



TBPLS FIRM# 10194493 FIRM# F-2448

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

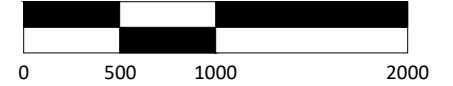
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880

1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375

EXHIBIT "A"

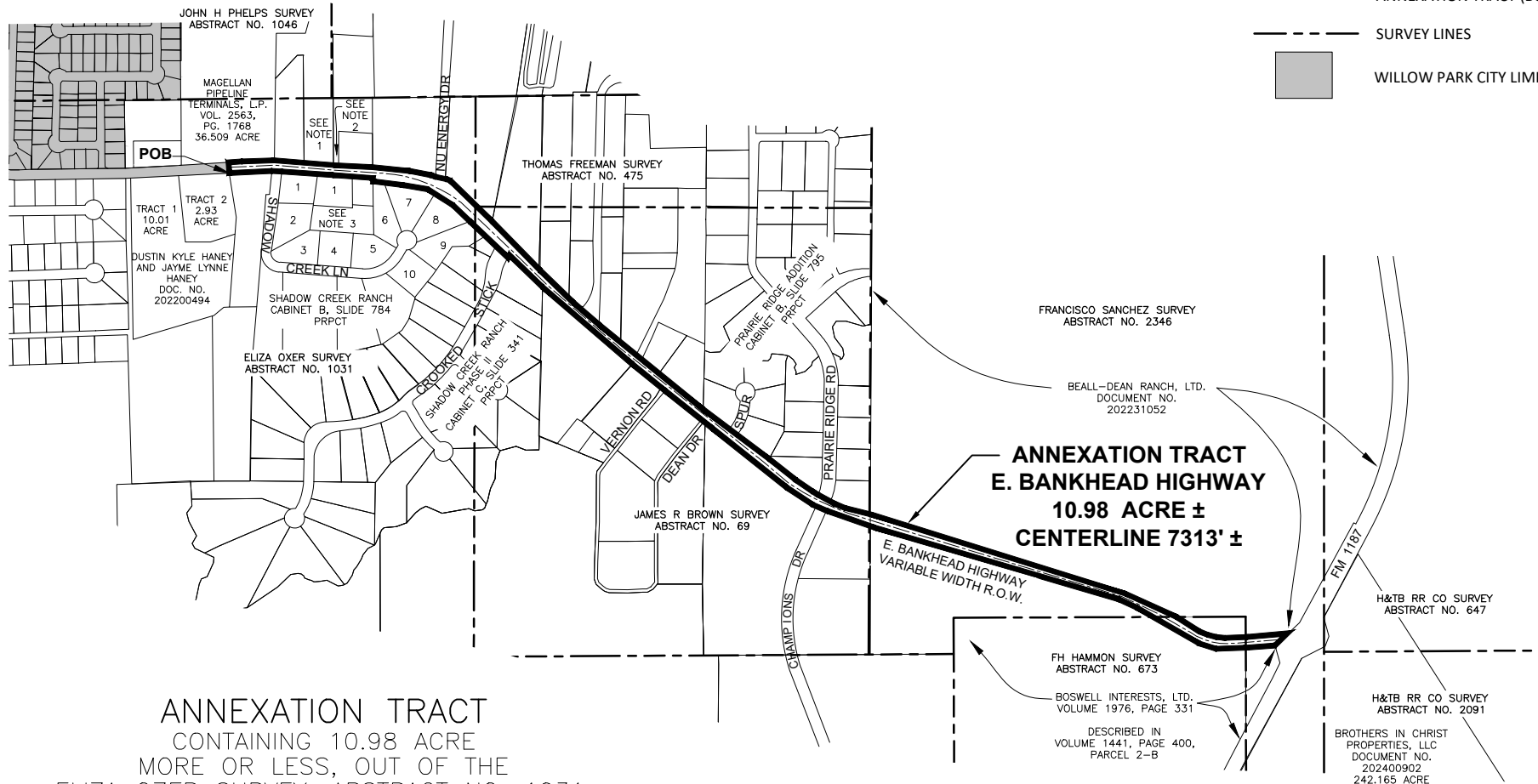
NOTES:

