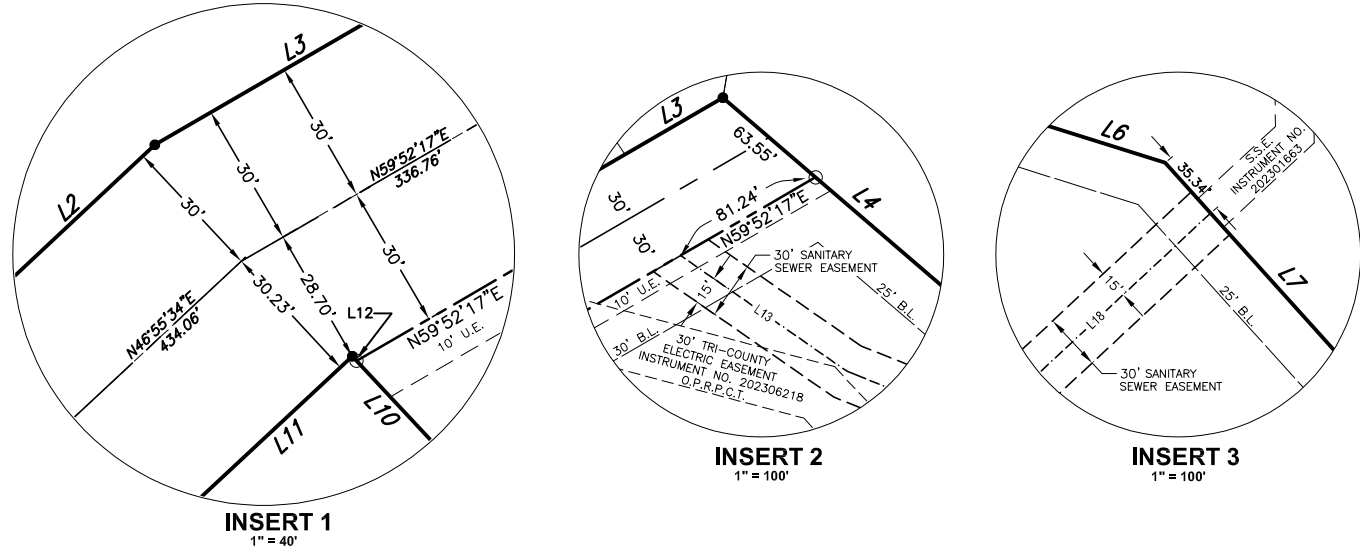


○ SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE  
 ● FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION

POB = POINT OF BEGINNING  
 U.E. = UTILITY EASEMENT  
 B.L. = BUILDING SETBACK LINE  
 D.R.P.C.T. = DEED RECORDS, PARKER CO, TEXAS  
 P.R.P.C.T. = PLAT RECORDS, PARKER CO, TEXAS  
 O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO, TEXAS



