

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JUNE, 2009



NOTE:
ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATION DETERMINED. ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. AREAS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No.: 481164 0425 E EFFECTIVE DATE: SEPTEMBER 26, 2008

STATE OF TEXAS)
COUNTY OF PARKER)
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2009.

Notary Public in and for the State of Texas

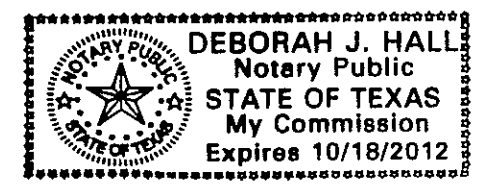
STATE OF TEXAS)
COUNTY OF PARKER)
WHEREAS, WILLOW PARK MOB, LLC., acting by and through its authorized agent being the sole owners of 6.251 Acres situated in and being all of Lot 1, Block 1, MARTIN ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 680, Plat Records, Parker County, Texas, located in the H. Phelps Survey, Abstract No. 1046 and the H. R. S. Francisco Survey, Abstract No. 2347, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an Iron rod set in the west right of way line of Bayhill Drive at the northeast corner of Block K, Willow Park Village, an addition to the City of Willow Park, according to the plat recorded in Plat Cabinet C, Slide 344, Plat Records, Parker County, Texas;
THENCE N 89°50'45" W, with the north line of said Willow Park Village, 740.73 feet to an iron rod found;
THENCE N 00°17'47" E, 234.03 feet to an iron rod found;
THENCE S 89°57'47" E, 140.66 feet to an iron rod set;
THENCE N 08°21'56" E, 13.01 feet to a post;
THENCE N 28°49'53" E, 13.54 feet to a post;
THENCE N 89°42'56" E, on or about a fence, 216.09 feet to an iron rod set;
THENCE N 00°34'38" W, 85.61 feet to an iron rod set;
THENCE N 18°51'06" E, 127.93 feet to an iron rod found;
THENCE N 89°59'29" W, 13.83 feet to an iron rod set;
THENCE N 17°27'50" W, 70.64 feet to an iron rod set in the south right of way line of Interstate Highway No. 20;
THENCE with the south right of way line of said Interstate Highway No. 20 the following courses and distances;
S 63°02'01" E, 10.59 feet to an iron rod found;
S 79°05'55" E, 152.13 feet to a highway monument found;
S 71°15'46" E, 105.40 feet to an iron rod set;
S 70°46'49" E, 33.03 feet to an iron rod set in the west right of way line of said Bayhill Drive;
THENCE with the west right of way line of said Bayhill Drive the following courses and distances;
S 02°29'09" W, 12.99 feet to an iron rod set at the beginning of a curve to the left with a radius of 230.04 and whose chord bears S 15°39'09" E, 100.28 feet;
With said curve to the left through a central angle of 25°10'48" and a distance of 101.10 feet to an iron rod set at the beginning of a curve to the right with a radius of 169.96 feet and whose chord bears S 13°02'05" E, 89.17 feet;
With said curve to the right through a central angle of 30°24'56" and a distance of 90.22 feet to an iron rod set;
S 02°10'23" W, 261.27 feet to the POINT OF BEGINNING and containing 6.251 acres (272,287 square feet) of land.

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared BILL NEWSOME known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of July, 2009.

