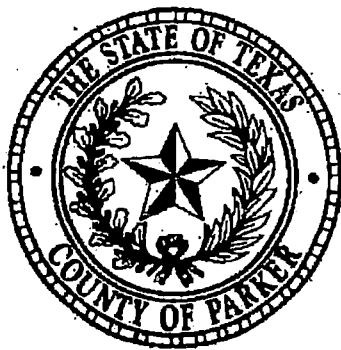




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Fawcett Addition

Description Replat Lot 1R2R, Block 2

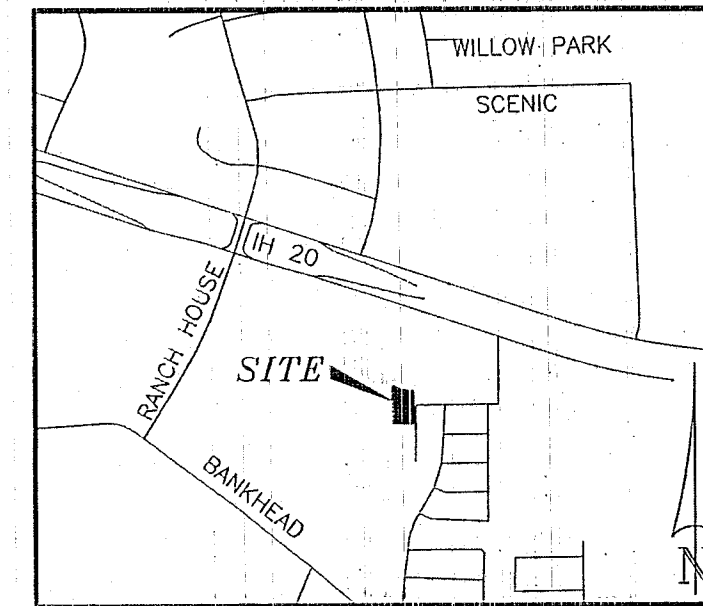
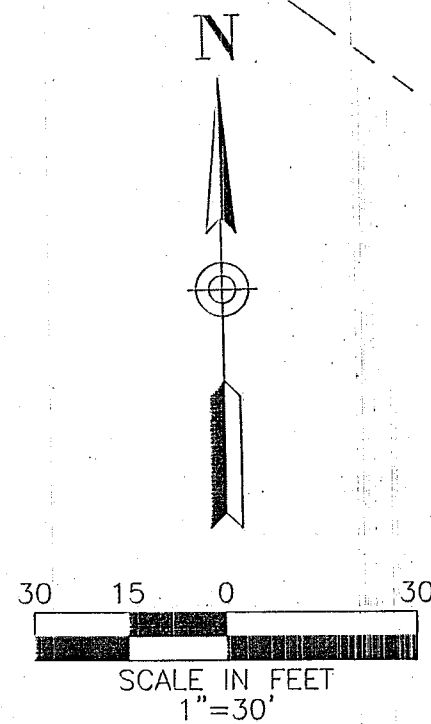
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File Date 5/14/2026 Instrument Date 5/11/2026

