

LEGEND

- CIRF.....1/2" Capped Iron Rod Marked "CARTER ALEDO" Found
- CIRF(CTLS).....1/2" Capped Iron Rod Marked "CTLS" Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.P.C.T.....Plat Records, Parker County, Texas
- ①.....Block Number

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public 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 may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Willow Park and public utility entities shall have the full right of ingress and egress to and from their respective easements, without the necessity at any time of procuring permission from anyone.
7. All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
8. Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
9. All of Lots 5 and 6 are drainage easements. At the time of future development and replatting of these lots, drainage easements corresponding to specific drainage ways shall be dedicated and these lot-wide drainage easements shall be vacated.

FLOOD ZONE NOTES

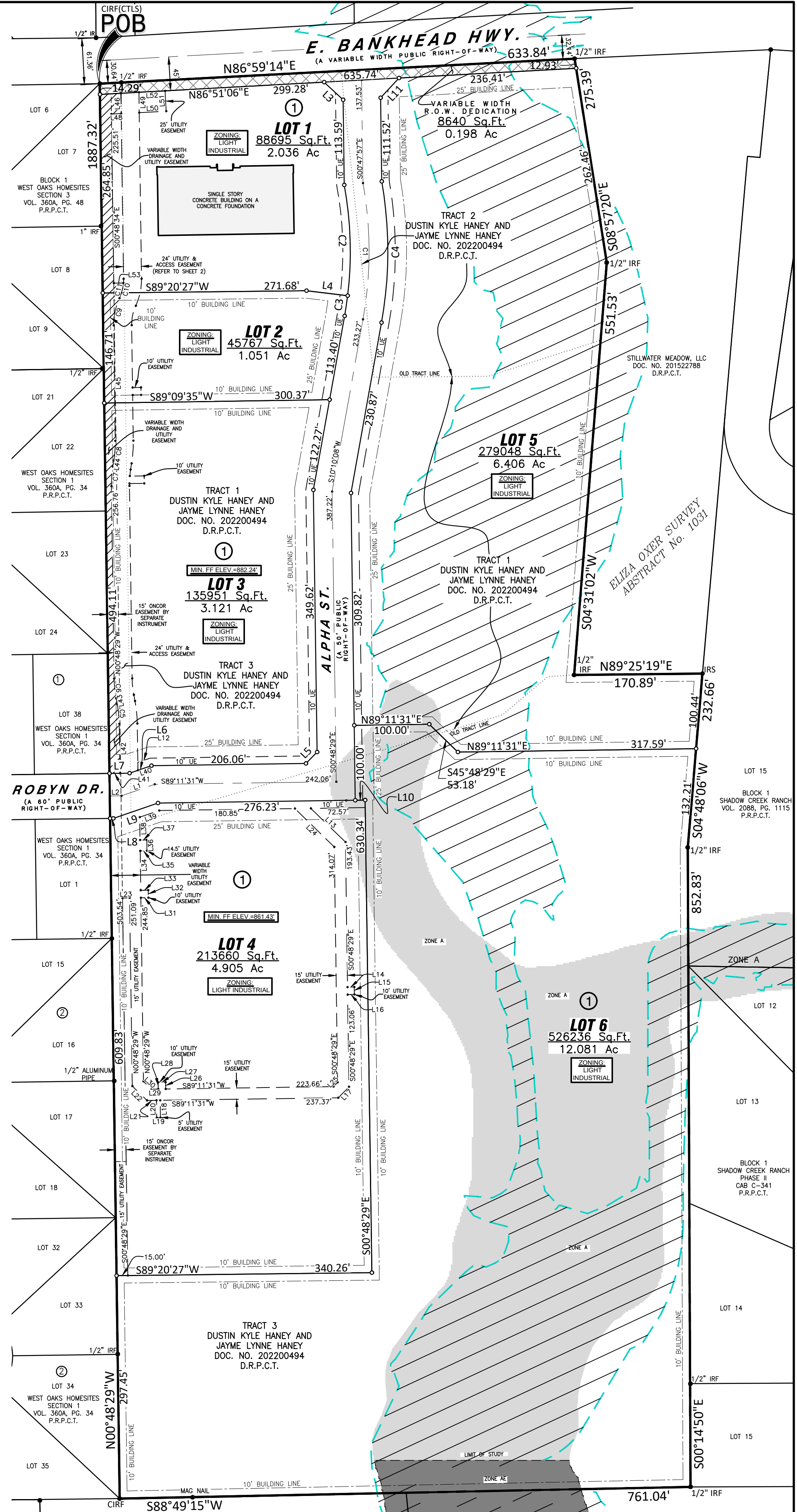
- A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:
- A. Zone A - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study for floodplain limits.
 - B. Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
 - C. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 - D. Preliminary 100-YR Ultimate Floodplain per Baird, Hampton, Brown Inc. Floodstudy of Haney Complex, dated 10/31/2023. This Final Plat does not represent a drainage study for Floodplain limits.

