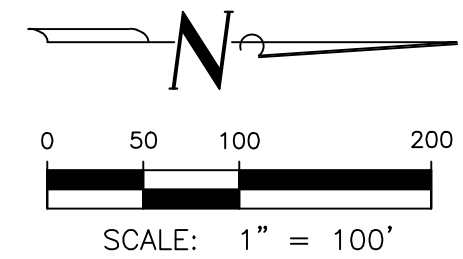


JOHN H. PHELPS SURVEY
ABSTRACT No. 1046

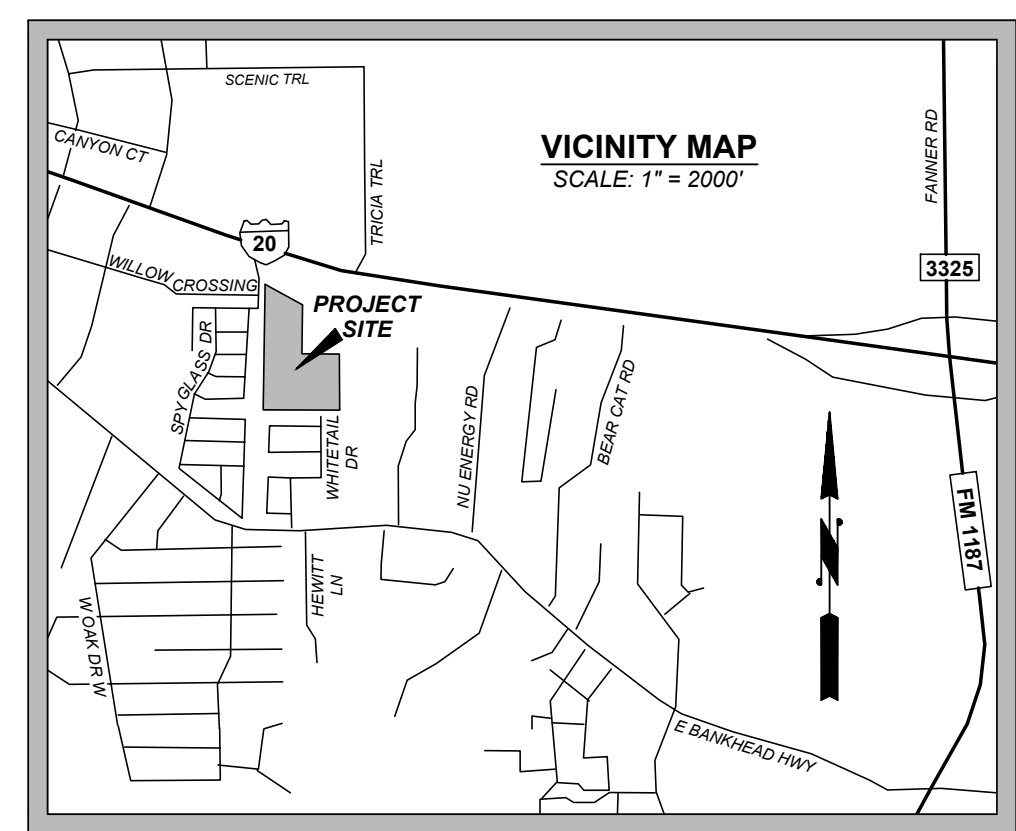
REMAINDER OF CALLED 52.283 ACRES
D & M, A TEXAS GENERAL PARTNERSHIP
VOL. 1403, PG. 1713
R.P.R.P.C.T.



LEGEND	
▲	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
○	3/4" IRON ROD SET WITH CAP STAMPED "TNP"
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
ESMT	EASEMENT
D.R.P.C.T.	DEED RECORDS PARKER COUNTY TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY TEXAS
R.P.R.P.C.T.	REAL PROPERTY RECORDS PARKER COUNTY TEXAS
---	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°54'35"	5000.76'	S 00°33'34" W	166.66'	166.67'
C2	88°12'53"	33.50'	S 45°31'37" E	46.63'	51.58'
C3	90°00'00"	33.50'	S 45°23'44" E	47.38'	52.62'
C4	186°31'39"	60.00'	S 45°32'32" E	119.81'	195.33'
C5	186°22'07"	60.00'	N 45°23'52" W	119.81'	195.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°29'09" W	14.14'
L2	N 46°30'51" E	14.14'
L3	S 43°29'09" E	14.14'
L4	S 45°23'44" E	14.14'
L5	N 44°36'16" E	14.14'
L6	S 45°23'44" E	14.14'
L7	N 44°36'16" E	14.14'
L8	S 45°23'44" E	14.14'
L9	N 44°36'16" E	13.88'
L10	N 44°28'23" E	14.17'
L11	S 45°15'35" E	14.04'
L12	S 45°31'37" E	14.11'
L13	N 44°28'23" E	14.17'
L14	S 45°31'37" E	14.11'
L15	N 44°28'23" E	13.98'



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PH: 405-245-6968

DEVELOPER
RED RIVER DEVELOPMENT 2020, LLC
3333 Welborn St., Ste. 350
Dallas, Texas 75219
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FINAL PLAT
COUNTRY HOLLOW
BEING 19.167 ACRES OF LAND
SITUATED IN THE JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046
City of Willow Park, Parker County, Texas
FEBRUARY 2023

