



Job No. 202503002  
 5171 East Interstate 20  
 Plot Date: 03/26/2025 10:00 am  
 Scale: 1" = 50'

**5171 EAST INTERSTATE 20, WILLOW PARK, TEXAS 76087**

A LAND TITLE SURVEY OF

0.756 ACRES OF LAND LOCATED IN THE J. COLE SURVEY, A-218, BEING ALL OF A CALLED 0.759 ACRES CONVEYED TO ROY LYNCH AND JEWEL A. LYNCH, TRUSTEES OF THE LYNCH FAMILY REVOCABLE LIVING TRUST AS DESCRIBED IN DOCUMENT NO. 201505421 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF LOTS 11 AND 28, AND A PORTION OF LOTS 10, 12, 27 AND 29, A PORTION OF A 20 FOOT ALLEY IN BLOCK 58 AND A PORTION OF BLOCK 70, EL CHICO ADDITION, AN ADDITION TO WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 277, PAGE 358, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF A CALLED 2.693 ACRES TRACT CONVEYED TO WILLOW PARKER RETAIL, LLC AS DESCRIBED IN DOCUMENT NO. 202228478 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE COMMON LINE OF SAID CALLED 2.693 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 17°43'32" E - 410.60 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE SOUTH RIGHT OF WAY LINE OF CANYON COURT, S 71°36'56" E - 80.54 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.95 ACRES TRACT CONVEYED TO ALEDO LEGACY, LLC AS DESCRIBED IN DOCUMENT NO. 201702743 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN

**THENCE** ALONG THE COMMON LINE OF SAID CALLED 0.95 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 17°47'01" W - 409.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PF INGSTEN 4405", SAID POINT ALSO BEING IN THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD, AND BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

**THENCE** ALONG THE NORTH RIGHT OF WAY LINE OF EAST INTERSTATE HIGHWAY No. 20 FRONTAGE ROAD N 72°07'36" W - 80.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.756 ACRES OF LAND.

**FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENYD DATED**

**LEGACY LAND & TITLE - GF No. WP250129**  
 NO EASEMENTS SHOWN ON TITLE COMMITMENT.

**'FLOODPLAIN NOTE:**  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 48367C0425F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATION, BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

**'TITLE COMMITMENT NOTE:**  
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

**'SPECIAL NOTE:**  
 TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232 COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL, PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

- 'SURVEYORS NOTES:**
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION
  - 2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID), ANY ELEVATIONS SHOWN ARE BASED ON NAVD83, US SURVEY FEET, GEOID18
  - 3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
  - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
  - 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 1917 S. INTERSTATE 35 AUSTIN, TEXAS 78741  
 WEBSITE: HTTP://BLS.TEXAS.GOV EMAIL: INFC@BLS.TEXAS.GOV PHONE: 512-440-7723

- I HEREBY CERTIFY THE FOLLOWING:
- THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.
  - ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO ENCUMBRANCES, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN.
  - THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 25, 2025.

I ASSUME NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. ORIGINAL COPIES OF THIS SURVEY WILL BE RETAINED IN THE SURVEYORS OFFICE AND MAY BE OBTAINED BY WRITTEN REQUEST. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

*Justin Rene Parenteau*



JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE NO. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE NO. 361-813-1888  
 JUSTIN@NOCUTLAWMAINS.COM  
**PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENYD DATED**