

LEGAL DESCRIPTION:

STATE OF TEXAS
COUNTY OF PARKER
LOT 6, BLOCK 2:
OF A 1.720 ACRES (14,942 SQ. FT.) TRACT OF LAND OUT OF PYLE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 134, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO DIKBS, L.L.C. IN VOLUME 2006, PAGE 1096, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT A CORNER OF SAID PYLE, FOR THE BEGINNING CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF BANKHEAD HIGHWAY, AT THE SOUTHERLY SOUTHWEST CORNER OF SAID PYLE BEARS S 35°52'17" W 365.48 FEET.

THENCE N 69°30'48" W 313 FEET ALONG COMMON LINE OF SAID PYLE AND THE REMAINDER OF LOT 1, BLOCK 1, WILLOW PARK BAPTIST CHURCH ADDITION, AS RECORDED IN PLAT CABINET B, SLIDE 65, R.P.C.T., TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLOW PARK BAPTIST CHURCH IN VOLUME 2172, PAGE 19, R.P.C.T., FOR A CORNER OF THIS TRACT:

THENCE N 5°23'00" E 123.41 FEET ALONG THE EAST LINE OF SAID WILLOW PARK BAPTIST CHURCH TRACT, TO A FOUND 1/2" IRON ROD, AT A CORNER OF SAID PYLE, FOR A CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD AT THE WESTERLY SOUTHWEST CORNER OF SAID PYLE BEARS N 61°55'27" W 590.65 FEET.

THENCE N 16°23'47" E 231.37 FEET TO A SET 1/2" IRON ROD, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 7°36'13" E 195.67 FEET TO A SET 1/2" IRON ROD, IN THE WEST RIGHT OF WAY LINE OF WILLOW BEND DRIVE (A 60' R.O.W. - P.C. D. S. 139 - CONCRETE ROADWAY), FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 16°23'47" W 288.07 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID WILLOW BEND DRIVE, TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND THE WEST RIGHT OF WAY LINE OF SAID WILLOW BEND DRIVE 158.53 FEET, SAID CURVE HAVING A RADIUS OF 470.00 FEET, AND WHOSE CHORD BEARS S 26°03'33" W 151.78 FEET, TO A SET 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 54°07'43" W 186.93 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE S 35°52'17" W 9.18 FEET TO THE POINT OF BEGINNING.

AND

LOT 7, BLOCK 2:
OF A 1.515 ACRES (66,003 SQ. FT.) TRACT OF LAND OUT OF PYLE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 134, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO DIKBS INVESTMENTS, L.L.C. IN VOLUME 2048, PAGE 967, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF BANKHEAD HIGHWAY (A PAVED ROADWAY), AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PYLE (P.C. C. S. 134), FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 35°52'17" E ALONG THE WEST LINE OF SAID PYLE, AT 365.48 FEET PASS A FOUND 1/2" IRON ROD AT A CORNER OF SAID PYLE, FOR A TOTAL DISTANCE OF 374.66 FEET, TO A SET 1/2" IRON ROD, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 54°07'43" E 186.93 FEET TO A SET 1/2" IRON ROD, IN THE WEST RIGHT OF WAY LINE OF WILLOW BEND DRIVE (A 60' R.O.W. - P.C. D. S. 139 - CONCRETE ROADWAY), FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT 30.52 FEET, SAID CURVE HAVING A RADIUS OF 470.00 FEET, AND WHOSE CHORD BEARS S 37°34'57" W 30.52 FEET, TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE S 7°26'32" W 35.74 FEET, TO A SET 1/2" IRON ROD, AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID WILLOW BEND DRIVE AND THE NORTH RIGHT OF WAY LINE OF SAID BANKHEAD HIGHWAY, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 51°08'07" W 230.1 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID BANKHEAD HIGHWAY, TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE N 54°14'49" W 141.45 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID BANKHEAD HIGHWAY TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5691, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY AS SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UPON THE APPROVAL AND RECORDING OF THIS PLAT & THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

