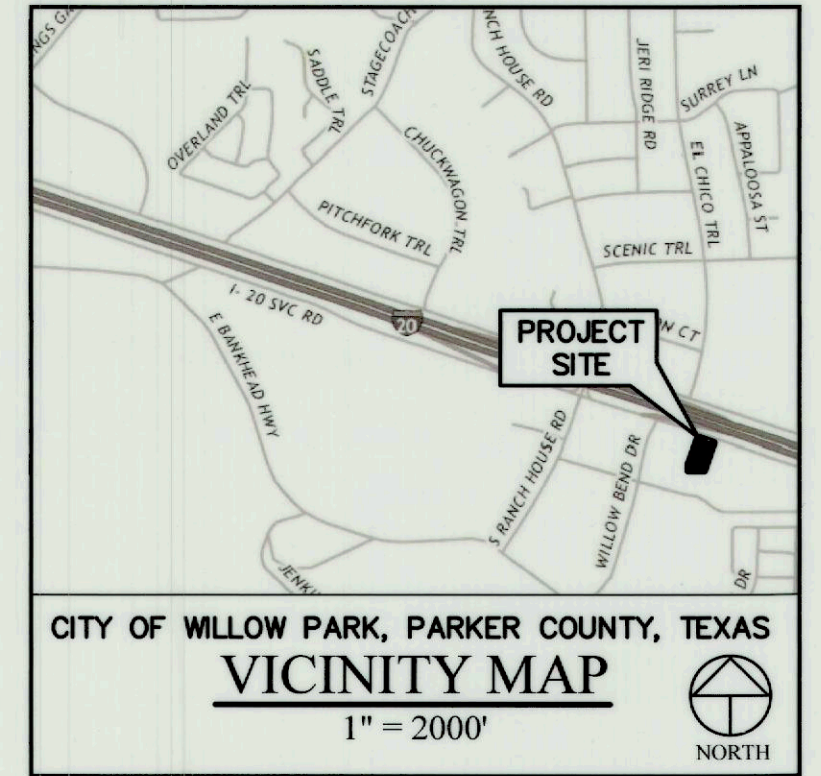


GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet



CITY OF WILLOW PARK, PARKER COUNTY, TEXAS  
**VICINITY MAP**  
1" = 2000'

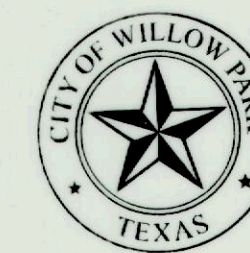
LEGEND OF ABBREVIATIONS

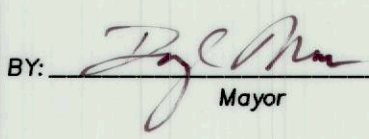
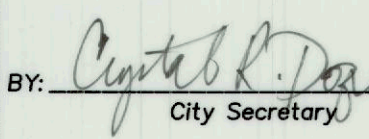
- D.R.P.C.T. DEED RECORDS PARKER COUNTY, TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS PARKER COUNTY, TEXAS
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°45'25" W	30.62'
L2	N 00°14'35" W	10.00'
L3	N 89°45'25" E	23.37'
L4	N 17°49'00" E	137.81'
L5	S 72°12'11" E	10.00'
L6	S 17°49'00" W	145.07'

19517  
AL  
CWP  
L-16

19517.001.001.00



APPROVED BY CITY OF WILLOW PARK, TEXAS	
Plat Approval Date:	
BY:  Mayor	10.12.23 Date
BY:  City Secretary	10/12/23 Date

REPLAT  
WILLOW PARK  
BUSINESS PLAZA

LOTS 1R1 AND 1R2, BLOCK 1  
BEING A 1.337 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN COLE SURVEY, ABSTRACT NO. 218  
AND THE JOHN PHELPS SURVEY, ABSTRACT NO. 1046  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

— 2023 —

LOT 1,  
BLOCK 1,  
EL CHICO SOUTH  
CAB. A, SLIDE 280, P.R.P.C.T.

