

GRAPHIC SCALE: 1" = 100 Feet

METES AND BOUNDS

BEING a tract of land situated in the Eliza Oker Survey, Abstract Number 1031, Parker County, Texas, and being a portion of Tracts 1 and 3 as described by deed to Dustin Kyle Haney and Jayme Lynne Haney as recorded in Document Number 202200494, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

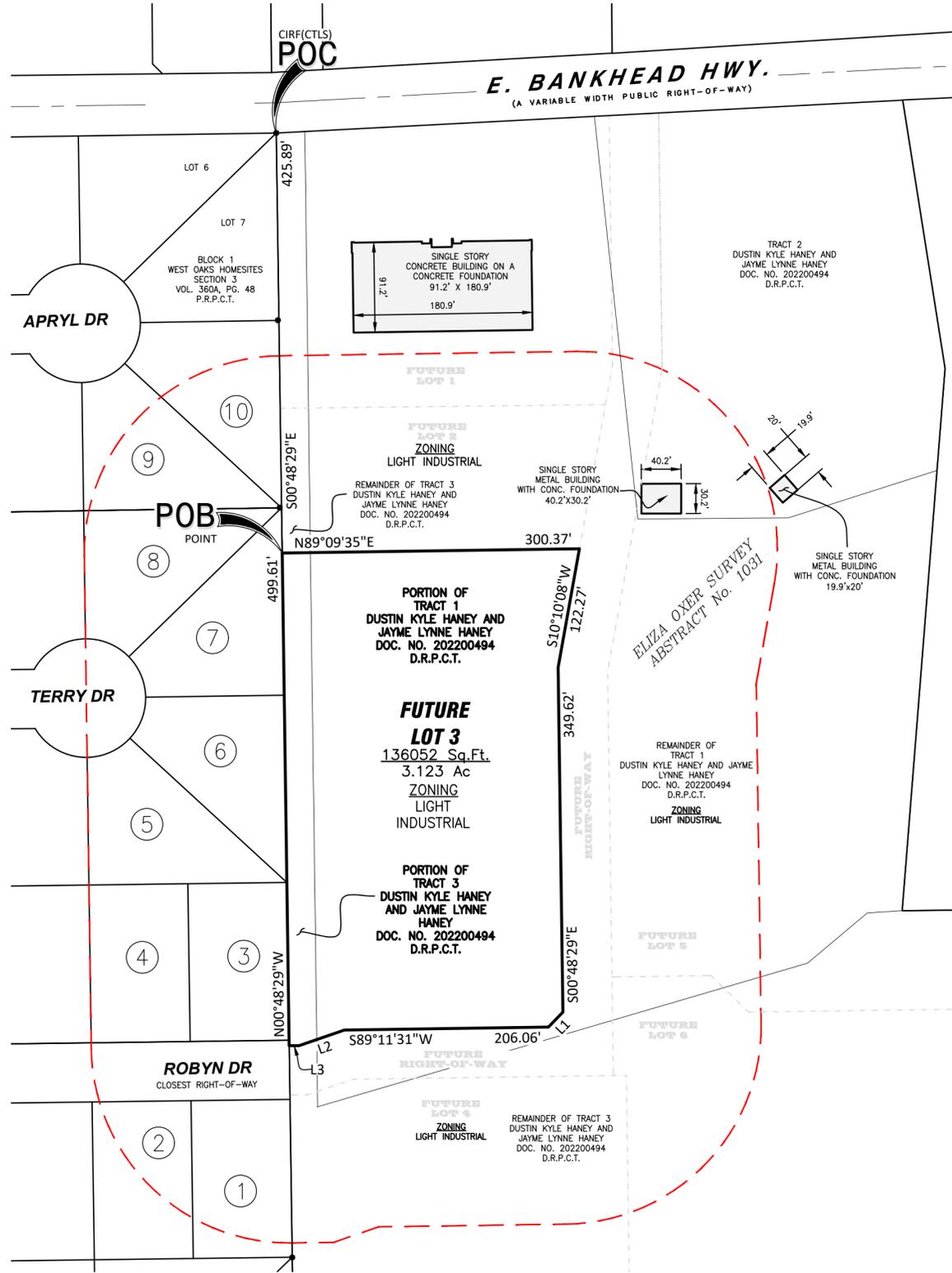
COMMENCING at a found 1/2-inch capped iron rod marked "CTLs" for the northwest corner of the said Haney tracts, same being the most northerly corner of Lot 7, Block 1, West Oaks Homesites, Section 3, an addition to Parker County, Texas as shown on the plat recorded in Volume 360A, Page 48, Plat Records, Parker County, Texas (P.R.P.C.T.), and being the most easterly corner of Lot 6 of said Block 1, and also being in the south right-of-way line of East Bankhead Highway (a variable width right-of-way);