PATRICK CARTER, R.P.L.S. NO. 5691
ANO043-PLAT - NOVEMBER 2011

DEVELOPER / ENGINEER:
PIERTECH ENGINEERING
208 S. FRONT STREET
ALEDO, TX 76008
817-441-1742

OWNER: (LOT 6, BLOCK 2)
DIKBS, L.L.C.
120 CANYON RIDGE TRAIL
ALEDO, TX 76008

OWNER: (LOT 7, BLOCK 2)
DIKBS INVESTMENTS, L.L.C.
120 CANYON RIDGE TRAIL
ALEDO, TX 76008

SURVEYOR:
PATRICK CARTER, R.P.L.S.
CARTER SURVEYING & MAPPING
208 S. FRONT STREET - PO BOX 651
ALEDO, TEXAS 76008
(817)-441-5263 (817)-441-1033

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT DIKBS INVESTMENTS, L.L.C. & DIKBS INVESTMENTS, ACTING THROUGH AND THROUGH ITS DULY AUTHORIZED OFFICES, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WILLOW PARK CROSSING, BLOCK 2, LOT 6 & LOT 7, AN ADDITION TO THE CITY OF WILLOW PARK, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. DIKBS INVESTMENTS, L.L.C. & DIKBS INVESTMENTS DOES HEREBY CERTIFY THE FOLLOWING:

- 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS 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 ON THIS PLAT.
4. 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 OF WILLOW PARK.
5. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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 PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY USE THEREOF.
7. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 IN THE EASEMENTS.
8. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL 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 WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WILLOW PARK, TEXAS.
WITNESS MY HAND, THIS 15th DAY OF May, 2012

OWNER (LOT 6):

DIKBS, L.L.C.
Joseph D. Dillon / Pres.
AUTHORIZED SIGNATURE
PRINTED NAME AND TITLE

OWNER (LOT 7):

DIKBS INVESTMENTS, L.L.C.
Joseph D. Dillon / Pres.
AUTHORIZED SIGNATURE
PRINTED NAME AND TITLE

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Joseph D. Dillon, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF May, 2012.
J.M. Elliott, Notary Public in and for the State of Texas

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Joseph D. Dillon, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF May, 2012.
J.M. Elliott, Notary Public in and for the State of Texas

LAND USE TABLE:
TOTAL GROSS ACRES: 3.235
NUMBER OF RESIDENTIAL LOTS: N/A
NUMBER OF NON-RESIDENTIAL LOTS: 2
NON-RESIDENTIAL ACRES: 3.235
RESIDENTIAL ACRES: N/A
PRIVATE PARK ACRES: N/A
PUBLIC PARK ACRES: N/A
STREET & ALLEY ACRES: N/A

CITY OF WILLOW PARK
APPROVED BY CITY PLANNING & ZONING COMMISSION: David Fritz 4/7/12
APPROVED BY CITY CLERK: Maria Salgado 5/31/12
CITY SECRETARY: Joel Hoffmann 05/31/12
CITY ADMINISTRATOR: Candice A. Scott 5/31/12

