

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Jeane Brunson*

201713800  
05/08/2017 02:46 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**LEGAL DESCRIPTION**  
Being a 4.0 acre tract of land situated in the Charles Liger Survey, Abstract No. 839, City of Willow Park, Parker County, Texas and being all of Lots 1 and 2, Block A, McKinney Addition as recorded in Cabinet D, Slide 476, Plat Records Parker County, Texas.

Beginning at a found 1/2 inch iron rod in the east line of Emsley Road for the northwest corner of said McKinney Addition and the southwest corner of Lot 1, Block A, DeWees Addition as recorded in Cabinet A, Slide 476, Plat Records Parker County, Texas;

Thence South 89°40'09" East with the McKinney/ DeWees common line a distance of 411.39 feet to a found 1/2 inch iron rod;

Thence North 02°34'28" West, continuing with the McKinney/ DeWees common line a distance of 132.84 feet to a found 1/2 inch iron rod;

Thence South 89°34'12" East, continuing with the McKinney/ DeWees common line a distance of 25.00 feet to a set 1/2 inch iron rod in the west line of the residual tract for Willow Park Ranch II, LTD as recorded in Volume 2131, Page 602, Deed Records Parker County, Texas;

Thence South 49°35'49" East with the McKinney/ Ranch II common line a distance of 130.38 feet to a found 1/2 inch iron rod;

Thence South 00°27'41" East with the McKinney/ Ranch II common line a distance of 350.16 feet to a found 1/2 inch iron rod;

Thence South 89°26'47" West with the McKinney/ Ranch II common line a distance of 533.03 feet to a found 1/2 inch iron rod in the east line of Emsley Road;

Thence North 00°05'24" East with the Emsley Road east line a distance of 309.66 feet to the Point of Beginning and Containing 174,350 square feet, 4.00 acres of land, more or less.

**OWNER DEDICATION:**

Now, Therefore, Know All Men By These Presents:

Michael & Denise McKinney hereby certify and adopt this plat designating the herein described property as Lot 1R, Block A, McKinney Addition, an addition to the City of Willow Park, Texas (City) and do hereby dedicate to the public use forever, right of ways, easements and encumbrances shown hereon. The undersigned certify the following:

1. The easements, as shown hereon, are dedicated for the public use forever for the purposes indicated or shown on this plat.
2. No permanent structures shall be constructed or placed upon, over, or across the easements as shown.
3. The City is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.
4. Utility easements may 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.
5. 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.
6. The City and public utilities shall at all times have the 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.
7. Any modification of this document shall be by means of plat and shall be approved by the City.

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, OUR HANDS, THIS THE 16 DAY OF MAY 2017.

