

OWNER DEDICATION

STATE OF TEXAS {
COUNTY OF PARKER {

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Willow Park Services, LLC, are the Owners of the herein described property, does hereby dedicate the same to be known as Lots 1 and 2, Block 1, BANKHEAD COMMONS.

BEING 11.05 acres situated in the J. OZER SURVEY, Abstract No. 1029, Parker County, Texas, being a portion of that certain tract of land described in deed to Willow Park Services, LLC recorded under Document Number 202200501, Deed Records, Parker County, Texas(D.R.P.C.T.), said 11.05 acres being more particularly described as follows.

BEGINNING at 1/2" capped iron rod found at the northeast corner of Lot 6, Block 1 of Jenkins Bluff as recorded in Cabinet B, Slide 416 Plat Records, Parker County, Texas (P.R.P.C.T.) from which a 1/2" iron rod found at the southeast corner of Lot 2, Block 1 of the Lanthrum Addition, Cabinet C, Slide 561 P.R.P.C.T. bears NORTH 89°44'46" EAST, a distance of 121.12 feet;

THENCE NORTH 89°44'46" EAST, a distance of 952.69 feet to a 1/2 inch steel post set in the west right-of-way line of East Bankhead Highway (an 80 foot right of way);

THENCE SOUTH 53°11'56" EAST, with the west right-of-way line of East Bankhead Highway (an 80 foot right of way) a distance of 491.50 feet to a found 1/2 inch iron rod;

THENCE SOUTH 51°37'22" EAST, a distance of 24.86 feet to a point;

THENCE SOUTH 38°21'29" WEST, a distance of 113.03 feet 1/2 inch rebar inscribed "Barron - Stark" set at the northeast corner of the tract described in the deed Bar-Ko Land Company, LLC, as recorded in Instrument Number 202142647 (D.R.P.C.T.);

THENCE SOUTH 89°32'58" WEST, with the north line of the said Bar-Ko Land Company, LLC tract a distance of 1291.70 feet to a 1/2 inch capped iron rod found at the southeast corner of Lot 6, Block 1 of Jenkins Bluff as recorded in Cab.B, Slide 416, (P.R.P.C.T.);

THENCE NORTH 00°33'22" WEST, with the east line of said Lot 6, Block 1 a distance of 404.45' returning to the POINT OF BEGINNING and enclosing 11.05 acres 481,097 square feet.

Willow Park Services, LLC herein certifies the following:

- 1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
3. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
6. The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
7. The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
8. Any modification of this document shall be by means of plat and shall be approved by the City.
9. Water and sanitary sewer service for subject property to be by private individual water wells and OSSF systems.

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

Witness my hand this the _____ day of _____, 2023.

