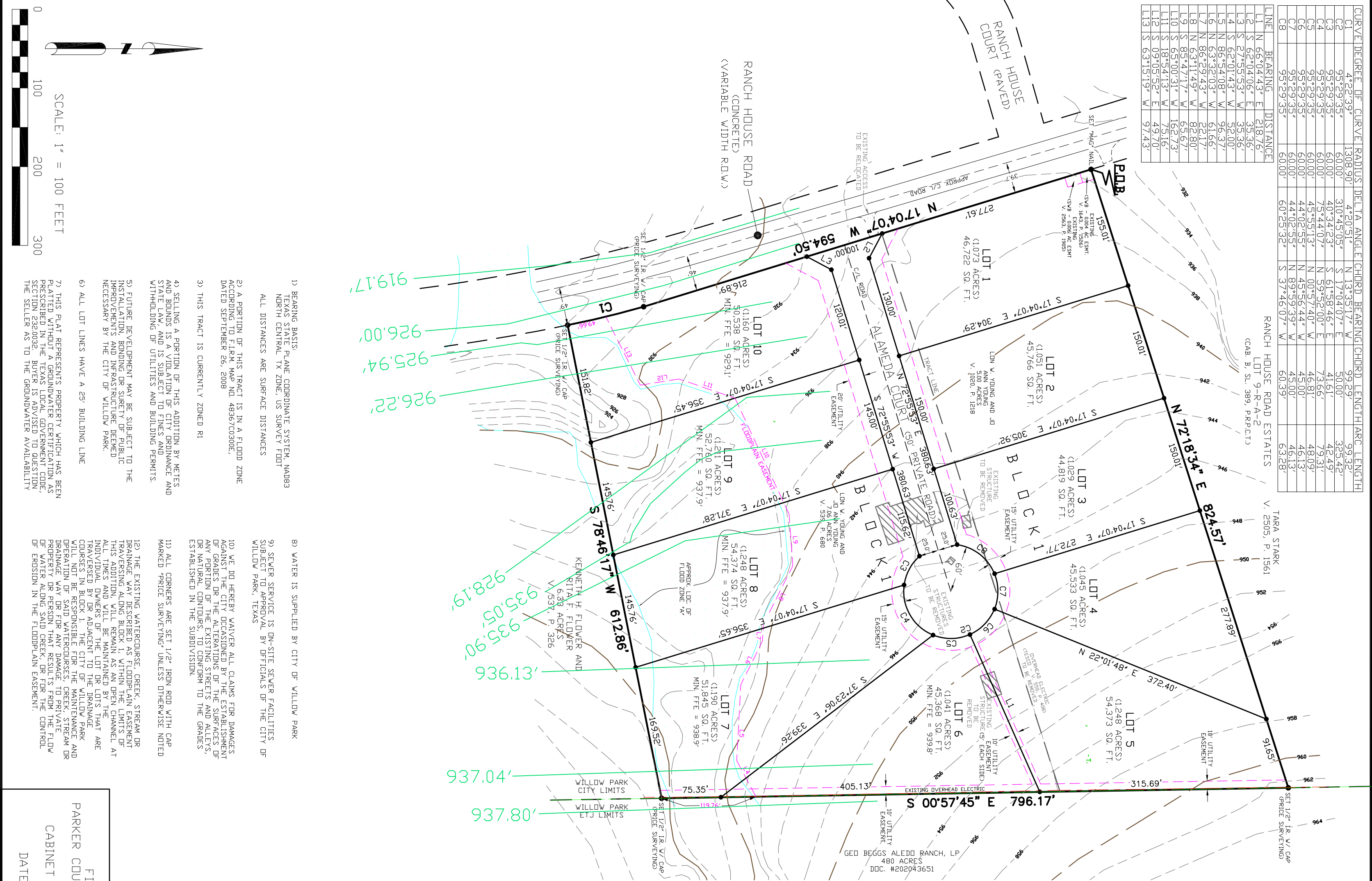




ALAMIEDA ESTATES



LEGAL DESCRIPTION

Of a 12.032 acres tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 147, Parker County, Texas, being all of a called 7.06 acres tract described in Volume 539, Page 680 of the Deed Records and all of a called 5.00 acres tract described in Volume 1020, Page 1218 of the Real Records, both in Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set "MAC" nail in the east right of way line of Ranch House Road (concrete) and at the southwest corner of Lot 9-R-A-2 of Ranch House Road Estates, according to plat recorded in Cabinet B, Slide 389 of the Plat Records, for the northwest and beginning corner of this tract.

Thence N. 72 deg. 18 min. 34 sec. E. 824.57' feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 9-R-A-2 and in the west line of a certain 480 acres tract described in Document No. 202043651 of the Official Public Records for the northeast corner of this tract.

Thence S. 00 deg. 57 min. 45 sec. E. 796.17' feet along the west line of said 480 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 6.33 acres tract described in Volume 537, Page 326 of said Deed Records for the southeast corner of this tract.

Thence S. 78 deg. 46 min. 17 sec. W. 612.86' feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Ranch House Road and at the northwest corner of said 6.33 acres tract for the southwest corner of this tract.

Thence along the east right of way line of said Ranch House Road the following courses and distances:

- Northerly along the arc of a 04 deg. 22 min. 39 sec. curve to the left with a radius of 1308.90 feet, a central angle of 04 deg. 20 min. 51 sec., a chord of N. 13 deg. 35 min. 17 sec. W. 99.29 feet and an arc length of 99.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 17 deg. 04 min. 07 sec. W. 594.50 feet to the place of beginning and containing 12.032 acres (524,131.61 square feet) of land, more or less

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on SEPTEMBER 3, 2025.

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.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251047 251047A.dwg 25876.cld FN250911

STATE OF TEXAS

COUNTY OF PARKER

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

JO ANN YOUNG, Owner

Date

STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JO ANN YOUNG 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 and in the capacity stated.

GIVEN under my hand and seal of office this ___ day of ___, 2025

Signature

APPROVED BY CITY OF WILLOW PARK

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

DWNER

125 WESTRIDGE TRAIL
WEATHERFORD, TX 76087
940-452-1057

DEVELOPER

GRANT REED
151 JD TOWLES DR.
WILLOW PARK, TX 76087
940-452-1057

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

ENGINEER

JARROD REYNOLDS
CDPE MANAGEMENT, LLC
FIRM #---
ADDRESS
XXX-XXX-XXXX

PRELIMINARY PLAT

ALAMEDA ESTATES

BLOCK 1

LOT 1 THRU LOT 10

BEING A SUBDIVISION OF A 12.032 ACRES TRACT OF LAND TO THE CITY OF WILLOW PARK AND BEING OUT OF THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NO. 147, PARKER COUNTY, TEXAS

PLAT DATE: JULY 14, 2026

Ranch House Site Map
Texas, AC +/-



Boundary

Ranch House Site Map
Texas, AC +/-