*Michael McKinney*  
Michael McKinney

*Denise McKinney*  
Denise McKinney

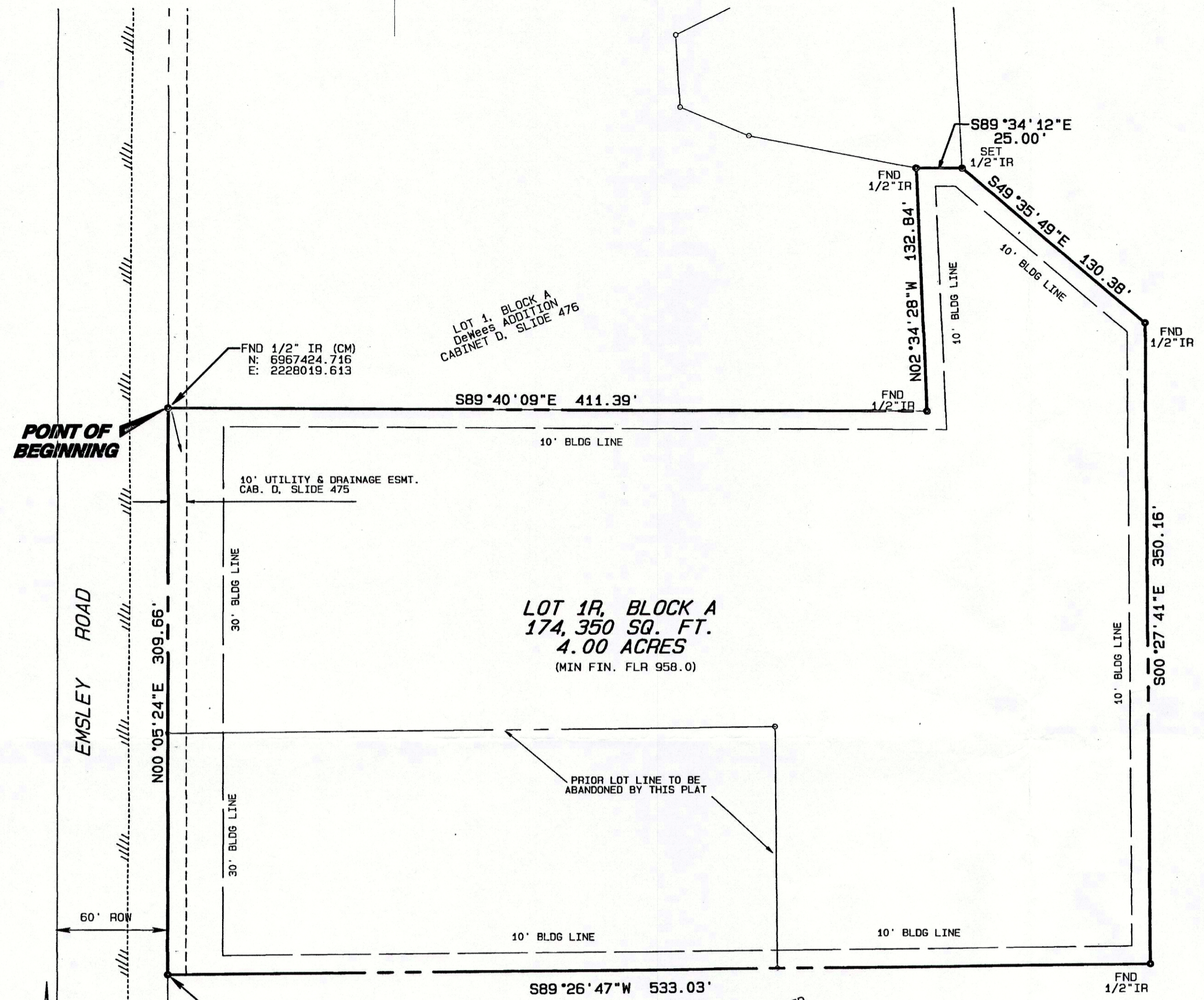
AGG. NO: 14970  
SCH. DIST: WJC  
CITY: L-14  
MAP NO:

**FINAL PLAT  
LOT 1R, BLOCK A  
McKINNEY ADDITION**

BDING A REPLAT OF LOTS 1 & 2, BLOCK A  
MCKINNEY ADDITION  
AN ADDITION TO CITY OF WILLOW PARK  
AS RECORDED IN CABINET D, SLIDE 475  
PLAT RECORDS PARKER COUNTY, TEXAS

CHARLES LIGER SURVEY, ABSTRACT NO. 839  
CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS

PROJECT NO. 290-9306 APRIL 2017 SHEET 1 OF 1

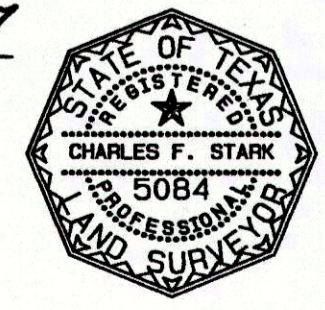


**LOT 1R, BLOCK A  
174,350 SQ. FT.  
4.00 ACRES**  
(MIN FIN. FLR 958.0)

**SURVEYOR CERTIFICATION**

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey. Basis of Bearing for this plat of survey is the Texas State Plain Coordinate System, North Central Zone, NAD 83.

*Charles F. Stark*  
Charles F. Stark, RPLS No. 5084

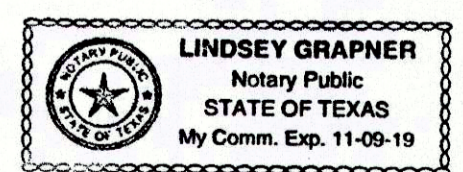


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Michael McKinney and Denise McKinney, known to me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
on the 16 day of May 2017

*Lindsey Grapner*



**APPROVED BY THE CITY OF WILLOW PARK**

APPROVED BY CITY COUNCIL  
City of Willow Park, Texas  
Signed: *David Weel* 6-8-17  
City Administrator Date  
Signed: *Randice Barrett* 6/8/17  
Attest for City Administrator Date

**Filed For Record**  
Parker County, Texas Plat Records  
CABINET D, SLIDE 726  
Date \_\_\_\_\_

**OWNER**  
Michael & Denise McKinney  
2515 Edinburg Street  
Arlington, TX 76018

**BARRON, STARK & SWIFT**  
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Texas Surveying Firm F-10158800  
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