

**SURVEYOR CERTIFICATION**

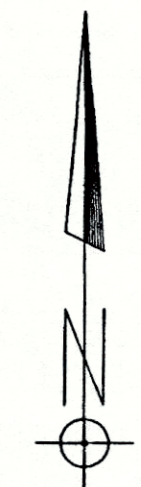
I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.

*Charles F. Stark*  
 Charles F. Stark, RPLS No. 5084



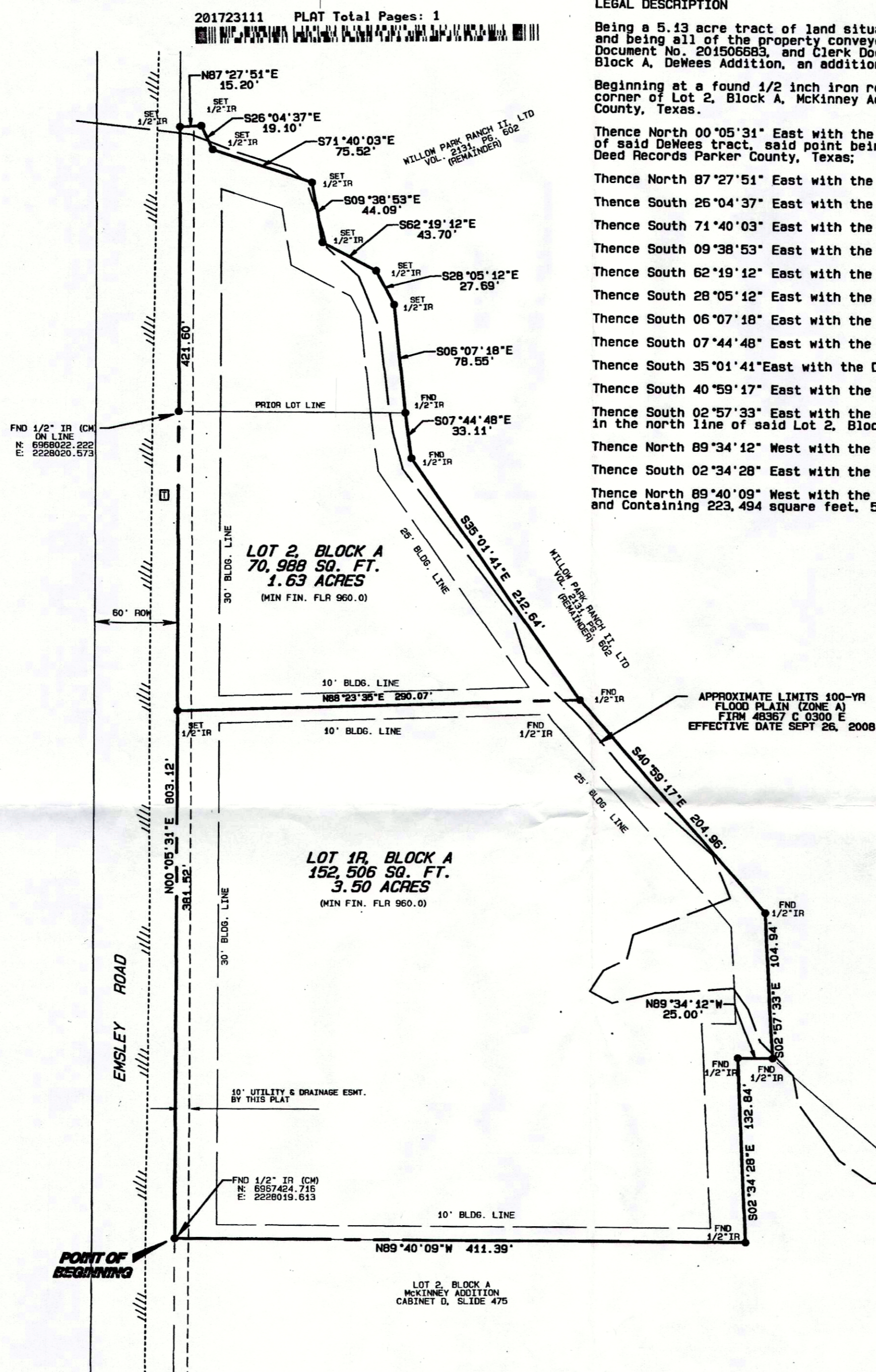
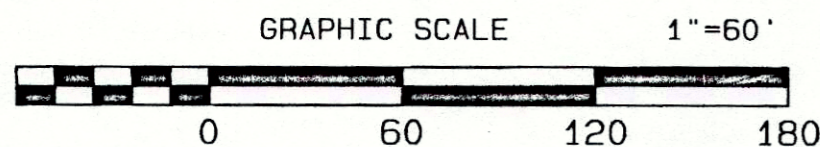
**GENERAL NOTES:**

1. Basis of Bearing for this survey is the Texas State Plane Coordinate System, North Central Zone, NAD 83.
2. Notwithstanding the 25' Building Line shown hereon, the construction of a boat dock or similar structure is allowable along the easterly line of subject property.



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
 201723111  
 09/15/2017 02:15 PM  
 Fee: 75.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT



**LEGAL DESCRIPTION**

Being a 5.13 acre tract of land situated in the Charles Liger Survey, Abstract No. 839, City of Willow Park, Parker County, Texas and being all of the property conveyed to Darwin D. and Mary H. DeWees as recorded in Volume 2685, Page 1341, Clerk Document No. 201506683, and Clerk Document No. 201609297 Deed Records Parker County, Texas, including a replat of Lot 1, Block A, DeWees Addition, an addition to the City of Willow Park as recorded in Cabinet D, Slide 476, plat Records Parker County, Texas.

