

Owner Dedication:

Now therefore, know all men by these presents:

That Christopher R. McNeff and Brandi R. McNeff, owners of the herein described property, do hereby certify and adapt this plat designating the herein above described property as Lots 1 & 2, Block 1, McNeff 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.

We herein certifies the following:

1. The public improvements and dedication shall be free and clear of all debt, liens and/or encumbrances.
2. The easements and public use areas, as shown hereon, are dedicated for the public use forever and for the purpose 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 easement 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 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.
7. Any modification of this document shall be by means of plat and shall be approved by the City.
8. No portion of subject property appears to lie within a FEMA designated flood hazard area. FIRM 48367C0300E, Effective Date 09-26-2008.

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

WITNESS, our hands the 4 day of March 2026
By: *[Signature]*

Name: Christopher R. McNeff
Title: Owner

[Signature]

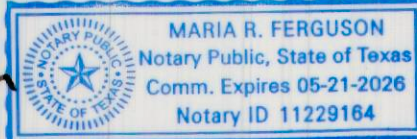
Name: Brandi R. McNeff
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Christopher R. McNeff known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 4 day of March 2026.

[Signature]
Notary Public in and for The State of Texas

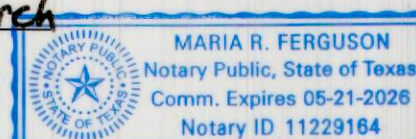


STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Brandi R. McNeff known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 4 day of March 2026.

[Signature]
Notary Public in and for The State of Texas



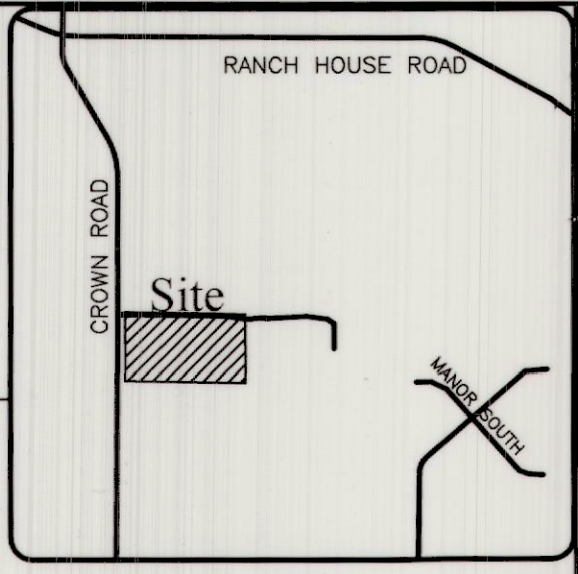
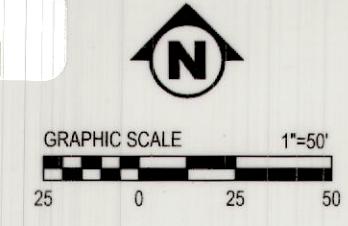
4055 International Plaza, Suite 350
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
Christopher R. & Brandi R. McNeff
86 Crown Road
Willow Park, Texas 76088
Phone (817) 264-1234

