

LEGAL DESCRIPTION
 Being a 4.0 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 Michael & Denise McKinney tract as described in warranty deed recorded in County Clerk Document 201512307, Deed Records Parker County, Texas.

Beginning at a found 1/2 inch iron rod in the east line of Emsley Road for the northwest corner of said McKinney tract and the southwest corner of the Darwin D & Mary H DeWees tract as recorded in Volume 2685, Page 1341, Deed Records Parker County, Texas;

Thence South 89°40'09" East with the McKinney/ DeWees common line a distance of 411.39 feet to a found 1/2 inch iron rod;

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

Thence South 89°34'12" East, continuing with the McKinney/ DeWees common line a distance of 25.00 feet to a set 1/2 inch iron rod in the west line of the residual tract for Willow Park Ranch II, LTD as recorded in Volume 2131, Page 602, Deed Records Parker County, Texas;

Thence South 49°35'49" East with the McKinney/ Ranch II common line a distance of 130.38 feet to a found 1/2 inch iron rod;

Thence South 00°27'41" East with the McKinney/ Ranch II common line a distance of 350.16 feet to a found 1/2 inch iron rod;

Thence South 89°26'47" West with the McKinney/ Ranch II common line a distance of 533.03 feet to a found 1/2 inch iron rod in the east line of Emsley Road;

Thence North 00°05'24" East with the Emsley Road east line a distance of 309.66 feet to the Point of Beginning and Containing 174,350 square feet, 4.00 acres of land, more or less.

OWNER DEDICATION:
 Now, Therefore, Know All Men By These Presents:

Michael & Denise McKinney hereby certify and adopt this plat designating the herein described property as Lots 1 and 2, Block A, McKinney 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:

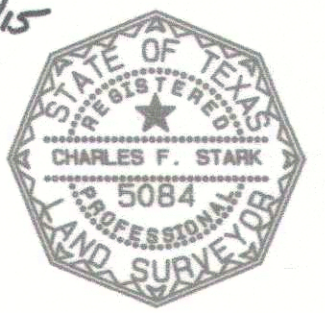
- The easements, as shown hereon, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No permanent structures shall be constructed or placed upon, over, or across the easements as shown.
- The City is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
- 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.
- 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.
- 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.
- 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 26th DAY OF OCTOBER, 2015.

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. Basis of Bearing for this plat of survey is the Texas State Plain Coordinate System, North Central Zone, NAD 83.

Charles F. Stark 10/15
 Charles F. Stark, RPLS No. 5084



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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 on the 26th day of OCTOBER, 2015

Cynthia Kay Scoggin
 CYNTHIA KAY SCOGGIN
 My Commission Expires September 5, 2018

Michael McKinney
 Michael McKinney

Denise McKinney
 Denise McKinney

ACCT. NO.: 14970
 SCH. DIST.: W/P
 CITY: W/P
 MAP NO.: L-14

**FINAL PLAT
 LOT 1 AND 2, BLOCK A
 MCKINNEY ADDITION**

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

APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY: CITY COUNCIL
 City of Willow Park, Texas

Signed: *R. L. Newstonsky* 10/29/15
 Mayor Date

Signed: *A. Ad* 10/29/15
 City Administrator Date

Filed For Record
 Parker County, Texas Plat Records

CABINET D SLIDE 475

Date _____

OWNER
 Michael & Denise McKinney
 2515 Edinburg Street
 Arlington, TX 76018

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