

**LEGAL DESCRIPTION**  
 Being a 5.45 acre tract of land situated in the John Cole Survey, Abstract No 218, the John Phelps Survey, Abstract No 1046, and the Heirs of Francisco Sanchez Survey, Abstract No 2347, City of Willow Park, Parker County, Texas, and being all of Lot 1, Block 1, Fawcett Addition, an addition to the City of Willow Park as recorded in Cabinet D, Slide 144, Plat Records Parker County, Texas:  
 Beginning at a found 1/2 inch iron rod in the north line of Willow Crossing Drive for the southwest corner of said Lot 1, Block 1 and the southeast corner of a 0.27 acre residual parcel conveyed to Triton Realty Partners I, LTD by deed recorded in Volume 2425, Page 266, Deed Records Parker County, Texas;  
 Thence North 00°13'06" East with the Triton east line, at 76.82 feet passing a found 1/2 inch iron rod for the northeast corner of said Triton tract and the southeast corner of the City of Willow Park tract as recorded in Volume 1464, Page 1622, Deed Records, Parker County, Texas, a total distance of 276.56 feet to a found 1/2 inch iron rod for the northeast corner of said City of Willow Park tract and the southeast corner of the Tarrant Utility Company tract as recorded in Volume 1064, Page 558, Deed Records Parker County, Texas;  
 Thence North 18°26'13" East, at 150.00 feet passing a found 1/2 inch iron rod for the northeast corner of said Tarrant Utility Company tract and the southeast corner of Lot 1, Block 1, El Chico South, an addition to the City of Willow Park as recorded in Cabinet A, Slide 280, Plat Records Parker County, Texas, a total distance of 300.00 feet to a set 1/2 inch iron rod in the south line of Interstate Highway 20;  
 Thence South 71°43'18" East with the Interstate Highway 20 south line a distance of 329.14 feet to a set 1/2 inch iron rod for the northeast corner of Lot 1, Block 1, Fawcett Addition;  
 Thence South 00°48'15" East a distance of 229.50 feet to a set 1/2 inch iron rod;  
 Thence South 01°07'16" West a distance of 231.63 feet to a found 1/2 inch iron rod for the northwest corner of Lot 1, Block 1, Martin Addition, an addition to the City of Willow Park as recorded in Cabinet C, Slide 680, Plat Records Parker County, Texas;  
 Thence South 00°07'06" West a distance of 171.32 feet to a set 1/2 inch iron rod in the north line of Willow Crossing Drive;  
 Thence South 89°55'16" West with the Willow Crossing Drive north line a distance of 45.86 feet to the beginning of a curve to the right having a radius of 220.00 feet, a central angle of 29°37'12", and a long chord that bears North 68°34'27" West, 112.47 feet;  
 Thence along said curve to the right and north line of Willow Crossing Drive an arc distance of 113.73 feet to a set 1/2 inch iron rod;  
 Thence North 53°45'51" West with the north line of Willow Crossing Drive a distance of 149.14 feet to a set 1/2 inch iron rod for the beginning of a curve to the left having a radius of 230.00 feet, a central angle of 31°29'48", and a long chord that bears North 69°30'55" West, 124.85 feet;  
 Thence along said curve to the left and north line of Willow Crossing Drive an arc distance of 126.44 feet to a set 1/2 inch iron rod;  
 Thence North 85°14'39" West with the north line of Willow Crossing Drive a distance of 19.06 feet to the Point of Beginning and Containing 237,216 square feet, 5.45 acres of land, more or less.

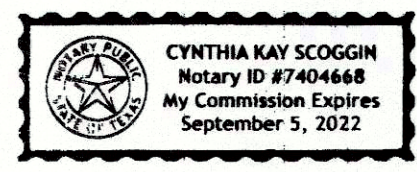
**CURVE TABLE**

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	19.32	50.00	22° 08' 12"	S29° 20' 48"W	19.20
C2	34.29	50.00	39° 17' 38"	S20° 46' 05"W	33.62
C3	24.20	50.00	27° 43' 56"	S14° 59' 14"W	23.97

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLRT

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before Me, the undersigned authority, on this day appeared Bryson Adams, known to me to be the person whose name is subscribed to the foregoing instrument.  
 Given under my hand and seal of office this the 28<sup>th</sup> day of July, 2020.  
*Cynthia Kay Scoggin*  
 Notary Public in and for the State of Texas



This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the land from which it is made.  
*Charles F. Stark* 7/28/2020  
 Charles F. Stark, RPLS  
 Texas Registration No. 5084



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

**OWNER DEDICATION:**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, BAR-KO LAND COMPANY, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 1, 2, 3 and 4, Block 1, Willow Park Business Plaza, an addition to the City of Willow Park, Texas ("City") and does hereby dedicate to the public use forever, the fire lanes, easements, and encumbrances shown hereon.

- BAR-KO LAND COMPANY, 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 to the public use forever for the purposes indicated or shown on this plat.
  - 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.
  - 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.

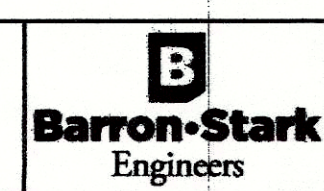
This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.  
 Witness my hand this the 28<sup>th</sup> day of July, 2020.  
 BAR-KO LAND COMPANY, LLC By: *[Signature]* Name: Bryson Adams

**FINAL PLAT**  
**LOTS 1, 2, 3, & 4, BLOCK 1**  
**WILLOW PARK BUSINESS PLAZA**

BEING 5.45 Acres Situated in the John Cole Survey, A218, John Phelps Survey, A1046 & the Heirs of Francisco Sanchez Survey, A2347 and also being a REPLAT OF LOT 1, BLOCK 1, FAWCETT ADDITION as Recorded in Cab. D, Slide 144, P.R.P.C.T An Addition to The City of Willow Park, Parker County, Texas

ACCT. NO.: 1951  
 SCH. DIST.: PL  
 CITY: CWP  
 MAP NO.: L-14

OWNER:  
 BAR-KO LAND COMPANY, LLC  
 2121 McCLENDON ROAD  
 WEATHERFORD, TX 76088  
 817-253-2494



6221 Southwest Boulevard, Suite 100  
 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

JOB No. 107-9490  
 DATE AUG 2018  
 SHEET 1 of 1

- GENERAL NOTES:**
- No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367C0425E. Effective date September 26, 2008.
  - Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone 4202.
  - Front yard setback = 25'
  - Rear yard setback = 25'
  - Side yard setback = 10'



APPROVED BY CITY OF WILLOW PARK  
 CITY COUNCIL  
 CITY OF WILLOW PARK  
 APPROVED BY: *[Signature]* 07/30/2020  
 SIGNED: *[Signature]* 07/30/2020  
 MAYOR DATE  
 CITY ADMINISTRATOR DATE

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET E SLIDE 564  
 DATE \_\_\_\_\_

