

STATEMENT ACKNOWLEDGING EASEMENTS:

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS 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 IN SAID EASEMENT, THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

FLOOD HAZARD NOTE:

ON THE DATE OF THIS SURVEY THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0425E & 48367C0450E DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

PROPERTY CORNER NOTE:

ALL SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN ON PLAT.

COMMON ACCESS AND PARKING NOTE:

A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING, DRIVEWAY, AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION, HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

CURRENT ZONING:

THIS PROPERTY IS CURRENTLY ZONED "C" [COMMERCIAL] / I-20 OVERLAY.

BUILDING SETBACK:

ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

LIEN HOLDER NOTE:

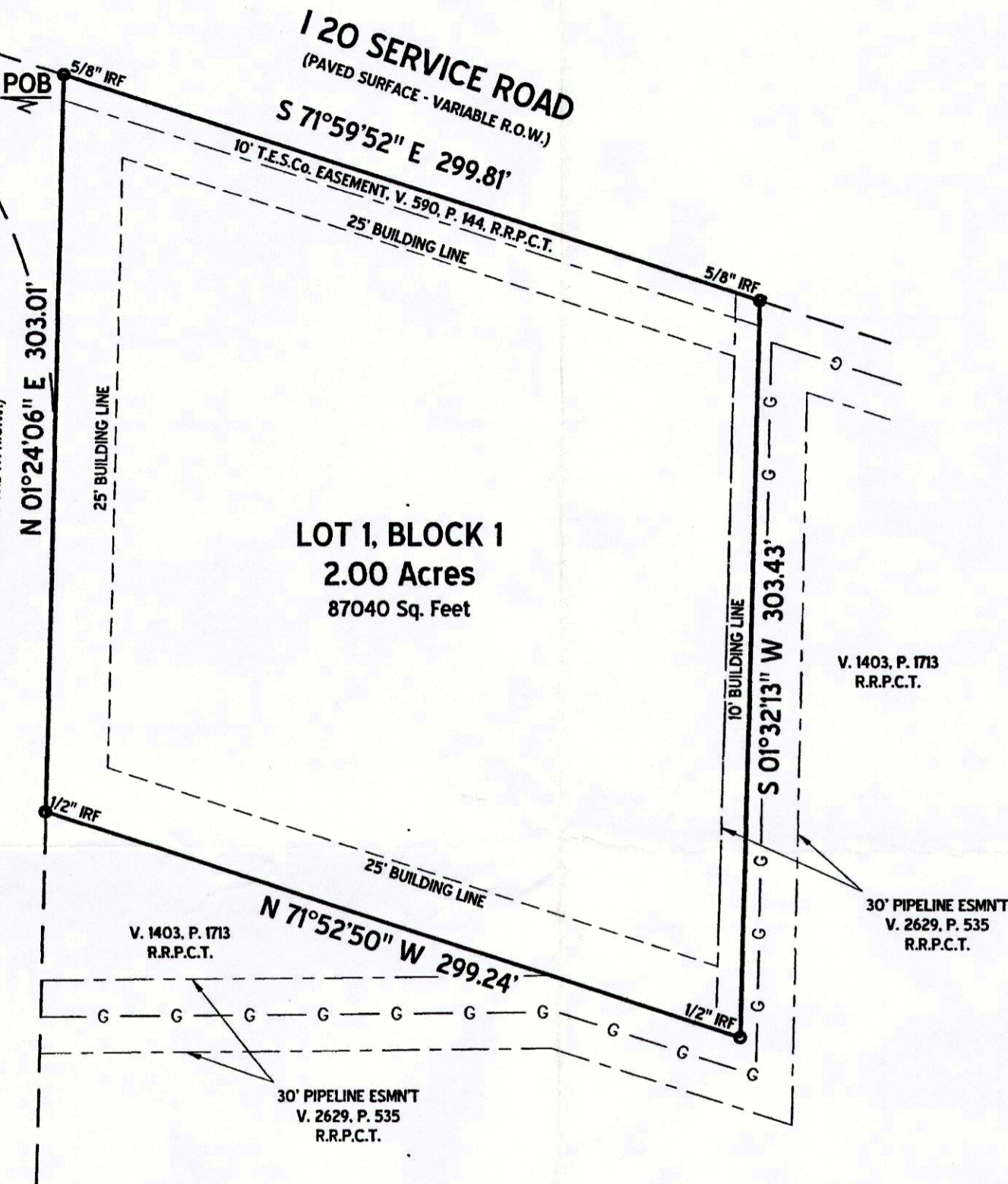
THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

SUBSURFACE UTILITIES:

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

HOMEOWNER'S ASSOC.
LOT 2, WILLOW PARK VILLAGE
P.C. C. SL. 400, P.R.P.C.T.

BAY HILLS DRIVE
(PAVED SURFACE - VARIABLE WIDTH R.O.W.)



ACCT. NO: 121046
SCH. DIST.: AL
CITY: L-114
MAP NO.:

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, LANIER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNERS OF A 2.00 ACRES (87,040 +/- SQ. FT.) TRACT OF LAND OUT OF JOHN H. PHELPS SURVEY, ABSTRACT NO. 1046, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN CLERKS DOCUMENT 201610098, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE CALLED SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AND THE EAST LINE OF WILLOW PARK VILLAGE AS RECORDED IN PLAT CABINET C, SLIDE 400, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID IRON ROD BEING THE NORTHEAST CORNER OF HOMEOWNER'S ASSOCIATION LOT 2, AS SHOWN ON SAID P.C. C. SL. 400, P.R.P.C.T.