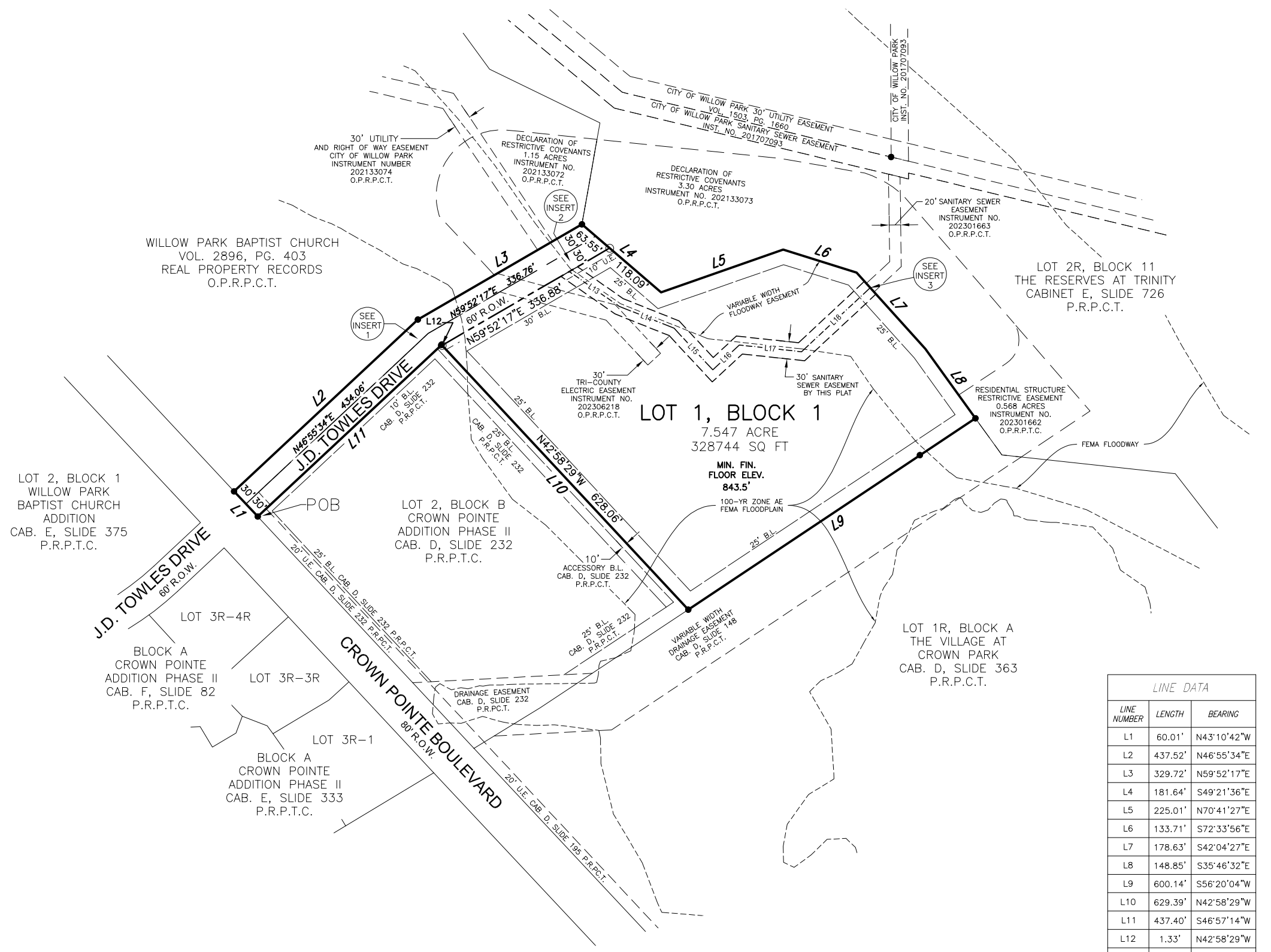
**LOCATION MAP**  
 Scale Not Determined

**PROPERTY OWNER:**  
 CITY OF WILLOW PARK, TEXAS  
 120 EL CHICO TRAIL, SUITE A  
 WILLOW PARK, TX 76087  
 817-441-7108  
 INSTRUMENT NO. 202133071  
 O.P.R.P.C.T.

**DEVELOPER/SUBDIVIDER:**  
 CITY OF WILLOW PARK, TEXAS  
 120 EL CHICO TRAIL, SUITE A  
 WILLOW PARK, TX 76087  
 817-441-7108

**SURVEYOR:**  
 MARK BROWN, R.P.L.S.  
 JACOB AND MARTIN  
 1925 FORT WORTH HWY.  
 WEATHERFORD, TX 76086  
 817-594-9880

- NOTES:**
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  - Area of Public R.O.W. Dedication = 1.063 acres, (46,298 square feet).
  - BUILDING SETBACK:**  
 All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Willow Park, Texas.
  - FLOOD STATEMENT:**  
 As Shown, portions of this platted area lie within the 100-YEAR FLOODPLAIN and within a FEMA FLOODWAY according to Parker County FEMA Insurance Rate Map No. 48367C0425F (APRIL 5, 2019) and Insurance Rate Map No. 48367C0300E (September 26, 2008).
  - PROPERTY OWNER: City of Willow Park
  - Additional easements will be provided as a separate instrument at the time of construction if necessary.
  - Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00014981.
  - A 1/2" rebar rod with cap marked "J&M BOUNDARY" or an "X" chiseled in concrete will be set, as shown hereon, at the corners of the proposed lots after the acceptance of this plat by the City of Willow Park, Texas.
  - According to FEMA Flood Insurance Rate Map (FIRM) 48367C0425F, the base flood elevation (BFE) at the proposed wastewater treatment plant site appears to be approximately 841.5'. The minimum finished floor was assumed to be 2' above the BFE elevation resulting in a minimum finished floor elevation of 843.5'.



