

CURVE	DEGREE	CURVE	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH	ARC	LENGTH
C1	4:22:39"		1308.90'	4:20:51"	N	13°35:17"	W	99.29'	99.33'	35.42'	
C2	9:29:33"		600'	3:10:45:05"	N	17°04:07"	E	50.00'	50.00'	35.42'	
C3	9:29:33"		600'	3:10:45:05"	N	17°04:07"	E	50.00'	50.00'	35.42'	
C4	9:29:33"		600'	7:54:40:7"	N	59°52:00"	E	73.65'	73.65'	46.81'	
C5	9:29:33"		600'	4:55:55:3"	N	00°52:40"	W	46.81'	46.81'	48.09'	
C6	9:29:33"		600'	4:40:02:3"	N	45°56:44"	W	45.00'	45.00'	48.09'	
C7	9:29:33"		600'	4:40:02:3"	N	89°59:39"	W	45.00'	45.00'	46.13'	
C8	9:29:33"		600'	60°29:32"	S	37°46:07"	W	60.39'	60.39'	63.28'	

LINE

BEARING

DISTANCE

L1	N	66°04:43"	E	218.76'
L2	S	62°04:06"	E	33.35'
L3	S	62°04:06"	E	33.35'
L4	S	62°01:43"	W	52.00'
L5	N	86°54:08"	W	96.37'
L6	N	63°32:03"	W	61.66'
L7	N	86°29:43"	W	62.17'
L8	N	63°11:49"	W	82.80'
L9	S	65°10:31"	W	62.63'
L10	S	18°54:13"	W	175.16'
L11	S	09°08:52"	E	49.70'
L12	S	63°15:19"	W	97.43'

RANCH HOUSE ROAD ESTATES

LOT 9-A-2

(C&B, B. SL. 389, P&P&T)

0 100 200 300

SCALE: 1" = 100 FEET

3) THIS TRACT IS CURRENTLY ZONED R1

4) SELLING A PORTION OF THIS ACCTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO DISMISSAL AND FORFEITURE OF UTILITIES AND BUILDING PERMITS.

5) FUTURE DEVELOPMENT MAY BE SUBJECT TO THE INSTALLATION, BONDING OR SURETY OF PUBLIC IMPROVEMENTS AND INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WILLOW PARK.

6) ALL LOT LINES HAVE A 25' BUILDING LINE

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODES. THE SELLER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO THE SELLER AS TO THE GROUNDWATER AVAILABILITY

LEGAL DESCRIPTION

Of a 12,023 acres tract of land out of the B.B.B. & C. RR. Co. Survey, Abstract No. 1473, 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 5,000 acres tract described in Volume 1020, Page 1218 of the Real Records, both in Parker County, Texas; and being further described by meters and bounds as follows:

Beginning at a set "VAG" nail in the east right of way line of Ranch Houses 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.

Official Public Records for the northeast corner of this tract.

thence S. 00 deg. 37' min. 45 sec. E. / 90.1 / feet along the west line of said 480 acres tract to a set 1/2" 6.33 acres 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. 40 min. 1 / sec. W. 012.80 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.

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

ing courses and distances.

- Northernly along the arc of a 04 degree, 22 min. angle, 39 sec. curve to the left with a radius of 1308.90 feet, a central angle of 04 deg. 22 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, PHILLIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, has plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curvature 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.crd FN250911

STATE OF TEXAS

COUNTY OF PARKER

That, JO ANNYOUNG, the owner of the land shown on this plat, and designated herein as ALAMIEDA ESTATES to the City of Willow Park, Parker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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 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: _____

OR

BY: _____
CITY SECRETARY

DATE:

PRELIMINARY PLAT

ALAMEDA ESTATES
BLOCK 1

LOT 1 THRU LOT 10

BEING A SUBDIVISION OF A 12.0326 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