

F. SANCHEZ SURVEY
ABSTRACT NO. 2347
PARKER COUNTY, TEXAS

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	13.54	S30°01'13"W
L2	12.95	S08°26'37"W

OWNER
DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Riverbend Development Group, LP acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as LOT 1, BLOCK 1, SUNDOWNER Addition, an addition to the City of Willow Park, TX and do hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. Riverbend Development Group, LP herein certifies the following:

- The public improvements and dedication 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 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 9 day of November 2016.

RIVERBEND DEVELOPMENT GROUP, LP
Texas limited partnership

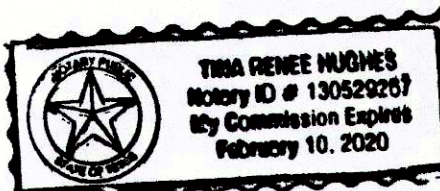
By: Eldon Pyle, Managing Partner

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Eldon Pyle, known by me to be the persons whose names are subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
on the 9 day of November 2016

Jana Renee Hughes
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201626434
11/17/2016 03:03 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

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 foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
on the 7th day of November 2016

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



FINAL PLAT
Approved by the City of Willow Park

APPROVED BY: [Signature] CITY COUNCIL
City of Willow Park, Texas
Signed: [Signature] date 11/17/2016
Signed: [Signature] date 11-17-16
City Administrator

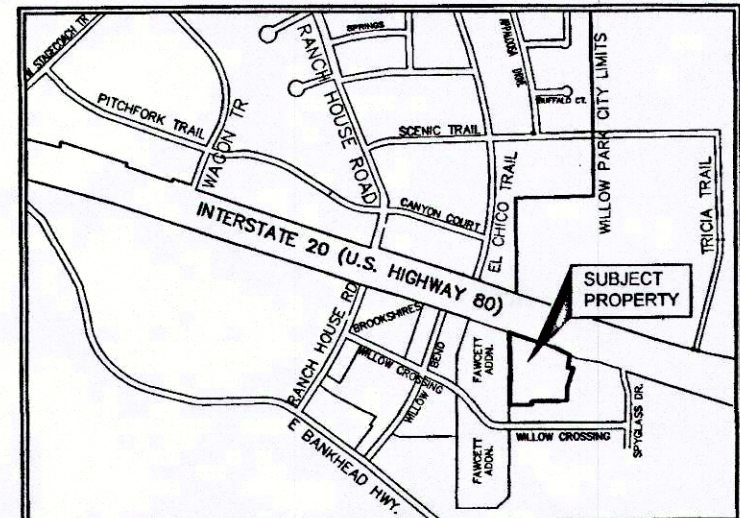
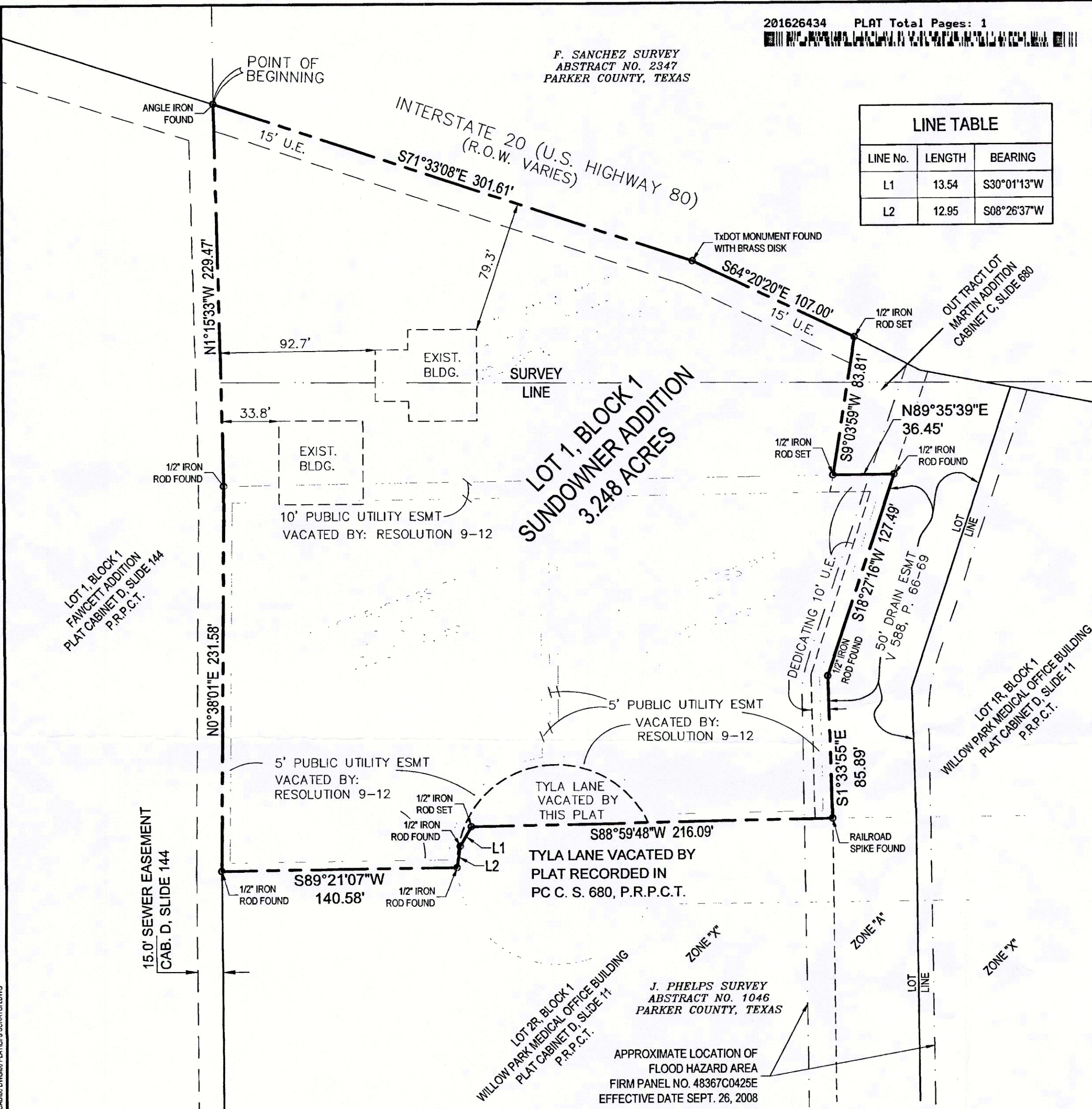
FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET D, SLIDE 639
DATE _____