LINE NUMBER	LENGTH	BEARING
L1	60.01'	N43°10'42"W
L2	437.52'	N46°55'34"E
L3	329.72'	N59°52'17"E
L4	181.64'	S49°21'36"E
L5	225.01'	N70°41'27"E
L6	133.71'	S72°33'56"E
L7	178.63'	S42°04'27"E
L8	148.85'	S39°46'32"E
L9	600.14'	S56°20'04"W
L10	629.39'	N42°58'29"W
L11	437.40'	S46°57'14"W
L12	1.33'	N42°58'29"W
L13	105.64'	S55°11'42"E
L14	103.03'	S68°11'36"E
L15	98.63'	S42°58'29"E
L16	63.17'	N47°02'59"E
L17	108.83'	S83°50'33"E
L18	163.27'	N47°00'14"E

**OWNER'S DEDICATION**

Whereas The City of Willow Park, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

**BEING** a 8.610 acre tract of land, all of that called 8.60-acre tract conveyed to the City of Willow Park in a Special Warranty Deed, recorded in Instrument Number 202133071, Official Public Records, Parker County, Texas, located in the Wesley Franklin Survey, Abstract 468, City of Willow Park, Parker County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch capped rebar rod marked "C.F. Stark LRS 5084" (FND STARK REBAR) (N=6,956,511.09' and E=2,225,508.77') in the northeasterly right-of-way line of Crown Pointe Boulevard, same being the southwesterly corner of Lot 2, Block B, Crown Pointe Addition Phase 2, recorded in Cabinet D, Slide 232, Plat Records, Parker County, Texas;

**THENCE** N 43°10'42" W 60.01 feet along said northeasterly right-of-way line to a FND STARK REBAR marking the southeasterly corner of the remainder of a called 80.27-acre tract conveyed to Willow Park Baptist Church, recorded in Volume 2896, Page 403, Official Public Records, Parker County, Texas;

**THENCE** N 46°55'34" E 437.52 feet with the common line of said 8.60-acre tract and said 80.27-acre tract to a FND STARK REBAR for corner;

**THENCE** N 59°52'17" E 329.72 feet continuing with the common line of said 8.60-acre and said 80.27-acre tract to a FND STARK REBAR located at a corner in the southwesterly line of Lot 2R, Block 11, THE RESERVES AT TRINITY, according to the plat of said subdivision recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, and being in the approximate centerline of the Clear Fork Trinity River;

**THENCE** along the approximate centerline of said Clear Fork Trinity River and the common line of said 8.60-acre tract and said Lot 2R, Block 11 the following calls:

- \* S 49°21'36" E 181.64 feet to a point;
- \* N 70°41'27" E 225.01 feet to a point;
- \* S 72°33'56" E 133.71 feet to a point;
- \* S 42°04'27" E 178.63 feet to a point;
- \* S 35°46'32" E 148.85 feet to a FND STARK REBAR being the most easterly corner of said 8.60-acre tract and being the northerly corner of Lot 1R, Block A, The VILLAGE AT CROWN PARK, City of Willow Park, Parker County, Texas according to the plat of said subdivision recorded in Cabinet D, Slide 363, Plat Records, Parker County, Texas;

**THENCE** S 56°20'04" W 600.14 feet along said northwesterly line of said Lot 1R and southeasterly line of said 8.60-acre tract to a FND STARK REBAR, also being the most easterly corner of said Lot 2, Block B;

**THENCE** N 42°58'29" W 629.39 feet along the common line of said 8.60-acre tract and said Lot 2, Block B, to a FND STARK REBAR;

**THENCE** S 46°57'14" E 437.40 feet with the common line of said 8.60-acre tract and said Lot 2, Block B to the point of beginning and containing 8.610 acres or 375,042 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:  
 That, Doyle Moss, Mayor of City of Willow Park, Texas, does hereby adopt this plat designating the herein above described property as:

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**WILLOW PARK WATER RECLAMATION AREA**  
 BEING A 8.610 ACRE TRACT OF LAND LOCATED IN  
 THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,  
 CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS

and does hereby dedicate to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature \_\_\_\_\_

STATE OF TEXAS }  
 COUNTY OF PARKER }

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

known to me to be that person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for The State of Texas

My Board Expires On: \_\_\_\_\_

City of Willow Park

Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Secretary

**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**  
 KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
 SIGNATURE

MARK T. BROWN  
 (PRINT)  
 REGISTERED PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
 DATE

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**WILLOW PARK WATER RECLAMATION AREA**

BEING A 8.610 ACRE TRACT OF LAND LOCATED IN  
 THE WESLEY FRANKLIN SURVEY, ABSTRACT 468,  
 CITY OF WILLOW PARK,  
 PARKER COUNTY, TEXAS  
 DATE PREPARED: MARCH 28, 2023