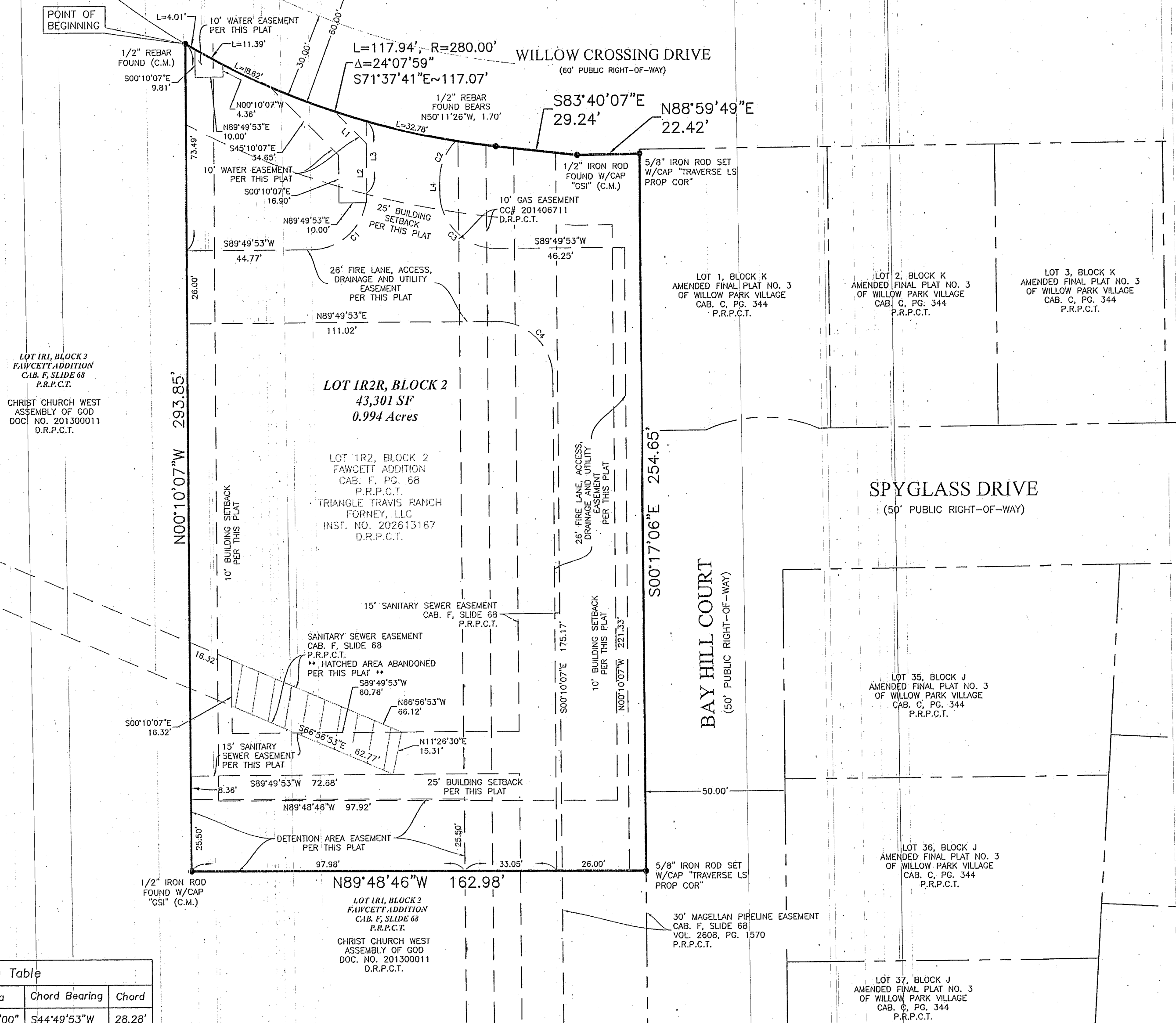
of pages 2

Official Public Record Filed
Recorded on: 05/14/2026 03:18:57 PM
Doc # 202613719
Lila Deakle, County Clerk
Parker County Texas





VICINITY MAP
NOT TO SCALE



LOT 1R1, BLOCK 2
FAWCETT ADDITION
CAB. F, SLIDE 68
P.R.P.C.T.
CHRIST CHURCH WEST
ASSEMBLY OF GOD
DOC. NO. 201300011
D.R.P.C.T.

LOT 1R2R, BLOCK 2
43,301 SF
0.994 Acres

LOT 1R2, BLOCK 2
FAWCETT ADDITION
CAB. F, PG. 68
P.R.P.C.T.
TRIANGLE TRAVIS RANCH
FORNEY, LLC
INST. NO. 202613167
D.R.P.C.T.

15' SANITARY SEWER EASEMENT
CAB. F, SLIDE 68
P.R.P.C.T.
** HATCHED AREA ABANDONED
PER THIS PLAT **

15' SANITARY SEWER EASEMENT
PER THIS PLAT

DETENTION AREA EASEMENT
PER THIS PLAT

LOT 1R1, BLOCK 2
FAWCETT ADDITION
CAB. F, SLIDE 68
P.R.P.C.T.
CHRIST CHURCH WEST
ASSEMBLY OF GOD
DOC. NO. 201300011
D.R.P.C.T.

LOT 1, BLOCK K
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

LOT 2, BLOCK K
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

LOT 3, BLOCK K
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

LOT 35, BLOCK J
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

LOT 36, BLOCK J
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

LOT 37, BLOCK J
AMENDED FINAL PLAT NO. 3
OF WILLOW PARK VILLAGE
CAB. C, PG. 344
P.R.P.C.T.

Line Data Table		
Line #	Distance	Bearing
L1	16.21'	N45°10'07"W
L2	21.04'	N00°10'07"W
L3	25.50'	S00°10'07"E
L4	4.06'	N00°10'07"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.42'	20.00'	090°00'00"	S44°49'53"W	28.28'
C2	15.80'	19.91'	045°28'46"	N22°34'16"E	15.39'
C3	31.42'	20.00'	090°00'00"	N45°10'07"W	28.28'
C4	31.42'	20.00'	090°00'00"	S45°10'07"E	28.28'

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48367C0425F, dated April 5, 2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be [inside/outside] the [0.2% or 1%] annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

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Doc # 202613719
Lila Deakle, County Clerk
Parker County Texas



G-280

OWNER/DEVELOPER
Triangle Travis Ranch Forney, LLC
1782 W McDermott Drive
Allen, Texas 75013



359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2026.02.13 Project No.: TR-625-25

12240.002.001.10

12240
AL
CWP
L-16

REPLAT
LOT 1R2R, BLOCK 2
FAWCETT ADDITION

BEING A REPLAT OF
LOT 1R2, BLOCK 2 OF FAWCETT ADDITION,
A 0.994 ACRE TRACT
AN ADDITION TO THE CITY OF WILLOW PARK,
RECORDED IN CAB. F, PG. 68, P.R.P.C.T.
WITHIN THE JOHN H. PHELPS SURVEY
ABSTRACT NUMBER 1046
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
DECEMBER 2025