Deborah J. Hall
Notary Public in and for the State of Texas

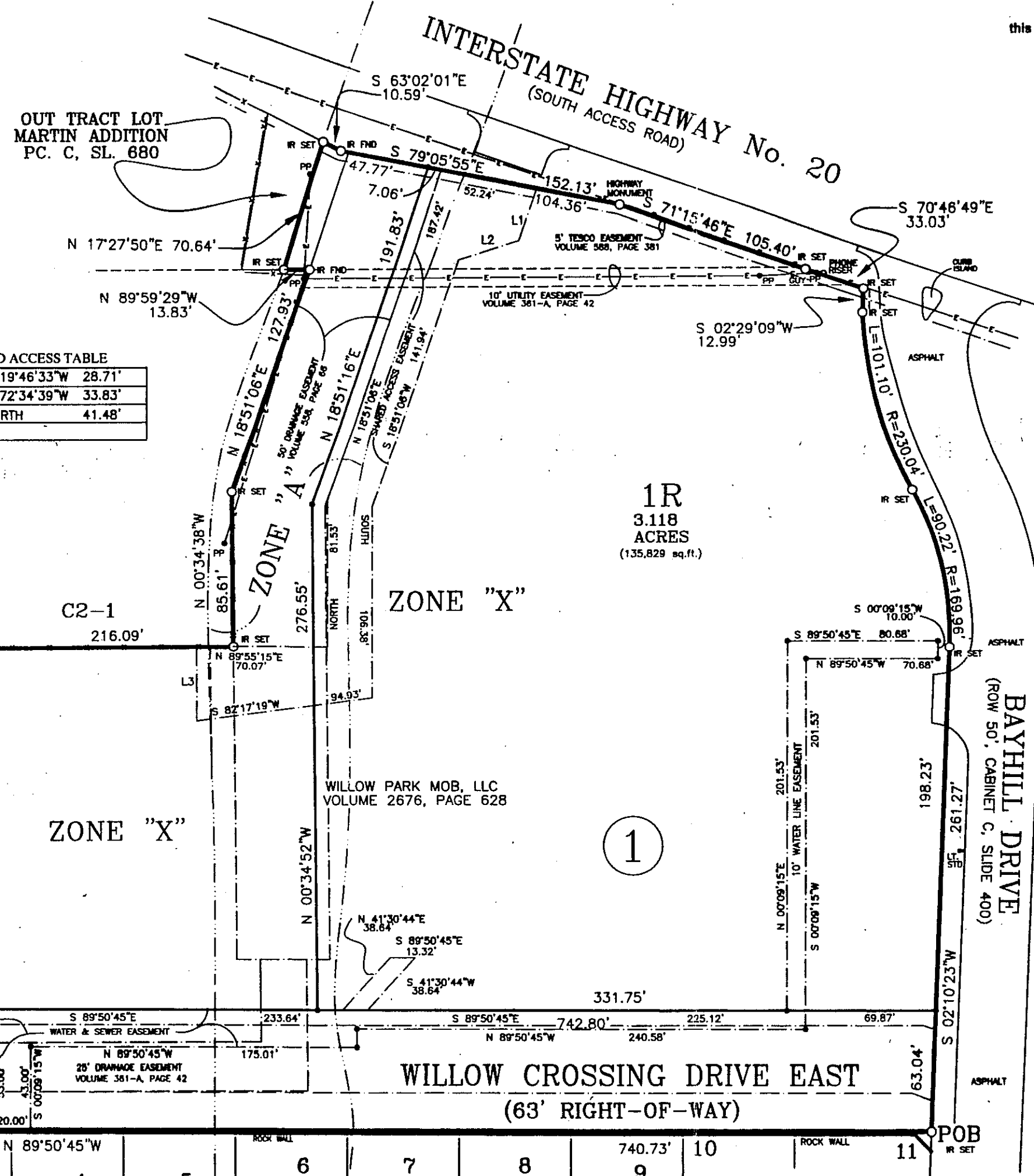


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, WILLOW PARK MOB, LLC., does hereby adopt this plat designating the herein above described property as LOTS 1R AND 2R, BLOCK 1, WILLOW PARK MEDICAL OFFICE BUILDING, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, Being a Replat of Lot 1, Block 1, Martin Addition, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated 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 Council of the City of Willow Park. In addition, 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 public's and City of Willow Park's use thereof. The City of Willow Park and public utility entities 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 said easements. The City of Willow Park and public utility entities 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