Owners/Developers:
 Attn: Dustin Kyle Haney &
 Jayme Lynne Haney, Co-Trustees
 Haney Revocable Trust
 103 Plantation Ct.
 Aledo, Texas 76008
 PH# 817-980-2425

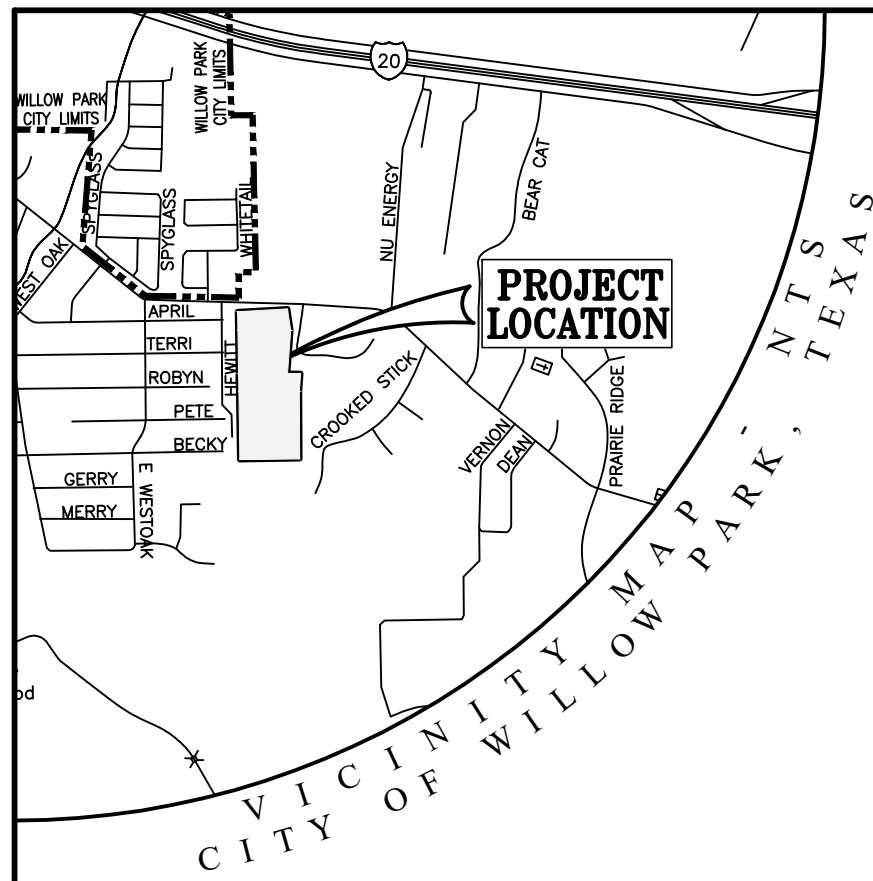
Surveyor:



949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44 • TBPELS FIRM #10194146



FINAL PLAT
LOTS 1-6, BLOCK 1
HANEY COMPLEX
 BEING A 31.247 ACRE TRACT OF LAND SITUATED IN THE
 ELIZA OXER SURVEY, ABSTRACT NO. 1031
 an Addition to the City of Willow Park, Parker County, Texas
 FEBRUARY 2024 SHEET 1 OF 2



GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
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- All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
- Selling a portion of this Addition by metes and bounds is a violation of City Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- All of Lots 5 and 6 are drainage easements. At the time of future development and replatting of these lots, drainage easements corresponding to specific drainage ways shall be dedicated and these lot-wide drainage easements shall be vacated.