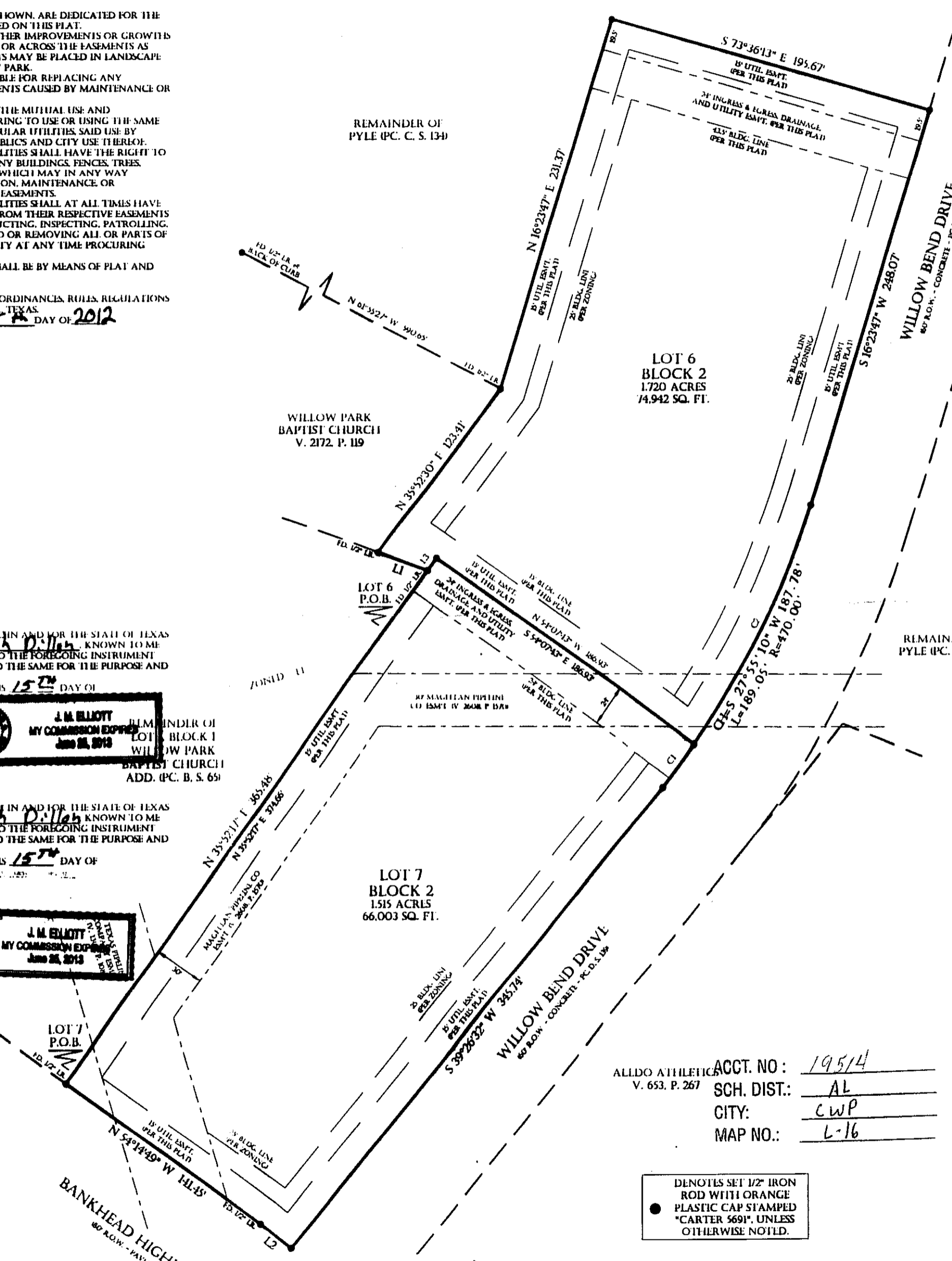
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201306447
03/22/2013 01:06 PM
Fee: 65.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BLARING, CHORD LENGTH, DELTA ANGLE. Contains data for curves 1, 2, and 3.

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines 11, 12, and 13.

REMAINDER OF PYLE (P.C. C. S. 134)



UTILITY EASEMENTS NOTE:
ANY PUBLIC 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 IMPROVEMENT 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 THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS NOTE:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SWIR, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOOD HAZARD NOTE:
THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, FROM WHICH AREAS DETERMINED TO BE LOCATED WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FLOOD COMMUNITY PANEL 433610025L, DATED SEPTEMBER 26, 2008.

BASE OF BEARINGS:
BEARINGS AND DISTANCES DERIVED FROM U.S. OBSERVATIONS AND REFLECT PLAT 988, TEXAS STATE PLANNING COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

PROPERTY CORNERS:
ALL CORNERS ARE SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CARTER 5691", UNLESS OTHERWISE NOTED.

