

VICINITY MAP

NUMBER	CD=	R=	L=	LC=
C6	N09°51'36"E	860.00	179.83	179.50
C7	N10°41'09"E	500.00	124.05	123.73
C8	N20°13'57"E	770.00	65.56	65.54

NUMBER	DIRECTION	DISTANCE
L7	N17°47'36"E	96.04
L8	N24°37'28"E	60.62
L9	N17°47'38"E	72.76

- NOTES:
- ALL IRON PINS SET ARE 1/2" CAPPED STAMPED "LBS #3946"
 - THE CITY OF WILLOW PARK RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
 - SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF WILLOW PARK
 - COORDINATES AS SHOWN ARE TEXAS STATE PLANE COORDINATES NAD 83
 - BUILDING LINES PER ZONING
 - FIRE LANE ACCESS WILL BE GRANTED TO EACH ADJACENT PLAT CONSISTENT WITH CITY OF WILLOW PARK STANDARDS PRIOR TO ISSUANCE OF BUILDING PERMIT

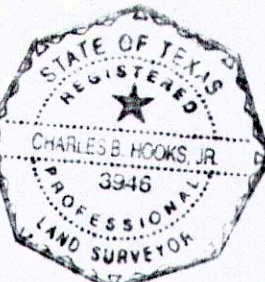
UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF WILLOW PARK, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201503188
 02/18/2015 03:23 PM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Charles B. Hooks, Jr.
 CHARLES B. HOOKS, JR.
 10-25-14
 DATE

CITY OF WILLOW PARK, TEXAS

CITY APPROVAL OF FINAL PLAT

[Signature] 2/10/15
 CITY ADMINISTRATOR DATE

[Signature] 2/10/15
 MAYOR DATE

[Signature] 2/10/15
 CITY SECRETARY DATE

PURPOSE OF THIS PLAT IS TO RELOCATE AND RECONFIGURE THE INTERIOR LOT LINES

D-389

SURVEYOR:
 LOYD BRANSON SURVEYORS, INC.
 CHARLES B. HOOKS, JR. RPLS
 1028 N. SYLVANIA AVE
 FORT WORTH, TEXAS 76111
 817.834.3477
 FAX: 817.831.9818
 survey1968@swbell.net
 REGISTRATION/LICENSE NO. 10111900

ENGINEERS:
 PAPE-DAWSON ENGINEERS, INC.
 TBPE, FIRM REGISTRATION #470
 500 WEST SEVENTH STREET, SUITE 827
 FORT WORTH, TEXAS 76102
 817.870.3668

OWNERS:
 THE MORRISON GROUP, INC.
 BRYCE POOL
 1620 WABASH
 FORT WORTH, TEXAS 76107
 817.907.7371

19514.001.001.00 19514.001.003.00
 19514.001.002.00

STATE OF TEXAS
 COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, THAT THE MORRISON GROUP, INC. ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

BEING LOTS 1, 2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS;

BEGINNING AT A CAPPED IRON PIN FOUND FOR THE SOUTHEAST INTERSECTION OF WILLOW BEND DRIVE AND INTERSTATE HIGHWAY NO. 20 FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE;

THENCE SOUTH 71 DEGREES 45 MINUTES 45 SECONDS EAST 215.02 FEET ALONG THE SOUTH R.O.W. LINE OF INTERSTATE HIGHWAY NO. 20 TO A 5/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, EL CHICO SOUTH, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 280, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 18 DEGREES 05 MINUTES 38 SECONDS WEST 199.62 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 1, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE AND LOT 1, BLOCK 1, EL CHICO SOUTH TO A 5/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, EL CHICO SOUTH AND THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1064, PAGE 558, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST 402.35 FEET AND CONTINUING ALONG THE EAST LINE OF SAID BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AND THE WEST LINE OF TRACTS OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 1064, PAGE 558, VOLUME 1464, PAGE 1622 AND INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, TO A CAPPED IRON PIN FOUND IN THE NORTH R.O.W. LINE OF WILLOW CROSSING DRIVE FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE;

THENCE NORTH 74 DEGREES 18 MINUTES 41 SECONDS WEST 309.22 FEET ALONG THE NORTH R.O.W. LINE OF WILLOW CROSSING DRIVE TO A CAPPED IRON PIN FOUND FOR THE NORTHEAST INTERSECTION OF WILLOW CROSSING DRIVE AND WILLOW BEND DRIVE, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1, WILLOW BEND CROSSING, PHASE ONE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE WITH A RADIUS OF 860.00 FEET;

THENCE NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF WILLOW BEND CROSSING AND CURVE TO THE LEFT 179.83 FEET TO A CAPPED IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 179.50 FEET NORTH 09 DEGREES 51 MINUTES 36 SECONDS EAST, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG SAID R.O.W. 124.05 FEET TO A CAPPED IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 123.73 FEET NORTH 10 DEGREES 41 MINUTES 09 SECONDS EAST;

THENCE NORTH 17 DEGREES 47 MINUTES 47 SECONDS EAST 96.04 FEET AND CONTINUING ALONG SAID R.O.W. TO A CAPPED IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 770.00 FEET;

THENCE NORTHEASTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 65.56 FEET TO A CAPPED IRON PIN FOUND FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 65.54 FEET NORTH 29 DEGREES 13 MINUTES 57 SECONDS EAST;

THENCE NORTH 24 DEGREES 37 MINUTES 28 SECONDS EAST 60.62 FEET AND CONTINUING ALONG SAID R.O.W. TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 17 DEGREES 47 MINUTES 38 SECONDS EAST 72.76 FEET AND CONTINUING ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 3.432 ACRES OF LAND, MORE OR LESS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE MORRISON GROUP, INC. (OWNERS) ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT OF THE HEREINABOVE DESCRIBED REAL PROPERTY, TO BE DESCRIBED AS: LOT 1R, 2R AND 3R, BLOCK 1, THE VILLAGE AT WILLOW PARK, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED THIS THE 12th DAY OF February, 2015

[Signature]
 Bryce Pool

THE MORRISON GROUP, INC.
 BRYCE POOL

STATE OF TEXAS
 COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYCE POOL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF February, 2015



[Signature]
 NOTARY PUBLIC
 COMMISSION EXPIRES 3-25-15

ACCT. NO.: 18939
 SCH. DIST.: AL
 CITY: CWP
 MAP NO.: L-16

REPLAT
 OF
 LOT 1R, 2R AND 3R, BLOCK 1,
 THE VILLAGE AT WILLOW PARK

AN ADDITION TO THE CITY OF WILLOW PARK,
 PARKER COUNTY, TEXAS
 BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS
 PREPARED 10-25-14
 3.432 ACRES