LOT 1R1  
BLOCK 1  
0.670 ACRES / 29,185 SQ. FT.

BAR-KO LAND COMPANY, LLC  
DOC. NO. 201811478  
O.P.R.P.C.T.

LOT 1R,  
BLOCK 1,  
WILLOW PARK BUSINESS PLAZA  
CAB. E, SLIDE 608  
P.R.P.C.T.

LOT 1R2  
BLOCK 1  
0.667 ACRES / 29,052 SQ. FT.

BAR-KO LAND COMPANY, LLC  
DOC. NO. 201811478  
O.P.R.P.C.T.

LOT 2R,  
BLOCK 1,  
WILLOW PARK BUSINESS PLAZA  
CAB. E, SLIDE 608, P.R.P.C.T.

LOT 3R,  
BLOCK 1,  
WILLOW PARK BUSINESS PLAZA  
CAB. E, SLIDE 608  
P.R.P.C.T.

LOT 4R,  
BLOCK 1,  
WILLOW PARK BUSINESS PLAZA  
CAB. E, SLIDE 608  
P.R.P.C.T.

ENGINEER  
THOMAS SITE DEVELOPMENT  
4604 BILL SIMMONS RD,  
COLLEYVILLE, TX 76034

OWNER/DEVELOPER  
BAR-KO LAND COMPANY, LLC  
POINT OF CONTACT: BRYSON ADAMS  
2121, McLENDON, WEATHERFORD,  
Texas 76088

WINDROSE  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 09/19/2023 CHECKED BY: M.N.P. JOB NO.: D58833

Point of Contact:  
Stephen Salcido  
972-370-5871  
stephen.salcido@windroseservices.com  
Last Revision Date: 09/28/2023

F590



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS **BAR-KO LAND COMPANY, LLC** ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NUMBER (NO.) 218 AND THE JOHN PHELPS SURVEY, ABSTRACT NO. 1046, PARKER COUNTY, TEXAS, BEING ALL OF LOT 1R, BLOCK 1, WILLOW PARK BUSINESS PLAZA, AN ADDITION TO THE CITY OF WILLOW PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET (CAB.) E, SLIDE 608, PLAT RECORDS OF PARKER COUNTY, TEXAS (P.R.P.C.T.), SAME BEING THAT TRACT OF LAND DESCRIBED TO BAR-KO LAND COMPANY, LLC IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201811478, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, EL CHICO SOUTH, AN ADDITION TO THE CITY OF WILLOW PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CAB. A, SLIDE 280, P.R.P.C.T. AND THE NORTHWEST CORNER OF SAID LOT 1R, SAID POINT LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 20 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 72 DEGREES 11 MINUTES 00 SECONDS EAST, WITH SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 172.68 FEET TO A CUT "X" FOUND FOR THE NORTHWEST CORNER OF LOT 2R OF SAID WILLOW PARK BUSINESS PLAZA AND THE NORTHEAST CORNER OF SAID LOT 1R;

THENCE, SOUTH 17 DEGREES 49 MINUTES 00 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID LOT 2R AND THE SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 312.07 FEET TO A CUT "X" FOUND FOR THE NORTHWEST CORNER OF LOT 3R OF SAID WILLOW PARK BUSINESS PLAZA, THE NORTHEAST CORNER OF LOT 4R OF SAID WILLOW PARK BUSINESS PLAZA, THE SOUTHWEST CORNER OF SAID LOT 2R AND THE SOUTHEAST CORNER OF SAID LOT 1R;

THENCE, SOUTH 89 DEGREES 45 MINUTES 25 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 4R AND THE SOUTH LINE OF SAID LOT 1R, A DISTANCE OF 161.22 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "STARK RPLS 5084" FOUND ON THE EAST LINE OF A TRACT OF LAND DESCRIBED TO THE CITY OF WILLOW PARK IN SPECIAL WARRANTY DEED RECORDED IN VOLUME (VOL.) 1464, PAGE (PG.) 1622, DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.) FOR THE NORTHWEST CORNER OF SAID LOT 4R;