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Triangle Travis Ranch Forney, LLC are the owners of a 0.994 acre tract of land within the John H. Phelps Survey, Abstract Number 1046, being all of Lot 1R2, Block 2 of Fawcett Addition, an addition to the City of Willow Park, as recorded in Cabinet F, Page 68, Plat Records, Parker County, Texas same being all of a tract of land described to Triangle Travis Ranch Forney, LLC by deed recorded in Instrument Number 202613167, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of Lot 1R1, Block 2 of said Fawcett Addition, same being a point on the south right-of-way line of Willow Crossing Drive (Called a 60 foot public right-of-way) and being the beginning of a curve to the left with a radius of 280.00 feet, a central angle of 24 degrees 07 minutes 59 seconds and a chord bearing and distance of South 71 degrees 37 minutes 41 seconds East, a distance of 117.07 feet;

THENCE with said curve to the left, with the south right-of-way line of said Willow Crossing Drive, an arc length of 117.94 feet to a point from which a 1/2 inch rebar found bears North 50 degrees 11 minutes 26 seconds West, a distance of 1.70 feet;

THENCE South 83 degrees 40 minutes 07 seconds East, with the south right-of-way line of said Willow Crossing Drive, a distance of 29.24 feet to a 1/2 inch rebar capped "GSI" found for corner;

THENCE North 88 degrees 59 minutes 49 seconds East, with the south right-of-way line of said Willow Crossing Drive, a distance of 22.42 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and lying on a west line of Lot 1, Block K of Amended Final Plat No. 3 of Willow Park Village, an addition to the City of Willow Park, as recorded in Cabinet C, Page 344, Plat Records, Parker County, Texas;

THENCE South 00 degrees 17 minutes 06 seconds East, departing the south right-of-way line of said Willow Crossing Drive, with the west line of said Lot 1, continuing with the west right-of-way line of Bay Hill Court (Called a 50 foot public right-of-way) and continuing a total distance of 254.65 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for a northeast corner of said Lot 1R1;

THENCE North 89 degrees 48 minutes 46 seconds West, departing the west right-of-way line of said Bay Hill Court, with a north line of said Lot 1R1, a distance of 162.98 feet to a 1/2 inch rebar capped "GSI" found for corner;

THENCE North 00 degrees 10 minutes 07 seconds West, with an east line of said Lot 1R1, a distance of 293.85 feet to THE POINT OF BEGINNING and containing 43,301 square feet or 0.994 acres of land, more or less.

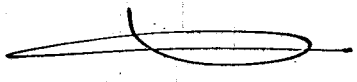
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Triangle Travis Ranch Forney, LLC acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Fawcett Addition, 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.

Certifying to the following:

1. The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. 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.
3. 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.
4. The City is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. 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.
6. The City and public utilities shall have the right to remove or keep removed all or part of any buildings, 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.
7. 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.
8. Any modification this document shall be by means of plat and shall be approved by the city.

This plat is approved subject to all conditions herein and to all platting ordinances, rules and regulations as provided by the City of Willow Park.



Signature - Triangle Travis Ranch Forney, LLC Representative

KARTANYA PATEL

Printed Name

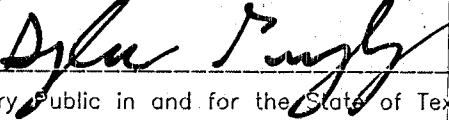
MANAGER 05/11/2026

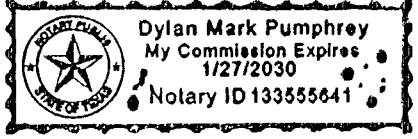
Title / Date

STATE OF TEXAS §
COUNTY OF Texas/Collin §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Kartanya Patel known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of May 2026.


Notary Public in and for the State of Texas



G-280

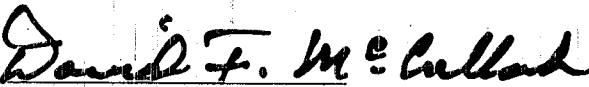
Official Public Record Filed
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Lila Deakle, County Clerk
Parker County Texas



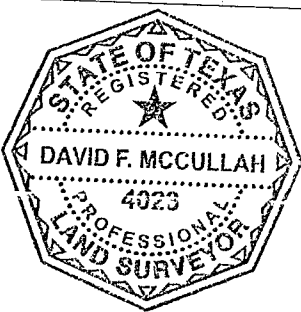
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.



David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023



DATE: 5-11-26

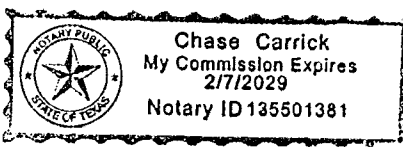
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 11th day of May 2026.



Notary Public in and for the State of Texas



12240.002.001.10

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CWP
L-16



359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2026.02.13

Project No.: TR-625-25

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LOT 1R2R, BLOCK 2
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BEING A REPLAT OF
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