



BEING LOTS 1, 2 AND 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS.

TRACT 1
BEING A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 1 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 01328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 57' 06.7", HAVING A RADIUS OF 4313.000 FEET, AND WHOSE LONG CHORD BEARS N 29° 44' 57.4" E FOR A DISTANCE OF 297.4500 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 74° 19' 45.6" E FOR A DISTANCE OF 248.2000 FEET TO A POINT ON A LINE.

THENCE N 15° 39' 34.4" E FOR A DISTANCE OF 297.2900 FEET TO A POINT ON A LINE.

THENCE S 74° 16' 07.6" E FOR A DISTANCE OF 398.8150 FEET TO A POINT ON A LINE.

THENCE S 15° 44' 41.4" W FOR A DISTANCE OF 46.6708 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 06' 17.4", HAVING A RADIUS OF 330.0000 FEET, AND WHOSE LONG CHORD BEARS S 11° 11' 34.0" W FOR A DISTANCE OF 52.3848 FEET.

THENCE S 06° 38' 25.4" W FOR A DISTANCE OF 51.9900 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 45' 03.2", HAVING A RADIUS OF 270.0000 FEET, AND WHOSE LONG CHORD BEARS S 11° 30' 56.8" W FOR A DISTANCE OF 45.8946 FEET.

THENCE S 16° 23' 28.4" W FOR A DISTANCE OF 442.4300 FEET TO A POINT ON A LINE.

THENCE N 73° 29' 09.6" W FOR A DISTANCE OF 195.6100 FEET TO A POINT ON A LINE.

THENCE S 16° 24' 37.4" W FOR A DISTANCE OF 231.3700 FEET TO A POINT ON A LINE.

THENCE N 61° 54' 09.6" W FOR A DISTANCE OF 506.1700 FEET TO A POINT ON A LINE.

THENCE N 28° 05' 05.4" E FOR A DISTANCE OF 155.9500 FEET TO A POINT ON A LINE.

THENCE N 58° 10' 50.6" W A DISTANCE OF 72.7806 FEET TO THE POINT OF BEGINNING;

TRACT 2
BEING A PORTION OF A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 2 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING; THENCE S 10° 24' 49.6" W FOR A DISTANCE OF 65.2787 FEET TO A POINT ON A LINE.

THENCE S 89° 30' 50.4" W FOR A DISTANCE OF 80.1027 FEET TO A POINT ON A LINE.

THENCE N 74° 18' 58.6" W FOR A DISTANCE OF 244.3698 FEET TO A POINT ON A LINE.

THENCE S 10° 51' 39.1" W FOR A DISTANCE OF 97.1405 FEET TO A POINT ON A LINE.

THENCE S 16° 23' 34.9" W FOR A DISTANCE OF 749.7179 FEET TO A POINT ON A LINE.

THENCE N 73° 36' 31.6" W FOR A DISTANCE OF 138.0290 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 35' 16.5", HAVING A RADIUS OF 530.0000 FEET, AND WHOSE LONG CHORD BEARS N 18° 36' 27.7" E FOR A DISTANCE OF 42.4281 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 16° 23' 28.4" E FOR A DISTANCE OF 692.5600 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 45' 02.0", HAVING A RADIUS OF 330.0000 FEET, AND WHOSE LONG CHORD BEARS N 11° 30' 55.9" E FOR A DISTANCE OF 56.0914 FEET.

THENCE N 06° 38' 25.4" E FOR A DISTANCE OF 51.9886 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 06' 17.1", HAVING A RADIUS OF 270.0000 FEET, AND WHOSE LONG CHORD BEARS N 11° 11' 32.4" E FOR A DISTANCE OF 42.8600 FEET.

THENCE N 15° 44' 41.4" E FOR A DISTANCE OF 46.3200 FEET TO A POINT ON A LINE.

THENCE S 74° 18' 58.6" E FOR A DISTANCE OF 398.0483 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 00° 00' 06.7", HAVING A RADIUS OF 52.5357 FEET, AND WHOSE LONG CHORD BEARS S 74° 18' 58.6" E FOR A DISTANCE OF 0.0017 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 05° 19' 31.1", HAVING A RADIUS OF 660.0000 FEET, AND WHOSE LONG CHORD BEARS S 76° 58' 44.4" E FOR A DISTANCE OF 61.3210 FEET TO THE POINT OF BEGINNING.

TRACT 3
BEING A PORTION OF A TRACT OF LAND OUT OF THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS TRACT 3 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 17' 44.4", HAVING A RADIUS OF 660.0000 FEET, AND WHOSE LONG CHORD BEARS S 82° 47' 22.2" E FOR A DISTANCE OF 72.4844 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 00° 14' 58.6" E FOR A DISTANCE OF 869.4826 FEET TO A POINT ON A LINE.

THENCE S 89° 30' 13.4" W FOR A DISTANCE OF 696.4700 FEET TO A POINT ON A LINE.

THENCE N 69° 26' 17.8" W FOR A DISTANCE OF 109.4100 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 34' 09.4", HAVING A RADIUS OF 530.0000 FEET, AND WHOSE LONG CHORD BEARS N 25° 11' 10.6" E FOR A DISTANCE OF 79.1940 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 73° 36' 31.6" E FOR A DISTANCE OF 138.0290 FEET TO A POINT ON A LINE.

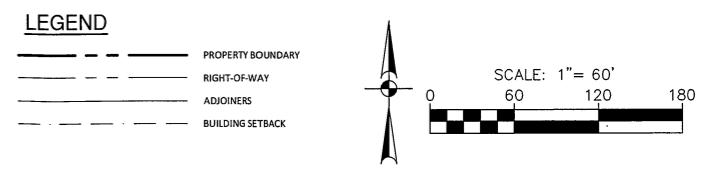
THENCE N 16° 23' 34.9" E FOR A DISTANCE OF 749.7179 FEET TO A POINT ON A LINE.

THENCE N 10° 51' 39.1" E FOR A DISTANCE OF 97.1405 FEET TO A POINT ON A LINE.

THENCE S 74° 18' 58.6" E FOR A DISTANCE OF 244.3698 FEET TO A POINT ON A LINE.

THENCE N 89° 30' 50.4" E FOR A DISTANCE OF 80.1027 FEET TO A POINT ON A LINE.

THENCE N 10° 24' 49.6" E A DISTANCE OF 65.2787 FEET TO THE POINT OF BEGINNING;



1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

2. ACCORDING TO GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, INCORPORATED AREAS, PANEL 425 OF 575, MAP NUMBERS 4636700425E, MAP REVISED DATE: SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS LOCATED IN: ZONE X UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.

BEING A REVISION OF LOTS 1, 2 & 3, BLOCK 1, WILLOW PARK CROSSING, PHASE ONE, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 763, PLAT RECORDS, PARKER COUNTY, TEXAS AND TWO TRACTS OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 218, PARKER COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 201328039, DEED RECORDS, PARKER COUNTY, TEXAS.

APPROVED by the City of Willow Park, Parker County, Texas, this the _____ day of _____, 2018

Mayor, City of Willow Park

City Secretary

Chairman, Planning and Zoning Commission

Fire Inspector

City Engineer, City of Willow Park

PAPE-DAWSON ENGINEERS

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THE VILLAGE AT WILLOW PARK
PRELIMINARY PLAT
3/22/2018