

OWNER DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Parker County Holdings, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein described property as Lots 5R1, 5R2, and 5R3, Block A, Meadow Place Estates, being a Re-Plat of Lot 5, Block A, Meadow Place Estates, an addition to the City of Willow Park, Texas ("City") as recorded in Cabinet D, Slide 526, Plat Records, Parker County, Texas and does hereby dedicate to the public use forever, the streets, easements, and encumbrances shown hereon.

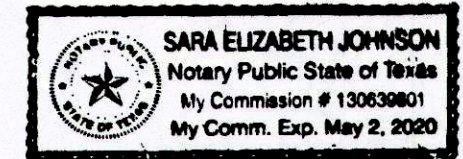
Parker County Holdings, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 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.
- No buildings or other permanent 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.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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.
- 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.
- 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.
- Any modification of this document shall be by means of plat and shall be approved by the City.

State of Texas
County of Parker

This instrument was witnessed before me by Randy Pack on the 8th of November, 2016.

Sara Elizabeth Johnson
Notary Public in and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201704934
02/28/2017 10:56 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

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 8th day of November, 2016

By: Randy Pack - Parker County Holdings, LLC

LEGAL DESCRIPTION

BEING a 1.13 acre tract of land situated in the John Froman Survey, Abstract No. 471, City of Willow Park, Parker County, Texas and being all of Lot 5, Block A, Meadow Place Estates as recorded in Cabinet D, Slide 526, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the north line of Meadow Place Drive for the southwest corner of Lot 4, Block A, Meadow Place Estates;

Thence North 67°39'44" West with the Meadow Place Drive north line a distance of 149.18 feet to a found 1/2 inch iron rod;

Thence North 22°20'16" East a distance of 124.31 feet to a found 1/2 inch iron rod;

Thence North 25°12'16" East a distance of 150.28 feet to a found 1/2 inch iron rod;

Thence North 33°46'14" East a distance of 93.18 feet to a found 1/2 inch iron rod for the south west corner of Lot 6, Block A, said Meadow Place Estates;

Thence South 56°13'46" East with the Lot 6 south line a distance of 135.00 feet to a found 1/2 inch iron rod in the west line of Breeders Drive;

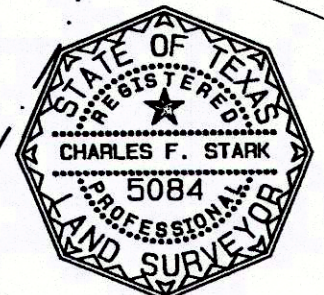
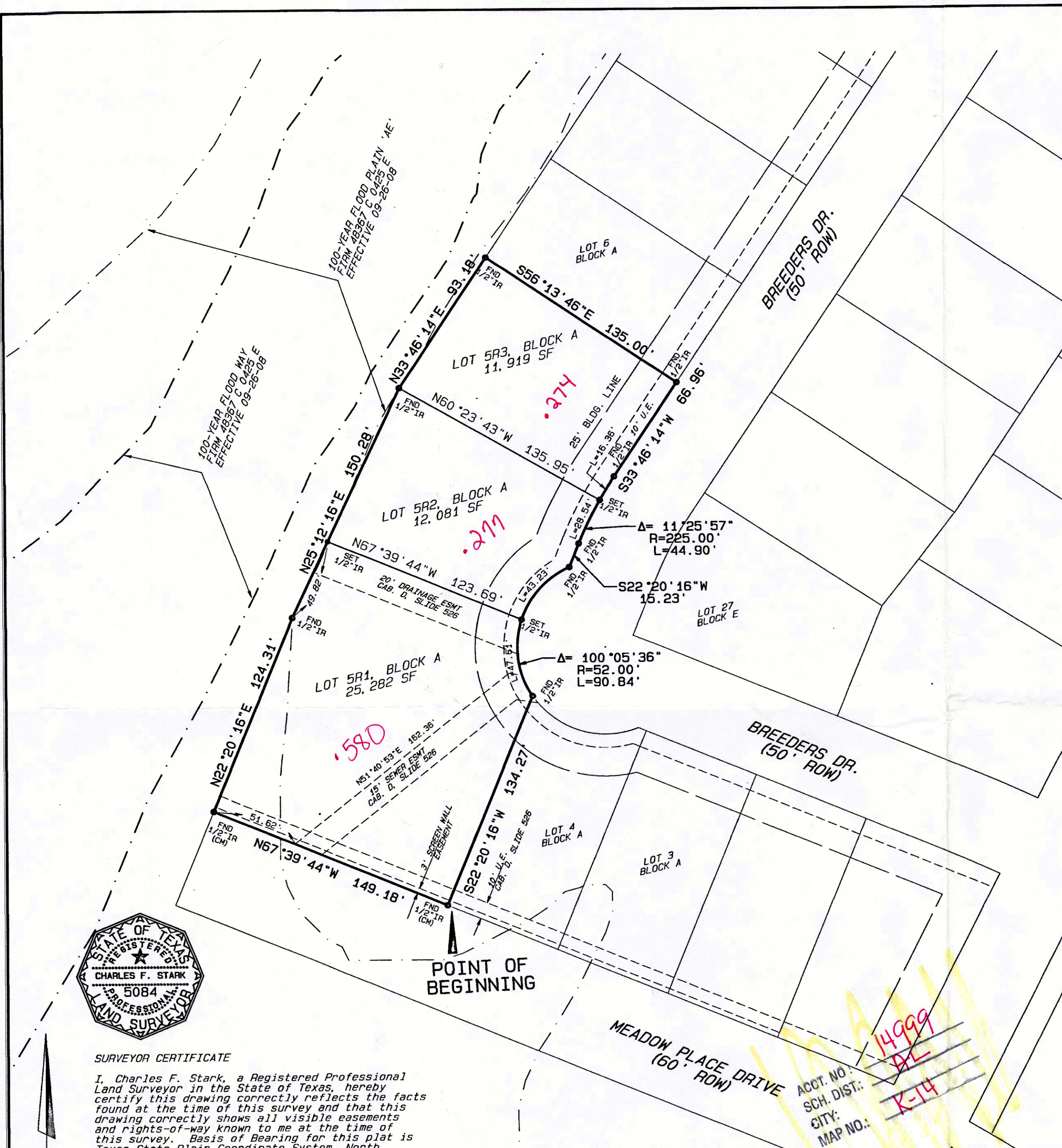
Thence South 33°46'14" West with the Breeders Drive west line a distance of 66.95 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 225.00 feet, a central angle of 11°25'57", and a long chord that bears South 28°03'15" West, 44.82 feet;