THENCE North 86°59'14" East, with the common line between the said Haney tracts and east line of said Block 1, West Oaks Homesites, a distance of 425.89 feet to a point, being the **POINT OF BEGINNING**;

THENCE over and across said Haney tracts for the following courses and distances:

- North 86°09'35" East, a distance of 300.37 feet to a point;
- South 10°10'08" West, a distance of 122.27 feet to a point;
- South 00°48'29" East, a distance of 349.62 feet to a point;
- South 44°11'31" West, a distance of 21.21 feet to a point;
- South 89°11'31" West, a distance of 206.06 feet to a point;
- South 70°59'59" West, a distance of 48.45 feet to a point;
- South 89°11'31" West, a distance of 10.00 feet to a point being on the common line of said Haney Tracts and said Block 1, West Oaks Homesites;

THENCE North 00°48'29" West, with the said common line, a distance of 499.61 feet **POINT OF BEGINNING** and containing 136,052 feet or 3.123 acres of land more or less.



ADJACENT PROPERTY OWNERS WITHIN 200 FT. OF SUBJECT PROPERTY						
TR.	OWNER NAME	LOT	BLK.	RECORDING INFO.	PCAD ID.	EXIST. ZONING/LAND USE
1	DAVID & CAROLE PITTS	2	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
2	DAVID & CAROLE PITTS	2	2	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030783	RESIDENTIAL
3	BEARCAT RAILHEAD LLC	38	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111360	RESIDENTIAL
4	BEARCAT RAILHEAD LLC	37	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000111757	RESIDENTIAL
5	BEARCAT RAILHEAD LLC	24	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030772	RESIDENTIAL
6	JERRI FAY LOHMANN	23	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030771	RESIDENTIAL
7	DAN & JESSICA PENNINGTON	22	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
8	DAN & JESSICA PENNINGTON	21	1	WEST OAK HOME SITES, SECTION I, VOL. 360A, PG. 34	R000030769	RESIDENTIAL
9	WILLIAM & BARBARA GRIFFIN, KATHLEEN YNOSTROSA	9	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030758	RESIDENTIAL
10	CARLOS & CHARLES SMITH	8	1	WEST OAK HOMESITES SECTION 3, VOL. 360A, PG. 48	R000030756	RESIDENTIAL

Line Table		
Line #	Direction	Length
L1	S44°11'31"W	21.21
L2	S70°59'59"W	48.45
L3	S89°11'31"W	10.00

LEGEND

D.R.P.C.T. Deed Records, Parker County, Texas
 O.P.R.T.C.T. Official Public Records, Parker County, Texas
 PCAD. Parker County Appraisal District
 P.O.B. Point of Beginning
 P.O.C. Point of Commencement
 P.R.P.C.T. Plat Record, Parker County, Texas
 # Adjacent Property Owner
 --- 200' Property Buffer
 - - - Future Lot Line

PARKING VARIANCE NOTE:
 A parking variance is requested from the City's 1 space per 100 s.f. for indoor amusement which is well above any examples for a use of this type in surrounding cites. A variance to 1 space per 300 s.f. is requested, which the City of Dallas uses specifically for roller skating rinks.

B=B
 BAIRD, HAMPTON & BROWN
 building partners
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 TBPCLS FIRM #44 • TBPCLS FIRM #10194146

**FUTURE LOT 3
 HANEY COMPLEX ADDITION**
 9744 E BANKHEAD HWY.
 WILLOW PARK, TX 76008
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

SPECIAL USE PERMIT - AREA EXHIBIT

NO.	DESCRIPTION	DATE

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.

PROJECT NUMBER: 2023.150.000
 DATE: 2024-02-05 DRAWN BY: GCW
 DESIGN BY: SC CHECKED BY: TS