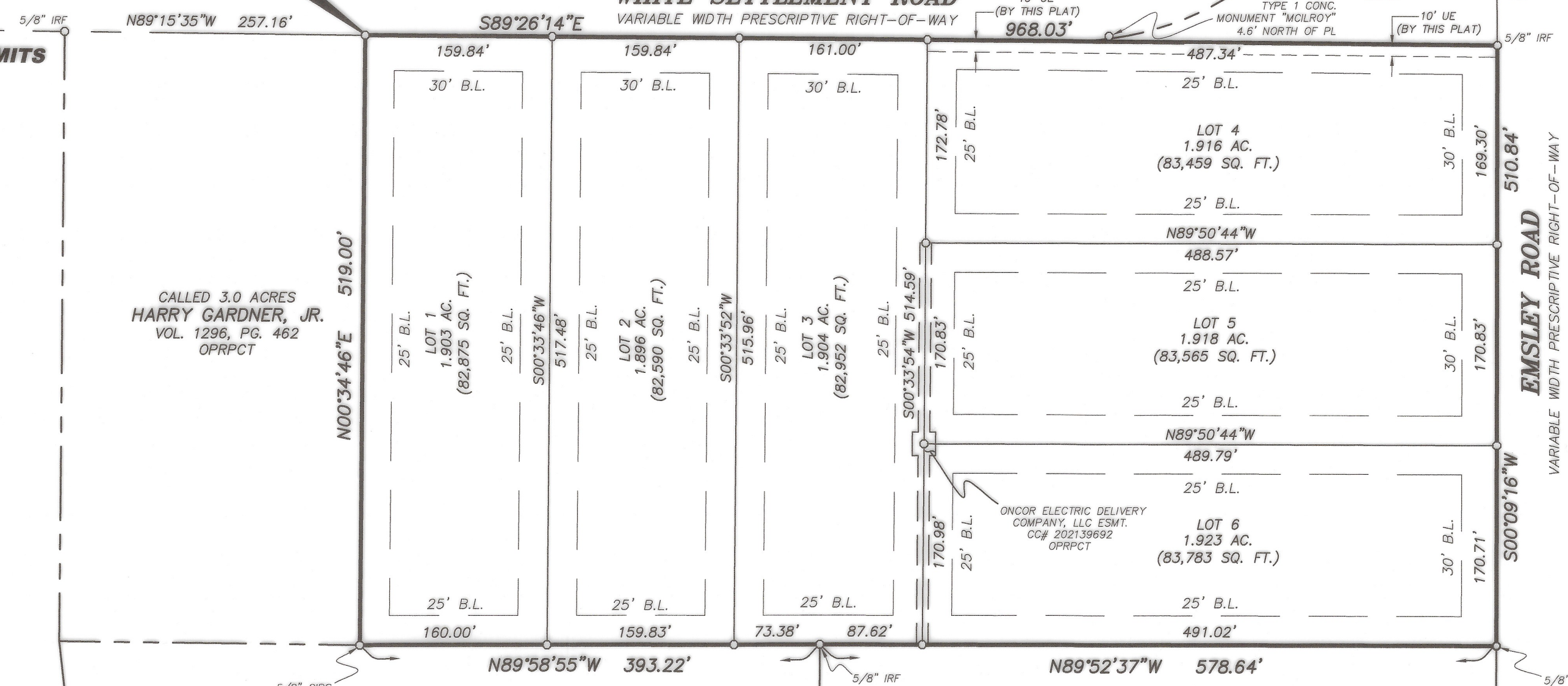


INTERNATIONAL & GREAT NORTHERN  
 RAILROAD COMPANY SURVEY ~  
 ABSTRACT NO. 2007

CALLED 88.121 ACRES  
 JACK DILL KNOX, ET AL  
 VOL. 1502, PG. 116  
 VOL. 1502, PG. 750  
 DRPCT

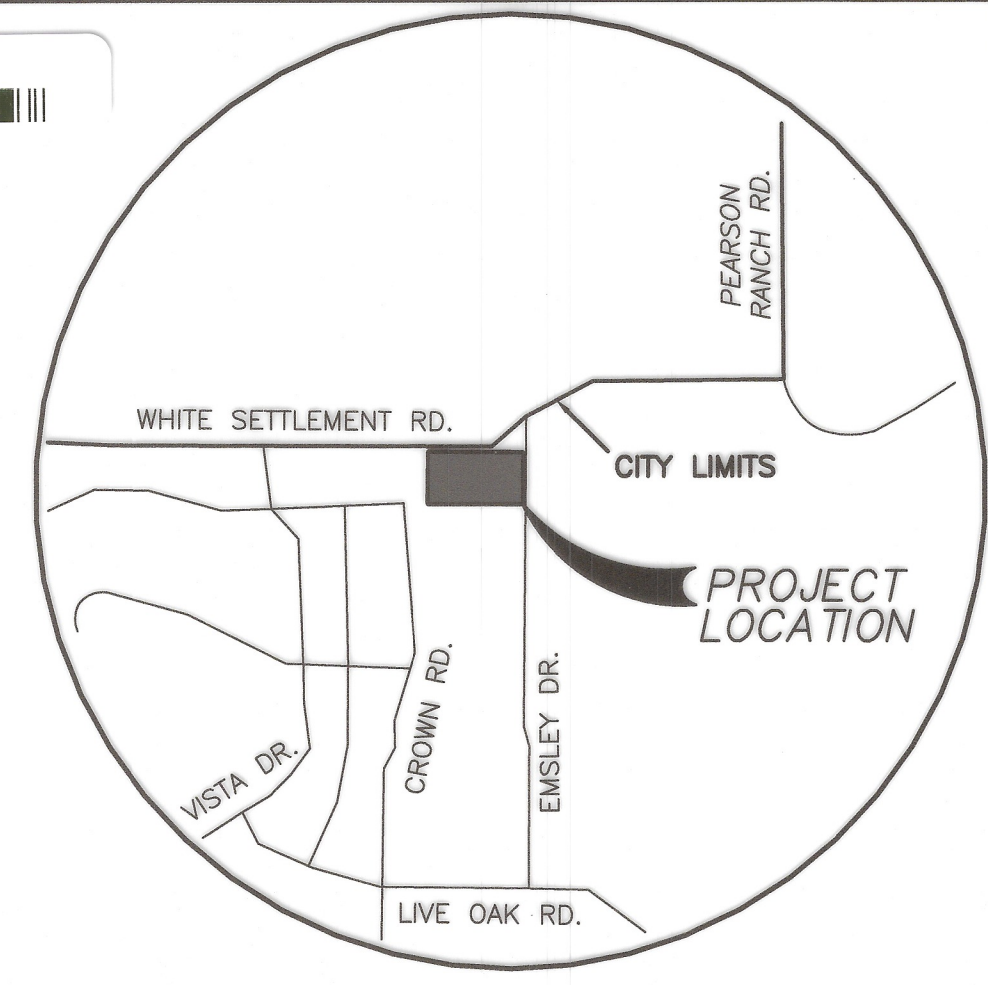
**POB**  
 STEEL FENCE POST  
 NAD83 (GRID)  
 N: 6969955.8  
 E: 2226994.5

WILLOW PARK CITY LIMITS



WILLOW PARK CITY LIMITS

EMSLEY ROAD



**VICINITY MAP**  
 1" = 2,000'

CALLLED 3.0 ACRES  
 HARRY GARDNER, JR.  
 VOL. 1296, PG. 462  
 OPRPCT

N00°34'46"E 519.00'

LOT 1  
 1.903 AC.  
 (82,875 SQ. FT.)

LOT 2  
 1.896 AC.  
 (82,590 SQ. FT.)

LOT 3  
 1.904 AC.  
 (82,952 SQ. FT.)

LOT 4  
 1.916 AC.  
 (83,459 SQ. FT.)

LOT 5  
 1.918 AC.  
 (83,565 SQ. FT.)

LOT 6  
 1.923 AC.  
 (83,783 SQ. FT.)