THENCE, NORTH 00 DEGREES 14 MINUTES 36 SECONDS WEST, WITH THE EAST LINE OF SAID CITY OF WILLOW PARK TRACT AND THE WEST LINE OF SAID LOT 1R, A DISTANCE OF 65.27 FEET TO A CAPPED 1/2 INCH REBAR STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID CITY OF WILLOW PARK TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO CITY OF WILLOW PARK, TEXAS IN SPECIAL WARRANTY DEED RECORDED IN VOL. 1294, PG. 380, D.R.P.C.T.;

THENCE, NORTH 17 DEGREES 58 MINUTES 31 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID CITY OF WILLOW PARK, TEXAS TRACT AND THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.337 ACRES OR 58,237 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BAR-KO LAND COMPANY, LLC**, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS WILLOW PARK BUSINESS PLAZA, LOTS 1R1 AND 1R2, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE ALTER OR MOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

IN WITNESS thereof this dedication was executed this the 12 day of October, 2023.

**BAR-KO LAND COMPANY, LLC**



BRYSON ADAMS

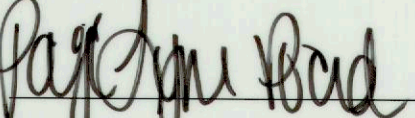
10-12-23

Date

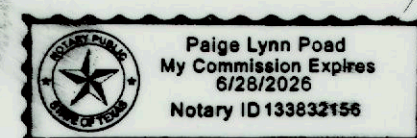
STATE OF TEXAS §  
COUNTY OF Parker §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Bryson Adams, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12<sup>th</sup> DAY OF October, 2023.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

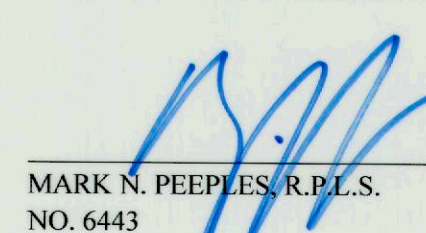
202328062  
10/27/2023 08:32 AM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

PLAT NOTES:

1. THE FIRE LANE ARE DEDICATED FOR FIRE LANE PURPOSES.
2. THE PUBLIC IMPROVEMENTS AND DEDICATION 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 THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SCRUBS 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.
5. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENT 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 OF PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF.
7. ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.
8. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
9. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48367C0425F, COMMUNITY-PANEL NO. 481164, EFFECTIVE DATE: APRIL 5, 2019. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP.
10. FRONT YARD SETBACK = 25'
11. REAR YARD SETBACK = 25'
12. SIDE YARD SETBACK = 10'

STATE OF TEXAS §  
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, MARK N. PEEPLES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

  
MARK N. PEEPLES, R.P.L.S.  
NO. 6443



STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF October, 2023.

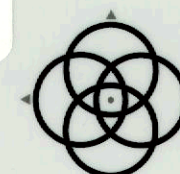


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ENGINEER  
THOMAS SITE DEVELOPMENT  
4604 BILL SIMMONS RD,  
COLLEYVILLE, TX 76034

OWNER/DEVELOPER  
BAR-KO LAND COMPANY, LLC  
POINT OF CONTACT: BRYSON ADAMS  
2121, McLENDON, WEATHERFORD,  
Texas 76088



WINDROSE  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S DATE: 09/19/2023 CHECKED BY: M.N.P. JOB NO.: D58833

Point of Contact:  
Stephen Salcido  
972-370-5871  
stephen.salcido@windroseservices.com  
Last Revision Date: 09/28/2023

REPLAT

WILLOW PARK  
BUSINESS PLAZA

LOTS 1R1 AND 1R2, BLOCK 1

BEING A 1.337 ACRE TRACT OF LAND  
SITUATED IN THE

JOHN COLE SURVEY, ABSTRACT NO. 218  
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- 2023 -

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