1. 9901 Bankhead Park, LLC, 13.94 Acre, Document Number 202233894
2. Ward A. Campbell, 3,439 Acre, Volume 2435, Page 839
3. Apolinar – Phillips Addition, Lot 1, Block 1, Cabinet E, Slide 106, Plat Records



SCALE: 1" = 1000'

- ANNEXATION TRACT (BOLD)
- - - - -** SURVEY LINES
- WILLOW PARK CITY LIMITS



ANNEXATION TRACT
CONTAINING 10.98 ACRE
MORE OR LESS, OUT OF THE
ELIZA OZER SURVEY, ABSTRACT NO. 1031,
JAMES R. BROWN SURVEY, ABSTRACT NO. 69,
THOMAS FREEMAN SURVEY, ABSTRACT NO. 475,
FRANCISCO SANCHEZ SURVEY, ABSTRACT NO. 2346, AND
F.H. HAMMON SURVEY, ABSTRACT NO. 673,
PARKER COUNTY, TEXAS

DRAWING COMPLETED: MARCH 11, 2024

EXHIBIT A
ANNEXATION TRACT
METES AND BOUNDS DESCRIPTION

BEING 10.98 acre more or less, having a centerline of 7313 feet, more or less, of East Bankhead Highway (a variable width right-of-way) out of the Eliza Oxer Survey, Abstract No. 1031, James R. Brown Survey, Abstract No. 69, Thomas Freeman, Survey, Abstract No. 475, Francisco Sanchez Survey, Abstract No. 2346, and F.H. Hammon Survey, Abstract No. 673;

BEGINNING at a point being in the Eliza Oxer Survey, Abstract No. 1031, being a corner of the existing City of Willow Park, Texas, City Limits Line, being on the south right-of-way line of said East Bankhead Highway, being the northeast corner of a 2.93 acre tract, Tract Two, conveyed in Warranty Deed with Vendor's Lien, to Dustin Kyle Haney and Jayme Lynne Haney, recorded in Document Number 202200494, Official Public Records, Parker County, Texas, same being the northwest corner of a 3.549 acre tract conveyed in a Warranty Deed with Vendor's Lien to Stillwater Meadow, LLC recorded in Document Number 201522788, Official Public Records, Parker County, Texas, from which a ½ inch rebar rod for the northeast corner of said 3.549, same being in the west line of Shadow Creek Lane, bears N87°05'53"E 261.34 feet, being the southwest corner of this described tract;

THENCE northerly crossing said East Bankhead Highway, with the existing City of Willow Park, City Limits Line, to a point on the north right-of-way line of said East Bankhead Highway, same being the south line of a 36.509 acre tract conveyed in Special Warranty Deed, to Magellan Pipeline Terminals. L.P. recorded in Volume 2563, Page 1768, Official Public Records, Parker County, Texas, for the northwest corner of this described tract;

THENCE southeasterly along the north right-of-way of said East Bankhead Highway, 7371 feet more or less to a 2 inch pipe fence corner, being the occupied corner, being the most southerly southeast corner of a called 321.406 acre tract conveyed in Special Warranty Deed, to Beall-Dean Ranch, LTD, recorded in Document Number 202231052, Official Public Records, Parker County, Texas, and being on the westerly right-of-way of FM 1187, for the northeast corner of this described tract;

THENCE southwesterly with westerly right-of-way of said FM 1187, crossing said East Bankhead Highway to a 3 inch pipe fence corner on the south right-of-way line of said East Bankhead Highway, same being the occupied corner of the most northerly northeast corner of a tract conveyed in a Deed Without Warranty to Boswell Interest, LTD., recorded in Volume 1976, Page 331, Deed Records, Parker County, Texas, being described in Volume 1441, Page 400 as Parcel 2-B, for the southeast corner of this described tract;

THENCE northwesterly along the south right-of-way line of said East Bankhead Highway, to the **POINT OF BEGINNING**, containing 10.98 acres more or less.