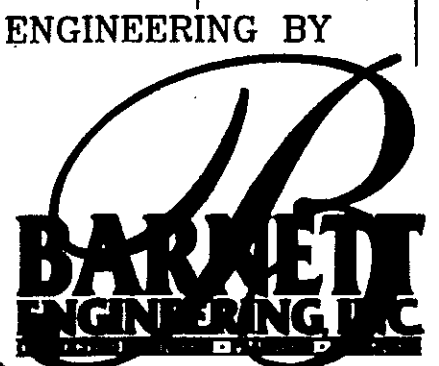
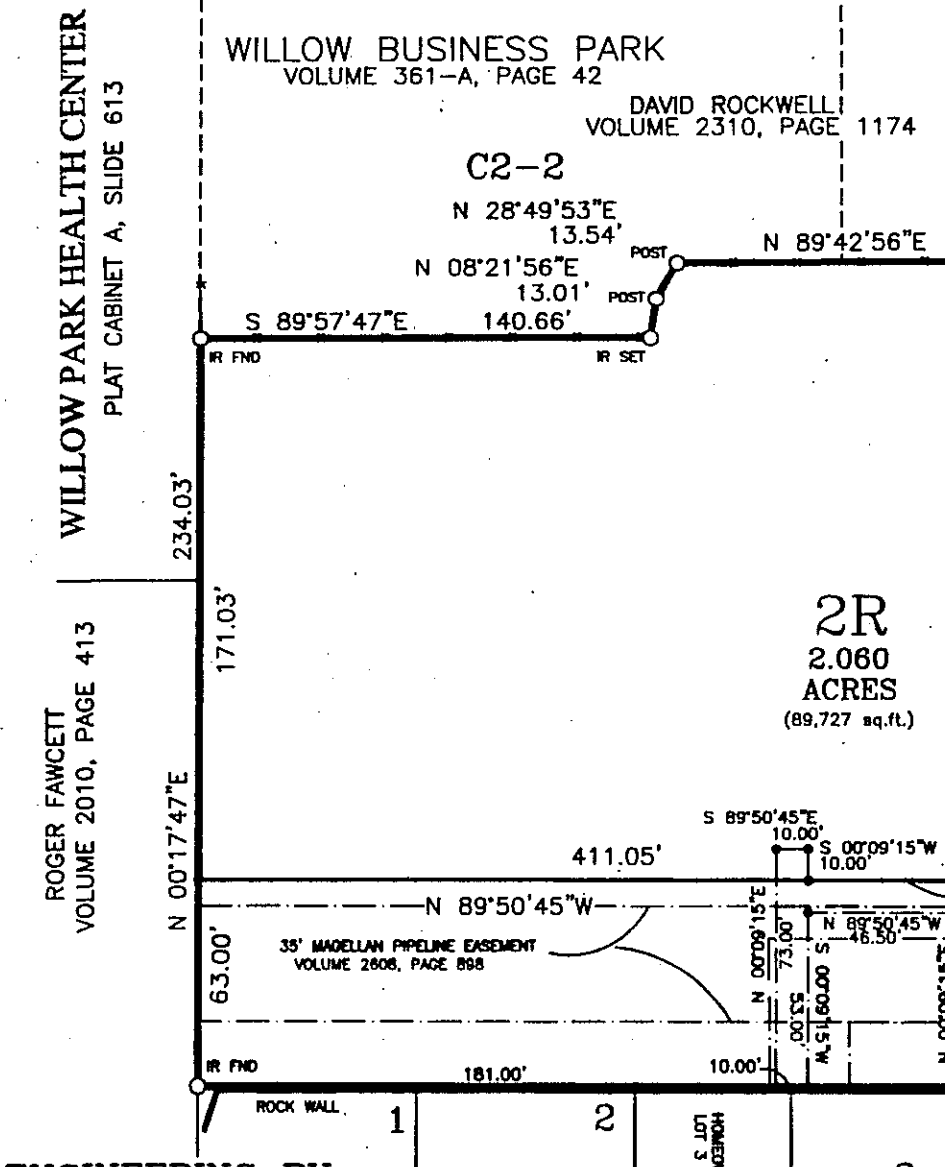
WITNESS, my hand, this 27 day of July, 2009.
Bill Newsome
Bill Newsome, Agent

ACCT. NO.: 19516
SCH. DIST.: AL
CITY: WWP
MAP NO.: L-16



SHARED ACCESS TABLE

L1	S 19°46'33" W	28.71'
L2	S 72°34'39" W	33.83'
L3	NORTH	41.48'

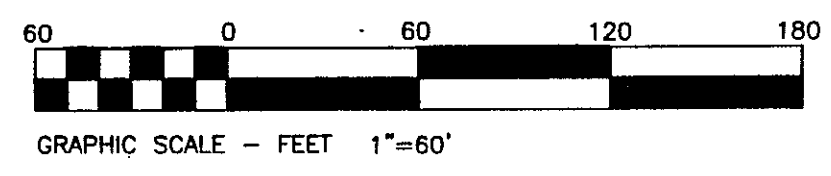


COORDS 07332

WILLOW PARK VILLAGE
PLAT CABINET C, SLIDE 344

OWNERS/DEVELOPERS:
Willow Park Mob, LLC.
Bill Newsome
601 N. Iowa Street
Lawrence, KS 68044
785-331-4644

Doc# 720155 Fees: \$66.00
08/05/2009 3:02PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JERNE BRUNSON, COUNTY CLERK



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