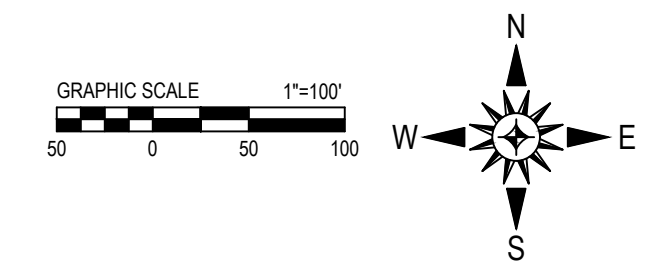
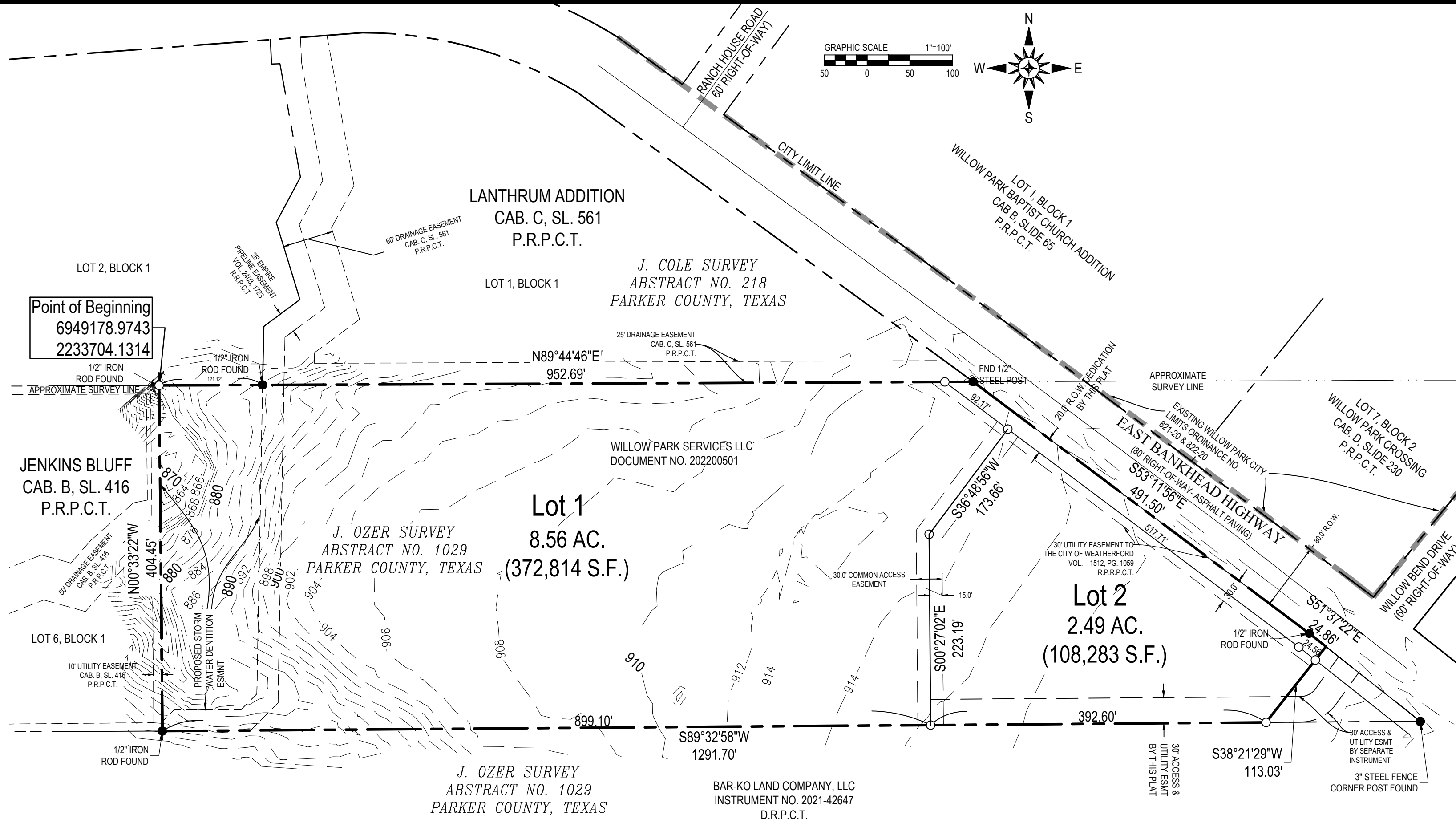
Willow Park Services, LLC

STATE OF TEXAS {
COUNTY OF _____ {

Before Me, the undersigned authority, on this day appeared Jim Martin, of Willow Park Services, LLC, known to me to be the person whose name is subscribed to the forgoing instrument.

Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas



Point of Beginning
6949178.9743
2233704.1314

JENKINS BLUFF
CAB. B, SL. 416
P.R.P.C.T.

LANTHRUM ADDITION
CAB. C, SL. 561
P.R.P.C.T.

J. COLE SURVEY
ABSTRACT NO. 218
PARKER COUNTY, TEXAS

Lot 1
8.56 AC.
(372,814 S.F.)

Lot 2
2.49 AC.
(108,283 S.F.)