Line #	Direction	Length
L1	S70°59'59"W	46.85
L2	S89°11'31"W	15.53
L3	S46°58'25"E	34.62
L4	S83°03'03"E	55.25
L5	S44°11'31"W	21.21
L6	S70°59'59"W	30.83
L7	S89°11'31"W	26.74
L8	N89°11'31"E	4.31
L9	N70°59'59"E	62.86
L10	S89°11'31"W	13.17
L11	S43°01'35"W	36.07
L12	S70°59'59"W	17.29
L13	S45°48'29"E	64.44
L14	N89°11'31"E	9.00
L15	S0°48'29"E	10.00
L16	S89°11'31"W	9.00
L17	S44°11'31"W	20.36
L18	S0°48'29"E	23.17
L19	S89°11'31"W	5.00
L20	N0°48'29"W	23.17
L21	S89°11'31"W	12.61
L22	N45°48'29"W	27.43

Line #	Direction	Length
L23	S89°18'37"W	9.50
L24	S45°48'29"E	73.23
L25	S44°11'31"W	7.93
L26	N0°48'29"W	9.00
L27	S89°11'31"W	10.00
L28	S0°48'29"E	9.00
L29	S89°11'31"W	8.89
L30	N45°48'29"W	15.00
L31	N89°18'37"E	9.99
L32	N0°41'23"W	10.00
L33	S89°18'37"W	10.01
L34	N0°48'29"W	52.50
L35	N89°11'31"E	9.00
L36	N0°48'29"W	14.50
L37	S89°11'31"W	9.00
L38	N0°48'29"W	30.41
L39	N70°59'59"E	27.51
L40	N70°59'59"E	18.98
L41	N89°11'31"E	14.00
L42	N0°48'29"W	65.98
L43	N10°48'29"W	8.31
L44	N9°11'31"E	8.31

Line #	Direction	Length
L45	N0°48'29"W	154.07
L46	S0°48'34"E	27.02
L47	N86°51'06"E	24.02
L48	S86°59'14"W	13.06
L49	S0°48'34"E	27.07
L50	N86°59'14"E	36.02
L51	N3°00'46"W	27.14
L52	N86°51'06"E	34.98
L53	N89°12'03"E	12.78
L54	N0°48'29"W	83.23
L55	S89°11'31"W	11.14
L56	N0°48'29"W	10.00
L57	N89°11'31"E	11.14
L58	N0°48'29"W	60.85
L59	N9°11'31"E	8.31
L60	S89°11'31"W	19.13
L61	N0°48'29"W	10.00
L62	N89°11'31"E	19.78
L63	N10°48'29"W	8.31
L64	N0°48'29"W	62.27

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	20°23'11"	513.00'	182.53'	S0°01'29"E	181.57'
C2	17°24'22"	488.00'	148.25'	S1°45'13"E	147.68'
C3	3°13'11"	488.00'	27.42'	S8°33'33"W	27.42'
C4	20°09'54"	538.00'	189.35'	S0°05'11"W	188.37'
C5	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C6	10°00'00"	150.00'	26.18'	N5°48'29"W	26.15'
C7	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C8	10°00'00"	150.00'	26.18'	N4°11'31"E	26.15'
C9	25°31'24"	84.00'	37.42'	N11°57'14"E	37.11'
C10	25°21'58"	60.00'	26.56'	N12°01'57"E	26.35'
C11	20°08'30"	60.00'	21.09'	N14°38'41"E	20.98'
C12	25°21'58"	84.00'	37.19'	N12°01'57"E	36.89'
C13	25°31'24"	60.00'	26.73'	N11°57'14"E	26.51'
C14	10°00'00"	174.00'	30.37'	N4°11'31"E	30.33'
C15	3°59'33"	126.00'	8.78'	N7°11'45"E	8.78'
C16	1°26'58"	126.00'	3.19'	N0°05'00"W	3.19'
C17	10°00'00"	126.00'	21.99'	N5°48'29"W	21.96'
C18	10°00'00"	174.00'	30.37'	N5°48'29"W	30.33'

BEING a tract of land situated in the Eliza Oxer Survey, Abstract Number 1031, Parker County, Texas, and being all of Tracts 1-3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "CTL5" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and the said south right-of-way line, passing at a distance of 28.75 feet a found 1/2-inch iron rod, being the northwest corner of the aforesaid Haney Tract 1, same being the most northerly northeast corner of the aforesaid Haney Tract 3, then continuing in all for a total distance of 633.84 feet to a found 1/2-inch iron rod for the northeast corner of the aforesaid Haney Tract 2, same being the northwest corner of a tract of land as described by deed to Stillwater Meadow, LLC as recorded in Document Number 201522788, D.R.P.C.T.;

THENCE with the common line between the said Haney tracts and the said Stillwater Meadow, LLC tract the following courses and distances:

