

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	792.63'	36.80'	36.80'	N 12°42'34" E	2°39'37"
C2	764.73'	40.94'	40.94'	N 12°51'45" E	3°04'03"

201803693 PLAT Total Pages: 1

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6)
MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: December 12, 2017

BY: [Signature] CITY MAYOR
BY: [Signature] CITY SECRETARY

LINE	BEARING	DISTANCE
L1	N 11°22'58" E	350.00'

STATEMENT ACKNOWLEDGING EASEMENTS:

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRASSES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRASSES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

FLOOD HAZARD NOTE:

ON THE DATE OF THIS SURVEY THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48347C300E DATED SEPTEMBER 26, 2006. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

PROPERTY CORNER NOTE:

ALL SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN ON PLAT.

COMMON ACCESS AND PARKING NOTE:

A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING, DRIVEWAY, AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

CURRENT ZONING:

THIS PROPERTY IS CURRENTLY ZONED "R-1" (SINGLE FAMILY RESIDENTIAL).

BUILDING SETBACK:

ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

UTILITY EASEMENTS:

THERE SHALL BE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS WITHIN THIS ADDITION.

LIEN HOLDER NOTE:

THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

SUBSURFACE UTILITIES:

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL AN AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

FUTURE DEVELOPMENT, CONSTRUCTION AND LANDSCAPING:

ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WILLOW PARK. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE ORDINANCES, REGULATIONS, RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

SURVEYORS CERTIFICATE

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WILLOW PARK.

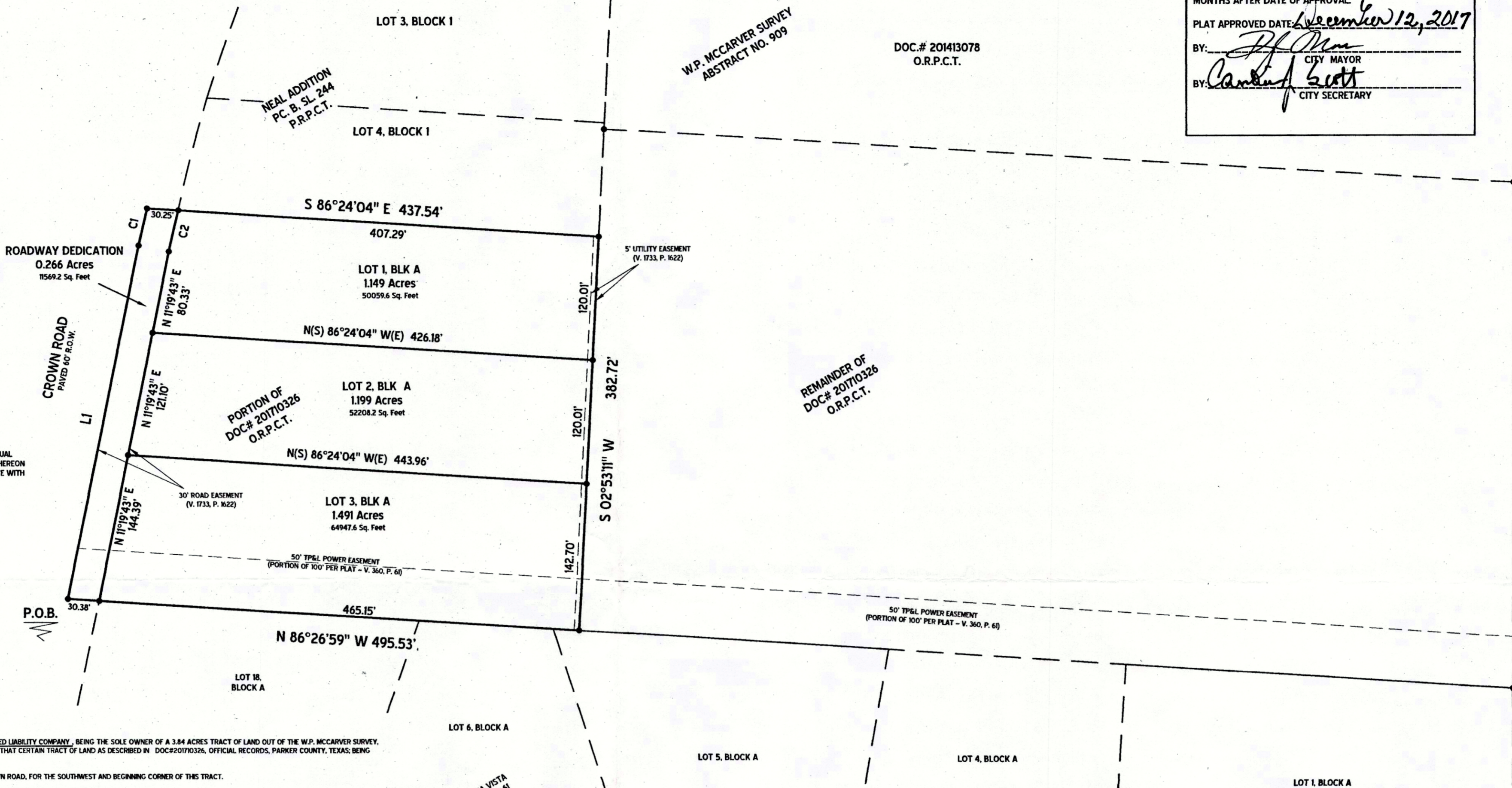
[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
817-594-0400 - JN170430P

