

OWNER DEDICATION:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Parker County Holdings, LLC acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 1-10, Block F, & Lots 1-8, Block G, Meadow Place Addition, Phase 2 being a Re-Plat of Lot 1, Block 2, Trinity Meadows, an addition to the City of Willow Park, Texas ("City") as recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

Parker County Holdings, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown 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.
- The City 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 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 a 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 my hand this the 8 day of September, 2020.

Parker County Holdings, LLC

NAME: Randy Pack
 TITLE: Asset Manager

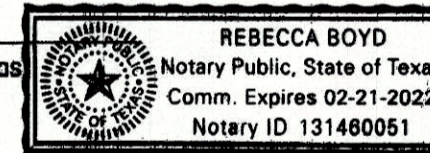
STATE OF TEXAS }
 COUNTY OF Parker }

Before me, the undersigned authority, on this day appeared Randy Pack, known by me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 8 day of September, 2020

Rebecca Boyd
 Notary Public in and for the State of Texas



APPROVED BY THE CITY OF WILLOW PARK

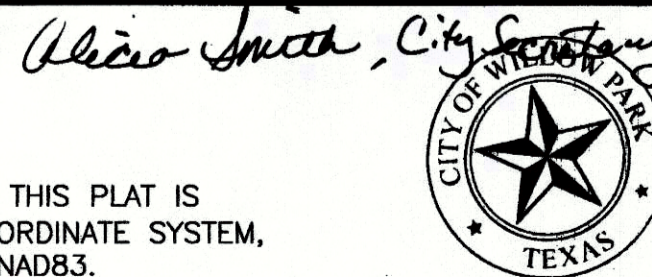
APPROVED BY CITY COUNCIL
 CITY OF WILLOW PARK, TEXAS

SIGNED Lee Gray
 MAYOR PRO TEM

09/16/2020
 DATE

SIGNED [Signature]
 CITY ADMINISTRATOR

09/16/2020
 DATE



BASIS OF BEARING FOR THIS PLAT IS
 TEXAS STATE PLANE COORDINATE SYSTEM,
 NORTH CENTRAL ZONE NAD83.

LEGAL DESCRIPTION

Being a 9.18 acre tract of land situated in the John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being a portion of Lot 1, Block 2 Trinity Meadows, an addition to the City of Willow Park, Texas as recorded in Cabinet A, Slide 740, Plat Records, Parker County, Texas as conveyed to Parker County Holdings, LLC as recorded in Clerk Document 201605144, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch found iron rod capped "Yarger 5854" for the southwest corner of a tract of land conveyed to Wildwood recorded in Volume 361-A, PG 32, Plat Records, Parker County, Texas, said point also being in the easterly right-of-way line of Kings Gate Road

Thence North 88° 47' 10" East with the south line of Wildwood a distance of 461.65 feet to a 1/2 inch found iron rod;

Thence South 89° 40' 23" East a distance of 116.57 feet to a 1/2 inch set iron rod; said point being the northwest corner of lot 13, Block A, Meadow Place Estates, Phase 1 as recorded in Cabinet D, Slide 528;

Thence South 33° 46' 14" West a distance of 174.422 feet along the west line of said Meadow Place Estates Phase 1, to a 1/2 inch found iron rod found at the common rear corner of Lots 11 and 12, Block A of said Meadow Place Estates Phase 1;

Thence leaving the west line of said Meadow Place Estates Phase 1 and being along the southeasterly of the herein described 9.18 acre tract, as follows:

North 32° 59' 57" West a distance of 69.16 feet to a point;
 South 42° 21' 08" West a distance of 449.81 feet to a point;
 South 21° 52' 56" West a distance of 327.93 feet to a point;
 South 43° 42' 36" West a distance of 351.11 feet to a point;
 South 20° 35' 06" West, a distance of 95.11 feet to a point for the beginning of a curve to the left with a radius of 940.000 feet;

Thence along curve to the left with an arc length of 13.04 feet through a central angle of 00°47'41" with a chord bearing of South 67°15'53" East, a distance of 13.04 feet to a 1/2 inch set iron rod;

Thence South 67° 39' 44" East a distance of 83.37 feet to a 1/2 inch iron rod at the southwest corner of said Meadow Place Estates Phase 1, being in the north dedicated line of Meadow Place Drive;

Thence South 22° 20' 16" West a distance of 60.00 feet to a 1/2 inch iron rod being in the south dedicated line of said Meadow Place Drive;

Thence North 67° 39' 44" West a distance of 83.37 feet to a 1/2 inch set iron rod for the beginning of a curve to the right with a radius of 1000.00 feet;

Thence along curve to the right with an arc length of 295.81 feet through a central angle of 16°56'55" with a chord bearing of North 59°11'16" West a distance of 294.73 feet to a 1/2 inch set iron rod;

Thence North 50° 42' 49" West a distance of 232.86 feet to a 1/2 inch set iron rod, said point being on the east right-of-way line of said Kings Gate Road;

Thence North 39° 17' 11" East with the Kings Gate Road east line a distance of 763.75 feet to the POINT OF BEGINNING and containing 399,881 square feet, 9.18 acres of land, more or less.

SURVEYOR CERTIFICATE

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 that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.



Charles F. Stark 8/24/20
 Charles F. Stark, R.P.L.S. No. 5084

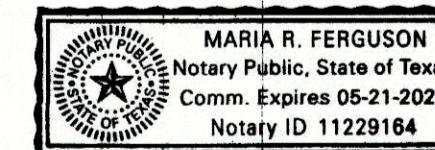
STATE OF TEXAS }
 COUNTY OF Tarrant }

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 24 day of August, 2020

Maria R. Ferguson
 Notary Public in and for the State of Texas



ACCT. NO.: 14999
 SCH. DIST.: AL
 CITY: CWP
 MAP NO.: K-14

FINAL PLAT

LOTS 1-10, BLOCK F
 LOTS 1-8, BLOCK G

MEADOW PLACE ESTATES, Phase 2
 AN ADDITION TO THE CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 2
 TRINITY MEADOWS AS RECORDED IN
 CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS

BEING 9.18 ACRES SITUATED IN THE
 JOHN FROMAN SURVEY, ABSTRACT NO. 471

JOB No. 291-9639
 DATE JUNE 2020
 SHEET

2 OF 2

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202029799
 09/16/2020 09:05 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

OWNER:
 PARKER COUNTY HOLDINGS, LLC
 5354 AIRPORT FREEWAY
 HALTOM CITY, TEXAS 76117
 817-371-6776

B
Barron-Stark
 Engineers

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



18483.002.001.00

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET E, SLIDE 589
 DATE _____

USER: GARY GREEN
 PLOTTED ON: 8/27/2020 8:44 AM
 FILE NAME: WILLOW PARK SWIFT ENG017 PARKER COUNTY HOLDINGS, LLC0589 - MEADOW PLACE PH 200 CAD000 DWD096 PLAT029-0483 MPF FINAL PLATING