Beginning at a found 1/2 inch iron rod in the east line of Emsley Road for the southwest corner of said DeWees tract and the northwest corner of Lot 2, Block A, McKinney Addition, an addition to Willow Park as recorded in Cabinet D, Slide 475, Plat Records Parker County, Texas;

Thence North 00°05'31" East with the Emsley Road east line a distance of 803.12 feet to a set 1/2 inch iron rod for the northwest corner of said DeWees tract, said point being a residual line of the Willow Park Ranch II, LTD tract as recorded in Volume 2131, Page 602,

Thence North 87°27'51" East with the DeWees/ Ranch II common line a distance of 15.20 feet to a set 1/2 inch iron rod;

Thence South 26°04'37" East with the DeWees/ Ranch II common line a distance of 19.10 feet to a set 1/2 inch iron rod;

Thence South 71°40'03" East with the DeWees/ Ranch II common line a distance of 75.52 feet to a set 1/2 inch iron rod;

Thence South 09°38'53" East with the DeWees/ Ranch II common line a distance of 44.09 feet to a set 1/2 inch iron rod;

Thence South 62°19'12" East with the DeWees/ Ranch II common line a distance of 43.70 feet to a set 1/2 inch iron rod;

Thence South 28°05'12" East with the DeWees/ Ranch II common line a distance of 27.69 feet to a found 1/2 inch iron rod;

Thence South 06°07'18" East with the DeWees/ Ranch II common line a distance of 78.55 feet to a found 1/2 inch iron rod;

Thence South 07°44'48" East with the DeWees/ Ranch II common line a distance of 33.11 feet to a found 1/2 inch iron rod;

Thence South 35°01'41" East with the DeWees/ Ranch II common line a distance of 212.64 feet to a found 1/2 inch iron rod;

Thence South 40°59'17" East with the DeWees/ Ranch II common line a distance of 204.96 feet to a found 1/2 inch iron rod;

Thence South 02°57'33" East with the DeWees/ Ranch II common line a distance of 104.94 feet to a found 1/2 inch iron rod for a point in the north line of said Lot 2, Block A, McKinney Addition;

Thence North 89°34'12" West with the DeWees/ McKinney common line a distance of 25.00 feet to a found 1/2 inch iron rod;

Thence South 02°34'28" East with the DeWees/ McKinney common line a distance of 132.84 feet to a found 1/2 inch iron rod;

Thence North 89°40'09" West with the DeWees/ McKinney common line a distance of 411.39 feet to the Point of Beginning and Containing 223,494 square feet, 5.13 acres of land, more or less.

**OWNER DEDICATION:**

Now, Therefore, Know All Men By These Presents:

Darwin D. & Mary H. DeWees hereby certify and adopt this plat designating the herein described property as Lots 1R and 2, Block A, DeWees Addition, an addition to the City of Willow Park, Texas (City) and do hereby dedicate to the public use forever, right of ways, easements and encumbrances shown hereon. The undersigned certify the following:

1. The easements, as shown hereon, 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, or across the easements as shown.
3. The City is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
4. Utility easements may 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 the public utilities being subordinate to the public's and the City's use thereof.
5. The City and public utilities shall have the right to remove and keep removed all or part 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 or public use in the easements.
6. The City and public utilities shall at all times have the 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 or public use without the necessity of procuring permission from anyone.
7. Any modification of this document shall be by means of plat and shall be approved by the City.

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 THE 19th DAY OF July, 2017.

*Darwin D. DeWees*  
 Darwin D. DeWees

*Mary H. DeWees*  
 Mary H. DeWees

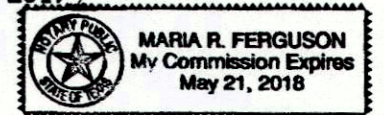
STATE OF TEXAS  
 COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Darwin D. DeWees and Mary H. DeWees, known to me to be the persons whose names are subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 19th day of July, 2017.

*Maria R. Ferguson*



PLAT NO: 11759  
 SUB. DIST: WEP  
 CITY: CWP  
 MAP NO: L-4

**FINAL PLAT**  
**LOTS 1R AND 2, BLOCK A**  
**DeWees ADDITION**

BDING A REPLAT OF LOT 1, BLOCK A  
 DeWees ADDITION, AN ADDITION TO WILLOW PARK  
 AS RECORDED IN CABINET D, SLIDE 476  
 PARKER COUNTY PLAT RECORDS

CHARLES LIGER SURVEY, ABSTRACT NO. 839  
 CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS

PROJECT NO. 290-9306 JULY 2017 SHEET 1 OF 1

**APPROVED BY THE CITY OF WILLOW PARK**

Signed: *[Signature]* 9-14-17  
 Date  
 Signed: *[Signature]* 9-14-17  
 Date  
 City Secretary

**BARRON, STARK & SWIFT**  
 CONSULTING ENGINEERS, LP  
 CIVIL ENGINEERING \* LAND SURVEYING  
 6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (817) 231-8100 Office (817) 231-8144 Fax  
 Texas Registered Engineering Firm F-10998  
 Texas Surveying Firm F-10158806  
 www.barronstark.com

**OWNER**  
 Darwin D & Mary H DeWees  
 500 Throckmorton, Suite 1612  
 Fort Worth, TX 76102

**Filed For Record**  
**Parker County, Texas Plat Records**  
 CABINET D SLIDE 780  
 Date \_\_\_\_\_

11759.00A.001.00