties
817-614-3101
317 Arapahoe Ridge
Weatherford, TX 76087
and Kyle & Theresa McKee
325 Emsley Drive
Willow Park, Texas 76087

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

LOT 1R AND LOT 4R, BLOCK A
BUENA VISTA
AN ADDITION IN THE CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Being a replat of Lot 1 and Lot 4, Block A, Buena Vista
an addition in the City of Willow Park according to the
plat recorded in Plat Cabinet A
Slide 255, Plat Records, Parker County, Texas

10340.001.004.00 10340.001.001.00



ACCT. NO.: 10340
SCH. DIST.: WE
CITY: CWP
MAP NO.: K-14

