

LEGAL DESCRIPTION

BEING 7.918 acres situated in the J.M. FROMAN SURVEY, Abstract No. 471, Parker County, Texas, being all of that certain tract of land described in deed to Basic Developers, LLC., recorded in Instrument Number 202035768, Official Public Records, Parker County, Texas, and a portion of the existing Right-of-Way of Bankhead Highway, being more particularly described as follows:

COMMENCING at a 3/4" iron rod found in the southwesterly line of Interstate Highway No. 20 (a variable width Right-of-Way), at the northeast corner of said Basic Developers, LLC, tract, also being the northwest corner of Lot 1R1, Block 1, TRINITY CHURCH PROPERTIES, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 504, Plat Records, Parker County, Texas, said BEGINNING and northeast corner of the herein described tract, said BEGINNING POINT having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6952201.58 and EAST: 2231680.41, for reference;

THENCE N 71°57'15" W, along the southwesterly line of said Interstate Highway No. 20, a distance of 188.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the POINT OF BEGINNING and northeast corner of the herein described tract, said BEGINNING POINT having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6952201.58 and EAST: 2231500.84, for reference;

THENCE S 00°24'09" E, leaving the southwesterly line of said Interstate Highway No. 20, being across and through said Basic Developers, LLC, tract, a distance of 915.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeasterly line of Bankhead Highway (a variable width Right-of-Way);

THENCE along the northeasterly line of said Bankhead Highway, as follows:

N 28°49'44" W, a distance of 565.24 feet to a 5" wood post found;
N 47°03'51" W, a distance of 507.59 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 270.00 feet and whose long chord bears N 14°34'11" W, a chord distance of 290.10 feet;

THENCE leaving the northeasterly line of said Bankhead Highway, along said curve in a northwesterly direction, crossing the southeasterly and northwesterly lines of said Bankhead Highway, through a central angle of 64°59'21", an arc distance of 306.25 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE N 17°55'30" E, a distance of 14.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the southwesterly line of said Interstate Highway No. 20;

THENCE along the southwesterly line of said Interstate Highway No. 20, as follows:

S 71°56'29" E, a distance of 149.01 feet to a 3/8" iron rod found;
S 08°28'55" E, a distance of 45.38 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 62°30'51" E, a distance of 57.43 feet to a Texas Department of Transportation monument found;
N 81°57'36" E, a distance of 89.76 feet to a Texas Department of Transportation monument found;
S 71°57'55" E, a distance of 133.49 feet to a Texas Department of Transportation monument found;
S 83°12'03" E, a distance of 101.99 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";
S 71°57'15" E, a distance of 199.54 feet to the POINT OF BEGINNING and containing 7.918 acres (344,924 square feet) of land, more or less.

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Basic Developers, LLC, being the owners of the above described tract of land does hereby certify and adopt this plat designating the hereinabove described property as Lots 2 and 3, Block 1 PORTER ADDITION, an Addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

Basic Developers, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated to the public use forever for the purposes indicated or shown 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.
- The City 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 the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part 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 or public use in the easements.
- The City and public utilities shall at all times have a 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 or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.

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

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

Witness my hand this 14th day of SEPTEMBER, 2021.

Basic Developers, LLC

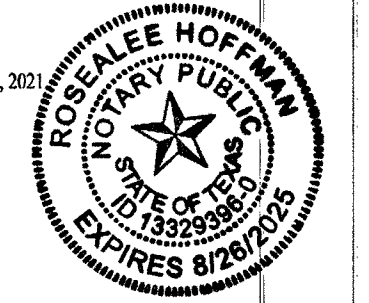
Rex Ramsey
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Rex Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
On the 14 day of September, 2021.

Rosealee Hoffman
Notary Public in and for the State of Texas



APPROVED BY CITY OF WILLOW PARK

APPROVED BY: [Signature] 9/14/21
CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: [Signature] 9/14/21
MAYOR

ATTEST: [Signature] 9/14/21
CITY SECRETARY

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202137205
09/21/2021 03:10 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Final Plat

Lots 2 and 3, Block 1
PORTER ADDITION
An Addition to the City of Willow Park, Parker County, Texas

Being 7.918 Acres Situated in the
J.M. FROMAN SURVEY, Abstract No. 471
City of Willow Park, Parker County, Texas

NOTES:

- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

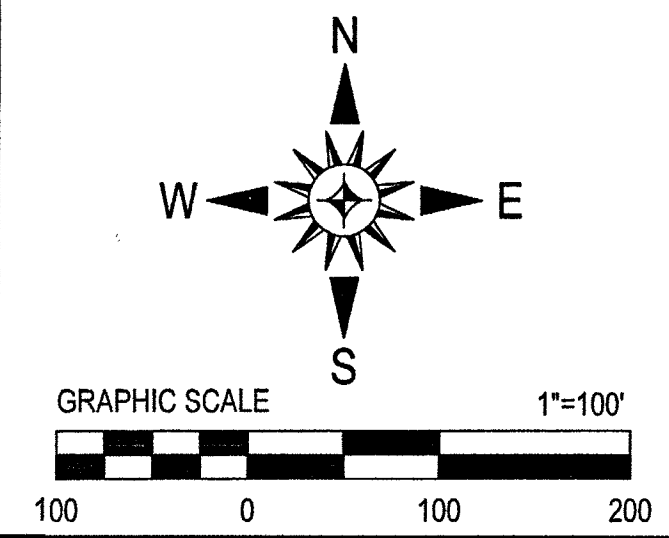
Charles F. Stark, RPLS 9/14/21
Texas Registration No. 5084

J.M. FROMAN SURVEY
ABSTRACT NO. 471

T.B.C.A. INC.
INST. NO. 201919818
O.P.R.P.C.T.

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	22.66	N44°30'38"E
L2	65.22	N18°08'59"E

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.74	37.00	44°30'38"	N22° 15' 19"E	28.03
C2	3.80	12.00	18°08'59"	N9° 04' 29"E	3.79



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
BASIC DEVELOPERS, LLC
206 E. US HIGHWAY 80
FORNEY, TX 75126

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **F**, SLIDE **54**
DATE **9/21/2021**