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

OWNER:
RIVERBEND DEVELOPMENT GROUP, LP
P.O. BOX 1840
ALEDO, TEXAS 76008
CONTACT: ELDON PYLE

JOB No. 107-9384
DATE SEP 2016

SHEET 1 of 1



LOCATION MAP
NOT TO SCALE
LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS RIVERBEND DEVELOPMENT GROUP, LP, being the owner of 3.248 acres situated in the Heirs of Francis Sanchez Survey, Abstract number 2347, and the John H. Phelps Survey, Abstract number 1046, Parker County, Texas, being all of that certain tract of land conveyed to William A McKinley and wife Linda McKinley by deed recorded in Volume 1659, Page 955, Real Records Parker County, Texas and all of Lot C2-1 and Lot C2-2, Willow Business Park, An Addition to the City of Willow Park according to the Plat recorded in Volume 361-A, Page 42, Plat Records, Parker County, Texas and Being described by metes and bounds as follows:

BEGINNING at a angle iron found in the south right-of-way line of Interstate Highway 20 (R.O.W. varies) at the northeast corner of Lot 1, Block 1, Fawcett Addition, an Addition to the City of Willow Park, Parker County, Texas according to the Plat recorded in Plat Cabinet D, Slide 144, Plat Records, Parker County, Texas:

THENCE S 71° 33' 08" E along said south right-of-way line, 301.61 feet to a Texas Department of Transportation monument with brass disk found;

THENCE S 64° 20' 20" E with said south right-of-way line, 107.00 feet to a 1/2" iron set, at the northwest corner of the Martin Addition Out Tract Lot as depicted on the Final Plat of Martin Addition, an Addition to the City of Willow Park, Parker County, Texas, recorded in Plat Cabinet C, Slide 680 Plat Records Parker County, Texas;

THENCE S 09° 03' 59" W, along the west line of said Martin Addition Out Tract Lot, 83.81 feet to a 1/2" iron set;

THENCE N 89°35'39" E with the south line of said Martin Addition Out Tract Lot a distance of 36.45 feet to a 1/2" iron rod found at a northwesterly ell corner of Lot 2R, Block 1, WILLOW PARK MEDICAL OFFICE BUILDING, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Plat Cabinet D, Slide 11, Plat Records, Parker County, Texas;

THENCE S 18°27'16" W, along the northerly west line of said Lot 2R, Block 1, WILLOW PARK MEDICAL OFFICE BUILDING, 127.49 feet to a 1/2" iron rod found;

THENCE S 01°33'55" E, continuing along the northerly west line of said Lot 2R, Block 1, WILLOW PARK MEDICAL OFFICE BUILDING, 85.89 feet to a Railroad Spike found;

THENCE along the north line of said Lot 2R, Block 1, WILLOW PARK MEDICAL OFFICE BUILDING, as follows:

S 88°59'48" W, 216.09 feet to a 1/2" iron rod set;
S 30°01'13" W, 13.54 feet to a 1/2" iron rod found;
S 08°26'37" W, 12.95 feet to a 1/2" iron rod found;
S 89°21'07" W, 140.58 feet to a 1/2" iron rod found at the most westerly northwest corner of said Lot 2R, Block 1, WILLOW PARK MEDICAL OFFICE BUILDING, in the east line of said Lot 1, Block 1, FAWCETT ADDITION;

THENCE N 00°38'01" E, along the east line of said Lot 1, Block 1, FAWCETT ADDITION, 231.58 feet to a 1/2" iron rod found;

THENCE N 01°15'33" W, continuing along the east line of said Lot 1, Block 1, FAWCETT ADDITION, 229.47 feet to the POINT OF BEGINNING and containing 3.248 acres of land, more or less.

Final Plat
Lot 1, Block 1
SUNDOWNER ADDITION
Including a Replat of Lots C2-1 & C2-2
WILLOW BUSINESS PARK

An Addition to the City of Willow Park
Parker County, Texas
According to the Plat recorded in
Volume 361-A, Page 42
Plat Records, Parker County, Texas

Being 3.248 Acres Situated in the
J. PHELPS SURVEY, Abstract No. 1046
and the
F. SANCHEZ SURVEY, Abstract No. 2347
City of Willow Park, Parker County, Texas
September 2016

- NOTES:
- PROPERTY AREA = 3.248 ACRES
 - PROPERTY ZONED: "C"
 - BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLAIN COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.

SURVEYOR CERTIFICATE

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

Charles F. Stark 11/17/16
Charles F. Stark, RPLS
Texas Registration no. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