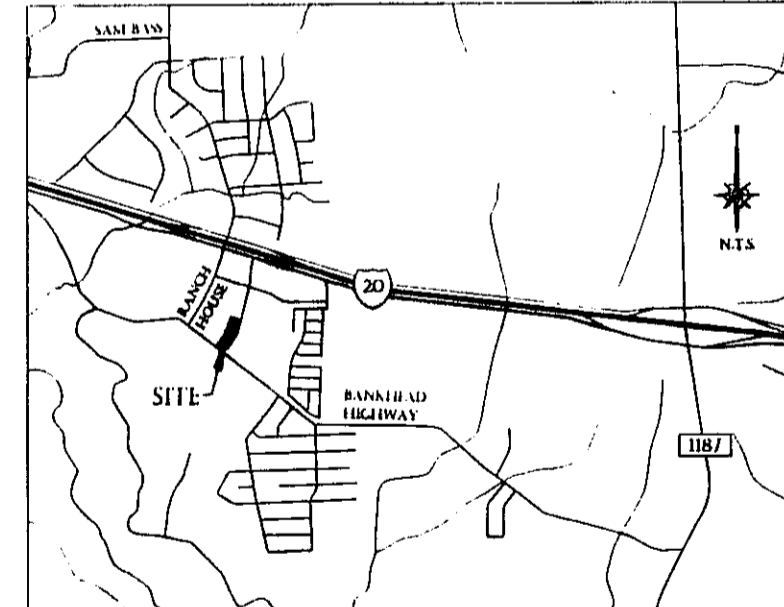
MODIFICATION & LIEN NOTE:
ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

ENCUMBRANCES, RESTRICTIONS & COVENANTS:
NO ENCUMBRANCES, RESTRICTIONS, OR COVENANTS WILL BE REMOVED BY THIS REPLAT.

HEALTH & SAFETY CODE SEC. 756.123:
SIC 756.123 PROHIBITION OF CONSTRUCTION WITHOUT NOTICE. A PERSON MAY NOT BUILD, REPAIR, REPLACE OR MAINTAIN A CONSTRUCTION ON, ACROSS, OVER, OR UNDER THE EASEMENT OR RIGHT-OF-WAY FOR A PIPELINE FACILITY UNLESS NOTICE OF THE CONSTRUCTION IS GIVEN THE OPERATOR OF THE PIPELINE FACILITY AND THE OPERATOR OF THE PIPELINE FACILITY DETERMINES THAT THE CONSTRUCTION WILL NOT INCREASE A RISK TO THE PUBLIC OR INCREASE A RISK OF A BREAK, LEAK, RUPTURE, OR OTHER DAMAGE TO THE PIPELINE FACILITY. IF THE OPERATOR OF THE PIPELINE FACILITY DETERMINES THAT THE CONSTRUCTION WILL INCREASE RISK TO THE PUBLIC OR THE PIPELINE FACILITY, THE CONSTRUCTOR PAYS THE REASONABLE, NECESSARY, AND DOCUMENTED COST OF THE ADDITIONAL FORFEITURES, BARRIERS, CONDITIONS, OR OTHER CHANGES OR IMPROVEMENTS NECESSARY TO PROTECT THE PUBLIC OR PIPELINE FACILITY FROM THAT RISK BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THE BUILDING, REPAIR, REPLACEMENT, OR MAINTENANCE IS CONDUCTED UNDER AN EXISTING WRITTEN AGREEMENT, OR IF THE BUILDING, REPAIR, REPLACEMENT, OR MAINTENANCE IS REQUIRED TO BE DONE PROMPTLY BY A REGULATED UTILITY COMPANY BECAUSE OF THE EFFECTS OF A NATURAL DISASTER.

LIEN HOLDER:
THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBMITTED ACCORDING TO THIS PLAT, HERBY CONSENTS TO SUCH SUBMISSION.
NAME & TITLE: N/A DATE:
NAME & TITLE: N/A DATE:



REPLAT
LOT 6 & LOT 7, BLOCK 2
WILLOW PARK CROSSING
PHASE ONE
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
BEING A REPLAT OF PORTIONS OF PYLE, AN ADDITION TO THE CITY OF WILLOW PARK, AS RECORDED IN PLAT CABINET C, SLIDE 134, PLAT RECORDS, PARKER COUNTY, TEXAS
NOVEMBER 2011

CARTER SURVEYING & MAPPING
208 S. FRONT STREET - P.O. BOX 651 - ALEDO, TX
(817) 441-LAND (5263) - (817) 441-1033