Thence along said curve to the left and west line of Breeders Drive an arc distance of 44.90 feet to a found 1/2 inch iron rod;

Thence South 22°20'16" West with the Breeders Drive west line a distance of 15.23 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 52.00 feet, a central angle of 100°05'36", and a long chord that bears South 16°08'28" West, 79.72 feet;

Thence along said curve to the left and west line of Breeders Drive an arc distance of 90.84 feet to a found 1/2 inch iron rod for the northwest corner of said Lot 4, Block A;

Thence South 22°20'16" West with the Lot 4 west line a distance of 134.27 feet to the Point of Beginning and Containing 49,283 square feet, 1.13 acres of land, more or less.



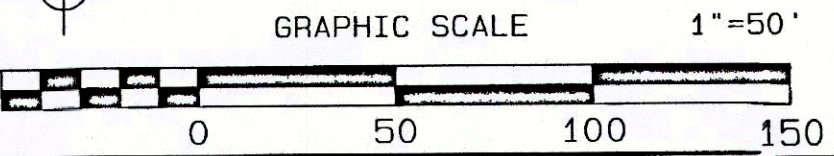
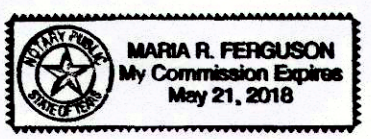
SURVEYOR CERTIFICATE

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 that 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 is Texas State Plane Coordinate System, North Central Zone, NAD83.

Charles F. Stark 11/7/16
Charles F. Stark, R.P.L.S. No. 5084

State of Texas
County of Parker
This instrument was witnessed before me by Charles F. Stark on the 7th of November, 2016.

Maria R. Ferguson
Notary Public in and for the State of Texas



BARRON, STARK & SWIFT CONSULTING ENGINEERS, LP
CIVIL ENGINEERING * LAND SURVEYING

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8400 Office (817) 231-8144 Fax
Texas Registered Engineering Firm F-10999
Texas Surveying Firm F-10158800
www.barronstark.com

OWNER:
PARKER COUNTY HOLDINGS, LLC
5354 AIRPORT FREEWAY
HALTOM CITY, TEXAS 76117
817-371-6776

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET **D** SLIDE **688**

DATE _____

APPROVED BY
CITY OF WILLOW PARK

APPROVED BY: CITY COUNCIL
CITY OF WILLOW PARK

R.C. Henderson Mayor 2/21/2017 Date
Candice Scott City Secretary 2/21/17 Date

**FINAL PLAT
LOTS 5R1, 5R2, AND 5R3
BLOCK A
MEADOW PLACE ESTATES**

AN ADDITION TO THE CITY OF WILLOW PARK
JOHN FROMAN SURVEY, ABSTRACT NO. 471
PARKER COUNTY, TEXAS

BEING A REPLAT OF LOT 5, BLOCK A
MEADOW PLACE ESTATES
AS RECORDED IN CABINET D, SLIDE 526
PLAT RECORDS PARKER COUNTY, TEXAS

PROJ. # 291-9373 SEPTEMBER 2016

14999.00A.005.00