SURVEYOR:

KYLE RUCKER, R.P.L.S.
10 PALO PANTO
WEATHERFORD, TX 76086
817-594-0400

DEVELOPER:

GBN PROPERTIES, LLC
317 ARAPAHOE RIDGE
WEATHERFORD, TX 76087



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF A 3.84 ACRES TRACT OF LAND OUT OF THE W.P. MCCARVER SURVEY, ABSTRACT NO. 909, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC#20170326, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE APPROXIMATE CENTERLINE OF CROWN ROAD, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID CROWN ROAD THE FOLLOWING COURSES AND DISTANCES:

N 11°22'58" E 350.00 FEET TO A POINT, AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 794.73 FEET, A CHORD THAT BEARS N 12°42'34" E 36.80 FEET, AN ARC DISTANCE OF 36.80 FEET TO A POINT, AT THE NORTHWEST CORNER OF SAID V. 1733, P. 1622, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 86°24'04" E AT 30.25 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 4, BLOCK 1 OF NEAL ADDITION AS RECORDED IN P.C. B. SL. 244, P.R.P.C.T. AND IN ALL 437.54 FEET TO A FOUND 1/2" IRON ROD, AT THE NORTHEAST CORNER OF SAID V. 1733, P. 1622, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 02°53'11" W 382.72 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE NORTH LINE OF LOT 5, BLOCK A, BUENA VISTA, AN ADDITION TO PARKER COUNTY AS RECORDED IN VOLUME 360, PAGE 61, P.R.P.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 86°26'59" W 495.53 FEET ALONG THE NORTH LINE OF SAID BUENA VISTA (V. 360, P. 61) TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 3, BLOCK A, WISTERIA HEIGHTS, PHASE 1 AN ADDITION TO THE CITY OF WILLOW PARK, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. GBN PROPERTIES, LLC - SERIES C, A TEXAS SERIES LIMITED LIABILITY COMPANY, 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 BUILDING, 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 OF WILLOW PARK'S 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 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 IN THE EASEMENTS, 8. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS 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 PERMISSION FROM ANYONE, 9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 12 DAY OF December, 2017.

[Signature] NAME President TITLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED [Signature] 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 CONSIDERATIONS THEREIN EXPRESSED.

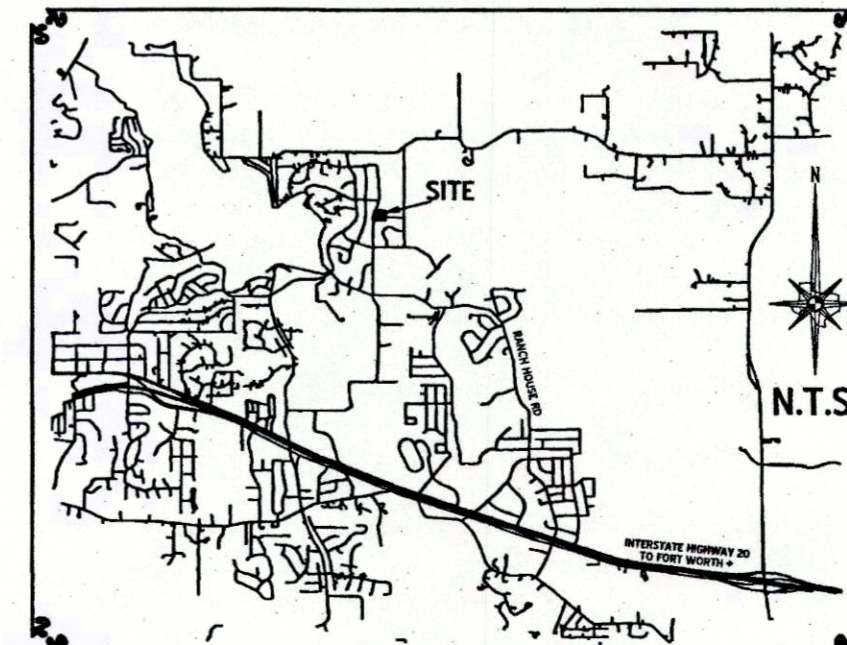
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF Dec, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
201803693
02/20/2018 10:03 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



FINAL PLAT
LOTS 1 - 3, BLOCK A
"WISTERIA HEIGHTS"
AN ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
BEING A 3.840 ACRES SUBDIVISION OUT OF
THE W.P. MCCARVER SURVEY
ABSTRACT NO. 909
PARKER COUNTY, TEXAS
SEPTEMBER 2017

TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

ACCT. NO.: 191683
SCH. DIST.: WE
CITY: CWP
MAP NO.: K-14

E 38

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