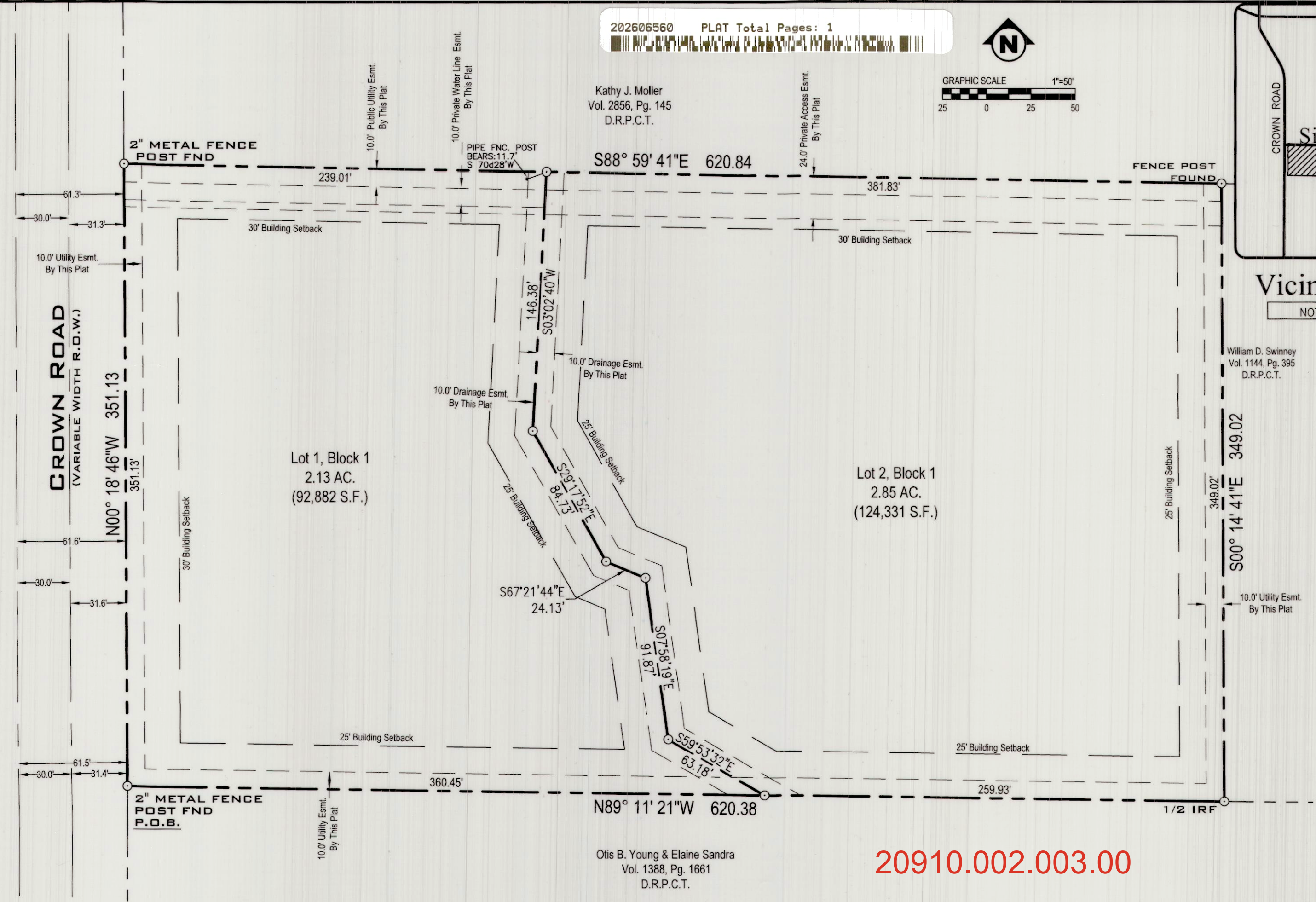
FILED FOR RECORD
PLAT RECORDS, PARKER COUNTY, TEXAS
CABINET G SLIDE 258
DATE March 10, 2026

202606560 PLAT Total Pages: 1

Kathy J. Moller
Vol. 2856, Pg. 145
D.R.P.C.T.



Vicinity Map
NOT TO SCALE
William D. Swinney
Vol. 1144, Pg. 395
D.R.P.C.T.



Otis B. Young & Elaine Sandra
Vol. 1388, Pg. 1661
D.R.P.C.T.

20910.002.003.00

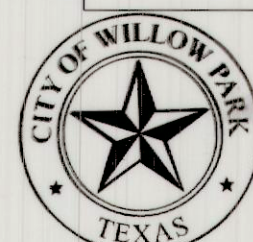
14972
AL
CWP
K-15

NAL

FINAL PLAT

Approved by the City of Willow Park

APPROVED BY: City of Willow Park, Texas
[Signature] Date 03/04/26
[Signature] Date 3/4/2026
City Administrator City Secretary



I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

[Signature] 3-4-2026
Krystian Golebiewski
Registered Professional Land Surveyor
Texas Registration No. 6400



MINOR PLAT

Lots 1 & 2, Block 1,
McNeff Addition

Being 4.99 Acres Situated in the
A. McCarver Survey, Abstract No. 910
City Of Willow Park, Parker County, Texas

JOB No. 999-10666
DATE NOV 2025

1 OF 1