ONCOR ELECTRIC DELIVERY  
 COMPANY, LLC ESMT.  
 CC# 202139692  
 OPRPCT

CALLLED 6.0 ACRES  
 ERIC P. & ANDREA  
 F. OLSEN  
 VOL. 1508, PG. 358  
 OPRPCT

ANGELA LYNCH CHILDERS  
 CC #201920075  
 OPRPCT

**LEGEND/ABBREVIATIONS**

5/8" CIRF	CAPPED IRON ROD FOUND	VOL.	VOLUME
O CIRS	UNLESS NOTED OTHERWISE, CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"	PG.	PAGE
		ESMT.	EASEMENT
DRPCT	DEED RECORDS PARKER COUNTY, TEXAS	POB	POINT OF BEGINNING
PRPCT	PLAT RECORDS PARKER COUNTY, TEXAS	CIRF	CAPPED IRON ROD FOUND
OPRPCT	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS	IRF	IRON ROD FOUND
		CC#	COUNTY CLERK'S INSTRUMENT NO.
		B.L.	BUILDING SETBACK LINE
		UE	UTILITY EASEMENT

**SEE SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND PLAT NOTES ON PAGE 2 OF 2**

APPROVED BY  
**CITY OF WILLOW PARK, TEXAS**  
 APPROVED BY: *City Council* DATE: 10/12/2021  
 SIGNED: *Mayor* 10/14/2021 Date  
 ATTEST: *City Secretary* 10/14/2021 Date



COUNTY CLERK STAMP

**LAND USE TABLE**

LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RESIDENTIAL	11.461	499,224	6
TOTAL	11.461	499,224	6

ENGINEER:  
**WASTELINE ENGINEERING, INC.**  
 208 S. FRONT STREET  
 ALEDO, TX 76008  
 CONTACT: JAVIER REYES  
 TEL: (817) 441-1300

OWNER/DEVELOPER:  
**CANTRELL COMMERCIAL REAL ESTATE, LLC**  
 111 COTTONWOOD STREET  
 WEATHERFORD, TX, 76086  
 CONTACT: COLT CANTRELL  
 TEL: (817) 447-8900

11822  
 WE  
 CWP  
 K-13

22007.005.001.00

FINAL PLAT  
**DOVE RIDGE ADDITION**  
 LOTS 1 THRU 6  
 BEING A 11.461 ACRE TRACT OF LAND LOCATED IN  
 THE INTERNATIONAL & GREAT NORTHERN RAILROAD  
 COMPANY SURVEY ABSTRACT NO. 2007  
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
 6 BUILDABLE LOTS

OCTOBER 2021  
 SURVEYOR:



4055 INTERNATIONAL PLAZA, STE 430  
 FORT WORTH, TX 76109  
 MAIN: 817.380.5110  
 tbpels #10194323  
 www.PERC-eng.com  
 SHEET 1 OF 2



File



OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD SURVEY (I. & G.N. R.R. CO. SURVEY), ABSTRACT NO. 2007, PARKER COUNTY, TEXAS;

BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 2007, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 11.463 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED (WITH VENDOR'S LIEN) TO CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK NO. 202119610, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (OPRPCT), SAID 11.461 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND, AS DESCRIBED IN THE OWELTY DEED TO HARRY GARDNER, JR., FILED FOR RECORD IN VOLUME 1296, PAGE 462, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WHITE SETTLEMENT ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 3.0 ACRE TRACT OF LAND, BEARS NORTH 89 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 257.16 FEET, SAID BEGINNING POINT HAVING A NAD83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6969955.8 E:2226994.5 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE SOUTH 89 DEGREES 26 MINUTES 14 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 635.8 FEET (4.6 LEFT ~ PERPENDICULAR) PASSING A TYPE I CONCRETE MONUMENT STAMPED "MCILROY", AND CONTINUING IN ALL A TOTAL DISTANCE OF 968.03 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF EMSLEY ROAD (A VARIABLE.L.E WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A TYPE I CONCRETE MONUMENT STAMPED "MCILROY" BEARS, NORTH 00 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 510.84 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.0 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO ERIC P. & ANDREA F. OLSEN, FILED FOR RECORD IN VOLUME 1508, PAGE 358, DRPCT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 6.0 ACRE TRACT OF LAND BEARS SOUTH 00 DEGREES 14 MINUTES 32 SECOND WEST, A DISTANCE OF 451.7 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 6.0 ACRE TRACT OF LAND, A DISTANCE OF 578.64 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING ON THE SOUTH LINE OF SAID CALLED 11.463 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 6.492 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO HEATHER VANTREASE, FILED FOR RECORD IN VOLUME 2180, PAGE 719, DRPCT.