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

BEING a 19.167-acre tract of land situated in the John H. Phelps Survey, Abstract No. 1046, in the City of Willow Park, Parker County, Texas, being part of the remainder called 52.283-acre tract of land as described in deed to D & M, a Texas General Partnership, recorded in Volume 1403, Page 1713 of the Real Property Records of Parker County, Texas (R.P.R.P.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod with cap stamped "TNP" set at the southeast corner of the remainder of said 52.283-acre tract, same being the northeast corner of Lot 21 in Block A of Hunters Glen, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 205 of the Plat Records of Parker County, Texas (P.R.P.C.T.), and located in the west line of a called 36.509-acre tract of land as described in deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768 (R.P.R.P.C.T.);

THENCE South 89°20'29" West, departing the west line of said 36.509-acre tract, and along the common north line of said Hunters Glen Addition and the south line of the remainder of said 52.283-acre tract, a distance of 875.61 feet to a 1/2-inch iron rod found at the northwest corner of Lot 35, Block B in said Hunters Glen Addition, same being the southwest corner of the remainder of said 52.283-acre tract, and located in the east line of Lot 31 in Block E of the Amended Final Plat No. 3 of Willow Park Village, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet C, Slide 344 (P.R.P.C.T.);

THENCE North 01°30'51" East, departing the north line of said Block B, and along the common east line of said Willow Park Village Addition and the west line of the remainder of said 52.283-acre tract, a distance of 1430.62 feet to a 1/2-inch iron rod with cap stamped "YARGER 5854" found at the southwest corner of Lot 1 in Block 1 of the Extreme Exteriors Addition, an Addition to the City of Willow Park, Texas, according to the Plat recorded in Cabinet D, Slide 665 (P.R.P.C.T.), same being the most westerly northwest corner of the remainder of said 52.283-acre tract;

THENCE South 71°54'10" East, departing the east line of said Willow Park Village, and along the common southwesterly line of said Block 1 and the northeasterly line of the remainder of said 52.283-acre tract, a distance of 300.02 feet to a 1/2-inch iron rod found at the southeast corner of said Block 1, same being an interior corner of the remainder of said 52.283-acre tract;

THENCE South 01°30'59" West, departing the last stated common line, over and across the remainder of said 52.283-acre tract, a distance of 571.74 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found for corner;

THENCE North 89°36'16" East, a distance of 562.48 feet to a 1/2-inch iron rod with cap stamped "J&M BOUNDARY" found at the intersection with the common east line of the remainder of said 52.283-acre tract and the west line of said 36.509-acre tract;

THENCE South 00°23'44" East, along the last stated common line, a distance of 759.22 feet to the POINT OF BEGINNING, and containing 19.167 acres of land, more or less.

NOW, THEREFORE, KNOW BY ALL MEN BY THESE PRESENTS, THAT TH WILLOW PARK, LLC acting herein by and through its duly authorized agents, does hereby certify and adopt this plat designating the herein described property as COUNTRY HOLLOW, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the public right-of-way, easements, and encumbrances shown hereon.

TH WILLOW PARK, LLC, HEREIN CERTIFIES THE FOLLOWING:

- 1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
3. 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.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. 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.
6. 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.
7. The City and public utilities shall at all times have the 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.
8. Any modification of this document shall be by means of plat and shall be approved by the City.

TH WILLOW PARK, LLC

BY: _____
AUTHORIZED REPRESENTATIVE

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public

My commission expires on _____.

PLAT NOTES:

- 1. The purpose of this Final Plat is to create 98 single-family residential lots and 3 common lots.
2. All Lot corners, angle points, PC's and PT's are marked with a 3/4 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
3. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000152216 to scale from grid to surface.
4. Common Areas of Lot 32/Block A, Lot 32/Block B, and Lot 1/Block E, shall be maintained by the established Home Owner's Association (HOA).
5. This property lies within ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting of FEMA Flood Insurance Rate Map, Community Panel No. 48367C0450E, Map Revision Date September 26, 2008 and Community Panel No. 48367C0425F, Map Revision Date April 5, 2019. ZONE "X" (UNSHADED) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR'S CERTIFICATE

I, Marvin King, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Willow Park, Texas.

PRELIMINARY, THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. TBPELS RULE §138.33 (e)

Marvin King, R.P.L.S.
Texas Registration Number 5581

THIS DOCUMENT WAS RELEASED ON FEBRUARY 15, 2023 FOR REVIEW PURPOSES ONLY. BY MARVIN KING, RPLS NO. 5581. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE §138.33 (e).

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Marvin King, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20_____.

Notary Public

My commission expires on April 4, 2026.

APPROVED BY THE CITY OF WILLOW PARK
APPROVED BY CITY COUNCIL CITY OF WILLOW PARK
SIGNED: MAYOR DATE
ATTEST: CITY SECRETARY DATE

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block A.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-32 for Block B.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-18 for Block C.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Rows 1-17 for Block D.

Table with 4 columns: BLOCK, LOT, SQ FT, AC. Row 1 for Block E.



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FINAL PLAT

COUNTRY HOLLOW

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