

Line Table

Line #	Length	Direction
L1	35.11'	S43° 42' 36"W
L2	95.11'	N20° 35' 06"E
L4	91.68'	N63° 50' 15"W
L5	87.26'	N63° 50' 15"W
L6	82.83'	N63° 50' 15"W
L7	98.62'	N63° 50' 15"W
L8	121.65'	N63° 50' 15"W
L9	145.65'	N63° 50' 15"W
L10	169.64'	N63° 50' 15"W
L11	200.23'	N62° 30' 59"W

GENERAL NOTES:

- TOTAL NUMBER OF RESIDENTIAL LOTS = 18 LOTS.
- MINIMUM LOT SIZE - (9,000 sf).
- MINIMUM FRONTAGE ON CULDESACS & RADII - 40'.
- BUILDING SETBACK LINES - FRONT YARD 25', REAR YARD 10', SIDE YARD 10'
- 10' UTILITY EASEMENT ADJACENT TO PROPOSED ROW
- PROPERTY LOCATED IN CITY OF WILLOW PARK.
- SEWER SERVICE PROVIDED BY CITY OF WILLOW PARK.
- WATER SERVICE PROVIDED BY CITY OF WILLOW PARK.
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED 'AE' FLOODWAY ZONE PER FIRM MAP # 48367C0425E.
- THIS PROPERTY IS SITUATED IN ALEDO ISD.
- EXIST ZONING "RS".
- 3' MASONRY SCREENING WALL EASEMENT ADJACENT TO MEADOW PLACE DR.

ACCT. NO.: 14999  
 SCH. DIST.: AL  
 CITY: CWP  
 MAP NO.: K-14

**FINAL PLAT**  
 LOTS 1-10, BLOCK F  
 LOTS 1-8, BLOCK G

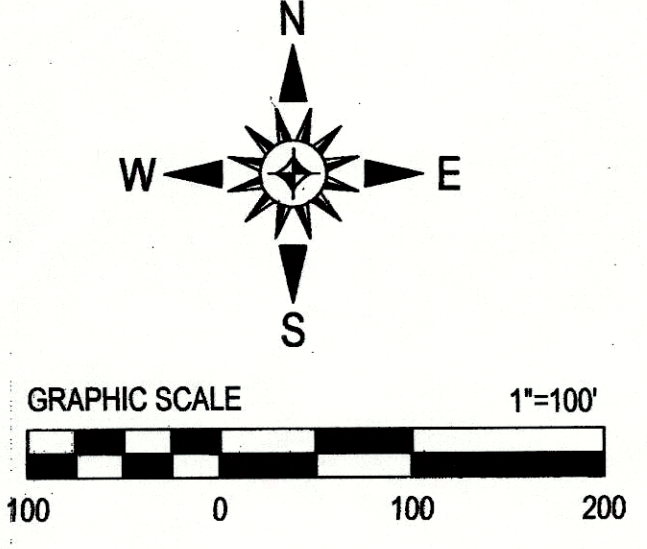
**MEADOW PLACE ESTATES, PHASE 2**  
 AN ADDITION TO THE CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 2  
 TRINITY MEADOWS AS RECORDED IN  
 CABINET A, SLIDE 740, PLAT RECORDS, PARKER COUNTY, TEXAS

BEING 9.18 ACRES SITUATED IN THE  
 JOHN FROMAN SURVEY, ABSTRACT NO. 471

NOTE:  
 1. BASIS OF BEARING FOR THIS PLAT IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD83.  
 2. MFF = MINIMUM FINISH FLOOR ELEVATION.

**NOTE**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 50M4" UNLESS OTHERWISE NOTED.  
 ● SOLID CIRCLE INDICATE 4" STEEL FENCE POST FOUND OR AS LABELED.



FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET **E**, SLIDE **589**  
 DATE \_\_\_\_\_

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

**Barron-Stark**  
 Engineers

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 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com

JOB No. 291-0631  
 DATE JUNE 2021  
 SHEET 1 OF 2

USER: GARY GREEN  
 PLOTTED ON: 6/16/2021 8:41 AM  
 FILE NAME: HARBORON STARK SWIFT ENG001 PARKER COUNTY HOLDINGS, LLO989 - MEADOW PLACE PH 200 CAD000 DWG006 PLAT039-6888 WPE FINAL PLATTING