South 08°57'20" East, a distance of 275.39 feet to a found 1/2-inch iron rod;

South 04°31'02" West, a distance of 551.53 feet to a found 1/2-inch iron rod for the southeast corner of the said Haney Tract 1, same being the southwest corner of the said Stillwater Meadow, LLC tract, and being in the north line of the aforementioned Haney Tract 3; North 89°25'19" East, a distance of 170.89 feet to a set 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the said Haney Tract 3, same being the southeast corner of the said Stillwater Meadow, LLC tract, and being in the west line of Lot 15, Block 1, Shadow Creek Ranch, an addition to Parker County, Texas as shown on the plat recorded in Volume 2088, Page 1115, P.R.P.C.T.;

THENCE South 04°48'06" West, with the common line between the said Haney tracts and said Lot 15, a distance of 232.66 feet to a found 1/2-inch iron rod;

THENCE South 00°14'50" East, continuing with the said common line, passing at a distance of 158.15 feet, a point for the southwest corner of said Lot 15, same being the northwest corner of Lot 12, Block 1, Shadow Creek Phase II, an addition to Parker County, Texas as shown on the plat recorded in Cabinet C, Page 341, P.R.P.C.T., same being the most northerly corner of Lot 13 of said Block 1, Shadow Creek Phase II, and now continuing with the common line between the said Haney tracts and said Shadow Creek Phase II in all for a total distance of 852.83 feet to a found 1/2-inch iron rod for the southeast corner of the aforesaid Haney Tract 3, same being the southwest corner of Lot 15 of said Block 1, Shadow Creek Phase II, and being in the north line of Lot 16 of said Block 1, Shadow Creek Phase II;

THENCE South 88°49'15" West, continuing with the common line between the said Haney Tracts and said Shadow Creek Phase II, passing at a distance of 378.98 feet, a point for the northwest corner of said Lot 16, same being the northeast corner of a remainder tract of land as described by deed to Bailey Ranch, a Texas Limited Partnership as recorded in Volume 2018, Page 163, D.R.P.C.T. and now continuing with the common line between the said Haney tracts and the said Bailey Ranch tract, in all for a total distance of 761.04 feet to a found 1/2-inch capped iron rod marked "CARTER ALEDO" for the southwest corner of the said Haney Tract 3, same being the southeast corner of Lot 35, Block 2, West Oaks Homesites, Section 1, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 34, P.R.P.C.T., and being the southeast corner of Lot 34 of said Block 2;

THENCE North 00°48'29" West, with the common line between the said Haney tracts and said West Oaks Homesites, Section 1, passing at a distance of 1507.28 feet, a point for the northeast corner of said West Oaks Homesites, Section 1, same being the southeast corner of the aforementioned Block 1, West Oaks Homesites, Section 3 from which a found 1/2-inch iron rod bears North 88°55'59" West, a distance of 1.88 feet, and now continuing with the common line between the said Haney tracts and the said West Oaks Homesites, Section 3 in all for a total distance of 1887.32 feet to the **POINT OF BEGINNING** and containing 1,361,137 feet or 31.247 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Haney Revocable Trust**, acting herein by and through its duly authorized Trustees, does hereby certify and adopt this plat designating the herein above described property as Lots 1-5, Block 1, **Haney Complex**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Haney Revocable Trust does herein certify the following: The streets and alleys are dedicated for street and alley purposes. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. 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. The City of Willow Park, is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 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 The City of Willow Park's use thereof. 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. 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 permission from anyone. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

STATE OF TEXAS §
COUNTY OF _____ §

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Dustin Kyle Haney, Co-Trustee, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jayme Lynne Haney, Co-Trustee, known to me to be the person whose name are subscribed to the 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, this _____ day of _____, 2024.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: February 09, 2024

CITY OF WILLOW PARK, TEXAS

CITY COUNCIL

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

BY: _____ DATE _____
CITY MAYOR CITY SECRETARY

ATTEST: _____ DATE _____

FINAL PLAT

**LOTS 1-6, BLOCK 1
HANEY COMPLEX**

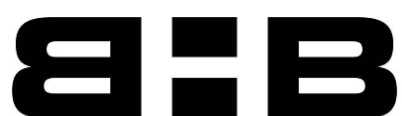
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ELIZA OXER SURVEY, ABSTRACT NO. 1031**

an addition to the City of Willow Park, Parker County, Texas

FEBRUARY 2024

SHEET 2 OF 2

Surveyor:



BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

Owners/Developers:
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