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID 6.492 ACRE TRACT OF LAND, A DISTANCE OF 393.22 FEET, TO A CAPPED IRON ROD SET STAMPED "PERC ENGINEERING", BEING THE SOUTHWEST CORNER OF SAID CALLED 11.463 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 11.463 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID CALLED 3.0 ACRE TRACT OF LAND, A DISTANCE OF 519.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.461 ACRES (499,224 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CANTRELL COMMERCIAL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS DOVE RIDGE ADDITION, LOTS 1 THRU 6, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 12 DAY OF OCTOBER, 2021.

BY: Colt Cantrell  
COLT CANTRELL

TITLE: President  
PRESIDENT

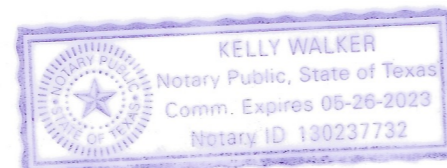
STATE OF TEXAS )  
COUNTY OF Tarrant )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED COLT CANTRELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12 DAY OF OCTOBER, 2021.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5.26.23



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202140494  
10/14/2021 03:00 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



ENGINEER:  
WASTELINE ENGINEERING, INC.  
208 S. FRONT STREET  
ALEDO, TX 76008  
CONTACT: JAVIER REYES  
TEL: (817) 441-1300

OWNER/DEVELOPER:  
CANTRELL COMMERCIAL REAL ESTATE, LLC  
111 COTTONWOOD STREET  
WEATHERFORD, TX, 76086  
CONTACT: COLT CANTRELL  
TEL: (817) 447-8900

File

PLAT NOTES

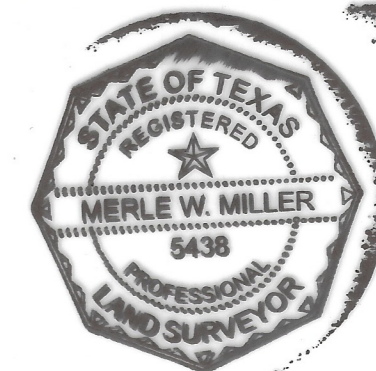
- 1. THE FIRE LANES ARE DEDICATED FOR FIRE LANE PURPOSES.
- 2. THE PUBLIC IMPROVEMENTS AND DEDICATION SHALL BE FREE AND CLEAR OF ALL DEBT. LIENS, AND/OR ENCUMBRANCES.
- 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
- 4. NO BUILDINGS, FENCES, TREES, SCRUBS 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.
- 5. THE CITY IS NOT RESPONSIBLE.L.E FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 6. UTILITY EASEMENT 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 THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF.
- 7. 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 NECESSITY OF PROCURING PERMISSION FROM ANYONE.
- 8. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
- 9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0300E, MAP REVISED SEPTEMBER 26, 2008. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
- 10. THE BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

[Signature]

MERLE W. MILLER DATE: OCTOBER 11, 2021  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5438  
STATE OF TEXAS



STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

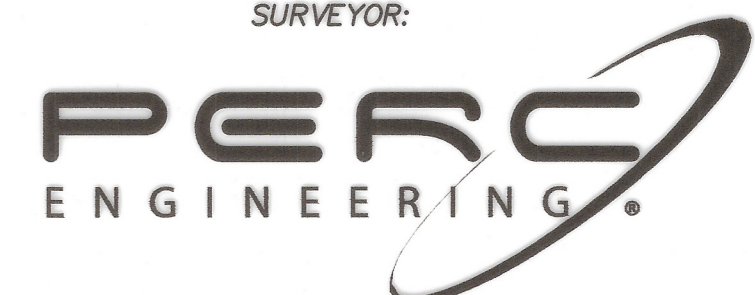
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11 DAY OF OCTOBER, 2021.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5.26.23

FINAL PLAT  
DOVE RIDGE ADDITION

LOTS 1 THRU 6  
BEING A 11.461 ACRE TRACT OF LAND LOCATED IN THE INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY ABSTRACT NO. 2007  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
6 BUILDABLE LOTS

OCTOBER 2021  
SURVEYOR:



4055 INTERNATIONAL PLAZA, STE 430  
FORT WORTH, TX 76109  
MAIN: 817.380.5110  
tbpels #10194323  
www.PERC-eng.com  
SHEET 2 OF 2