J. OZER SURVEY
ABSTRACT NO. 1029
PARKER COUNTY, TEXAS

BAR-KO LAND COMPANY, LLC
INSTRUMENT NO. 2021-42647
D.R.P.C.T.

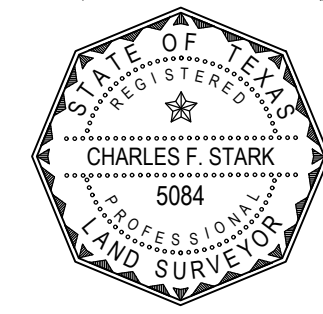
NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS {
COUNTY OF PARKER {

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark, RPLS
Texas Registration No. 5084
June 14, 2018

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

APPROVED BY CITY OF WILLOW PARK

APPROVED BY
SIGNED: _____ DATE _____
MAYOR CITY SECRETARY

Preliminary Plat

Lots 1 & 2, Block 1

BANKHEAD COMMONS

An Addition to Parker County, Texas within the City of Willow Park ETJ

Being 11.05 Acres Situated in the J. OZER SURVEY, Abstract No. 1029 Parker County, Texas

JANUARY 2023

Project #107-10115 Sheet No. 1 of 1

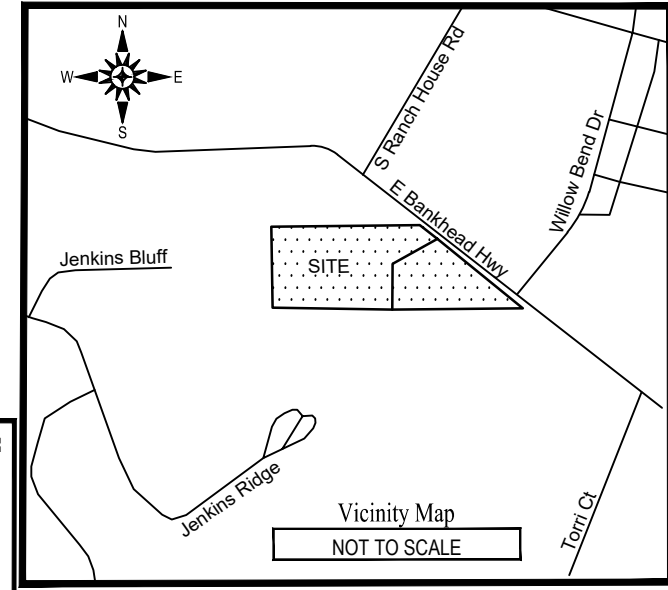
GENERAL NOTES

- 1. THE PROPERTY IS SITUATED IN THE CITY OF WILLOW PARK ETJ, PARKER COUNTY, TEXAS.
2. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, ON OR OVER ANY UTILITY EASEMENTS DEDICATED TO THE CITY OF WILLOW PARK AS A RESULT OF REPAIR, MAINTENANCE OR REPLACEMENT.
3. THE PROPERTY IS LOCATED IN THE ALEDO ISD.
4. THE PROPERTY TO BE SERVED BY THE WILLOW PARK FIRE DEPARTMENT.

COUNTY CLERK STAMP

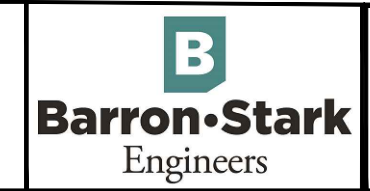
FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

NOTE:
OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED BARRON-STARK
SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED



USGS CONTIGUOUS SHEET
PLOTTER ON: 1/12/2023 3:30 PM
FILE NAME: N:\BARRON STARK SWIFT ENG\107 MARTIN LAND SALES\10115-PLAT 11 ACRES BANKHEAD COMMONS - PREL.DWG

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Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER/DEVELOPER:
Willow Park Services, LLC
5189 East I-20 Service Road N
Suite # 106
Willow Park, Texas
Phone: 817-441-2255