THENCE S 71° 59'52" E 299.81 FEET ALONG THE CALLED SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 20 TO A FOUND 5/8" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°32'13" W 303.43 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 71°52'50" W 299.24 FEET TO A FOUND 1/2" IRON ROD IN THE EAST LINE OF BAY HILL DRIVE AS SHOWN ON SAID P.C. C. SL. 400, P.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°24'06" E 303.01 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREA CALCULATIONS FOR THIS TRACT ARE GRID.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LANIER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, EXTREME EXTERIORS ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. TRINITY BIBLE CHURCH OF ALEDO DOES HEREBY CERTIFY THE FOLLOWING: 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES. 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES. 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT. 4. NO BUILDING, 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 OF WILLOW PARK. 5. THE CITY OF WILLOW PARK IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR. 6. 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 PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WILLOW PARK'S USE THEREOF. 7. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS 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 IN THE EASEMENTS. 8. THE CITY OF WILLOW PARK AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL 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 WITHOUT THE NECESSITY AT ANY TIME PERMISSION FROM ANYONE. 9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

WITNESS MY HAND AT Willow Park, PARKER COUNTY, TEXAS THIS THE 13 DAY OF January, 2017.

[Signature]
NAME
Owner
TITLE

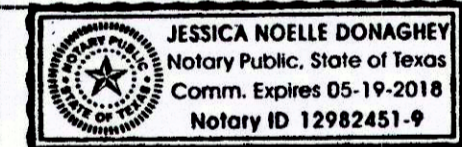
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF January, 2017.

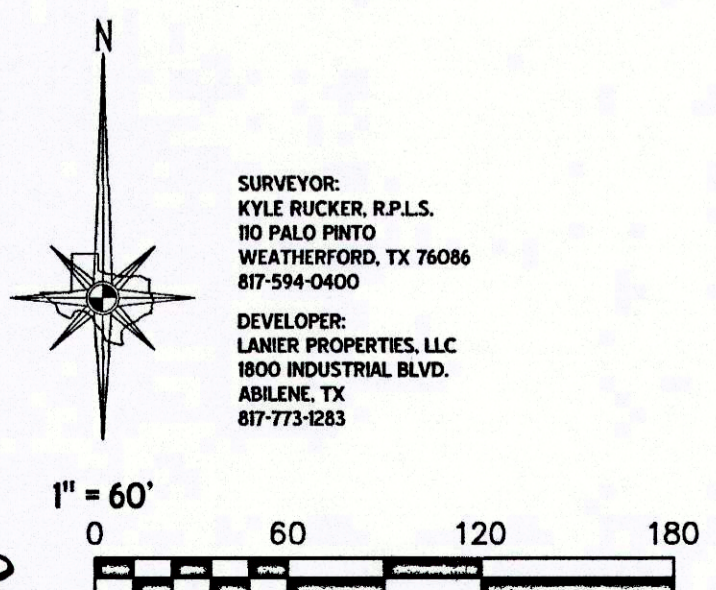
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WILLOW PARK.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
817-594-0400 - JN16118P



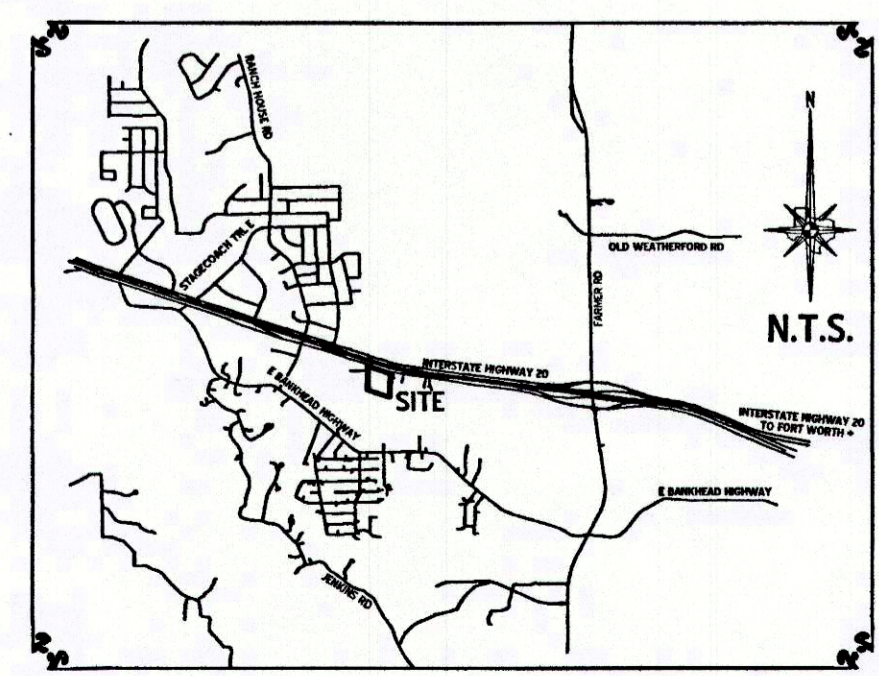
SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TX 76086
817-594-0400

DEVELOPER:
LANIER PROPERTIES, LLC
1800 INDUSTRIAL BLVD.
ABILENE, TX
817-773-1283

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
201701333
01/17/2017 01:08 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WILLOW PARK
[Signature]
CITY MAYOR DATE 1/11/2017
[Signature]
CITY SECRETARY DATE 1/11/17

D 665



FINAL PLAT
LOT 1, BLOCK 1
EXTREME EXTERIORS ADDITION
TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
BEING A 2.00 ACRES SUBDIVISION OUT OF
THE JOHN H. PHELPS SURVEY
ABSTRACT NO. 1046
PARKER COUNTY, TEXAS
DECEMBER 2016
CARTER SURVEYING
& MAPPING, INC.
110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

21046.004.001.00