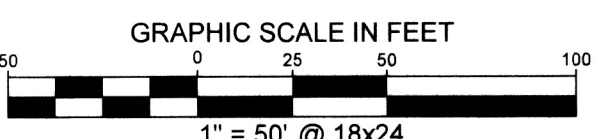
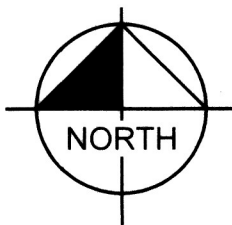
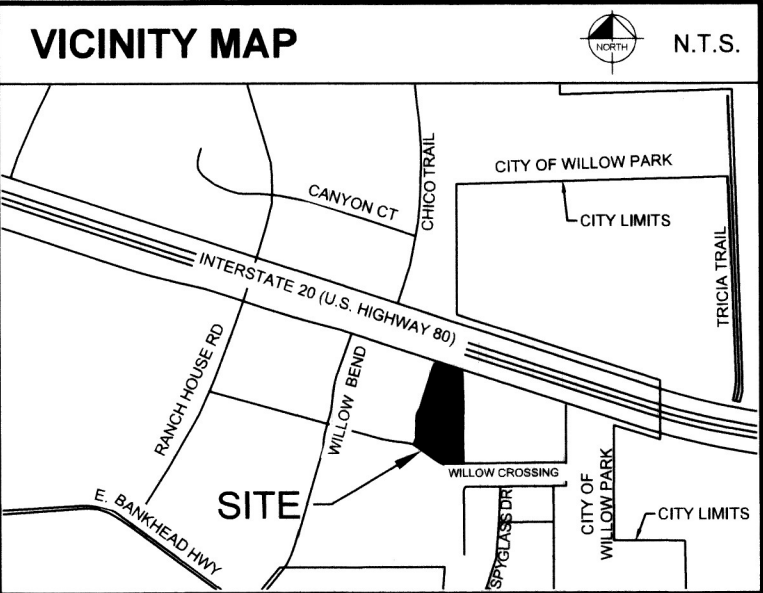


LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°23'39"E	12.24'
L2	N39°57'21"E	6.24'

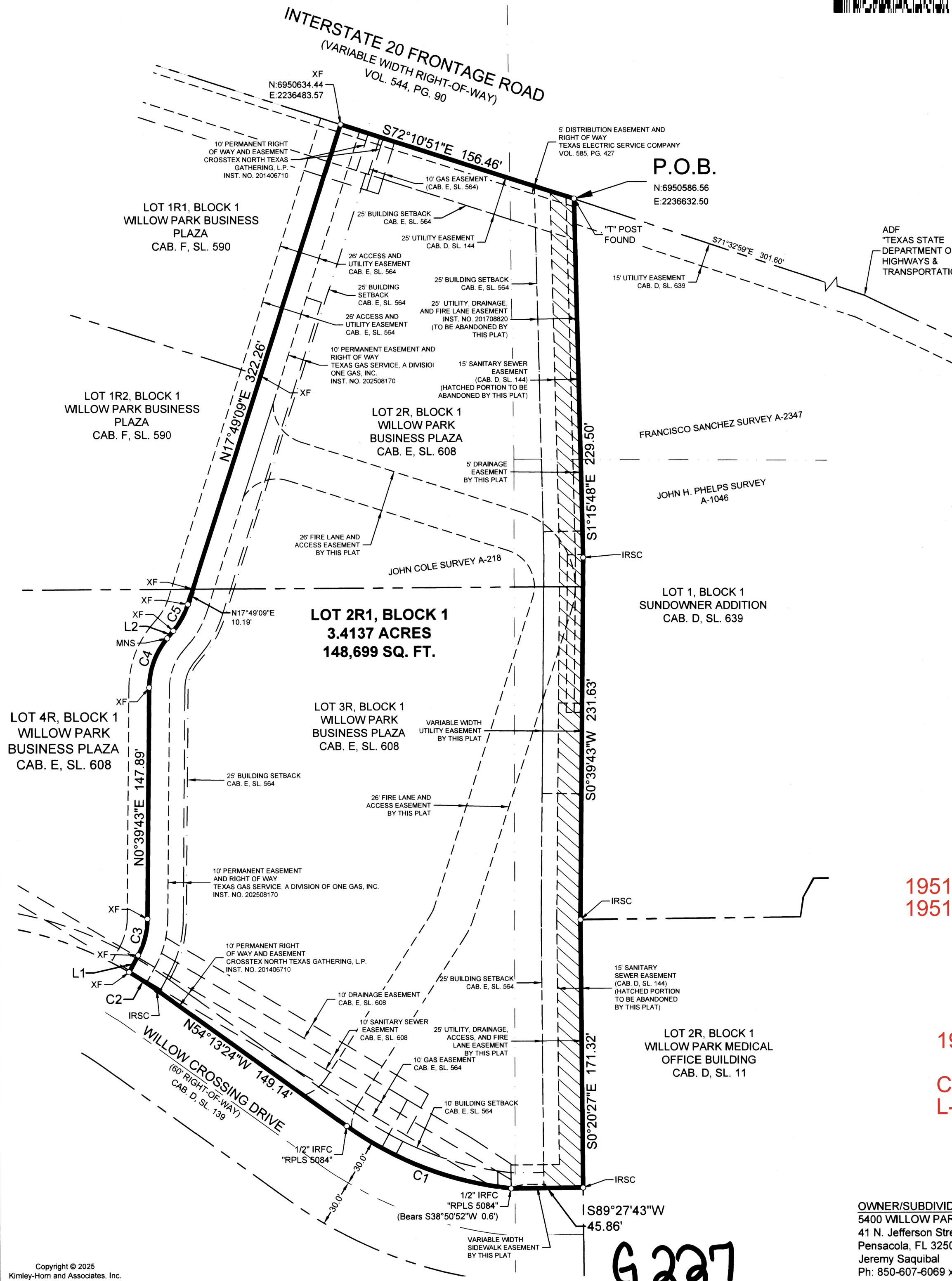
CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	220.00'	29°37'12"	S69°02'00"E	112.47'	113.73'
C2	230.00'	5°14'02"	N56°50'25"W	21.00'	21.01'
C3	50.00'	27°43'56"	N14°31'41"E	23.97'	24.20'
C4	50.00'	39°17'38"	N20°18'32"E	33.62'	34.29'
C5	50.00'	22°08'12"	N28°53'15"E	19.20'	19.32'



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ABSTRACT/SURVEY LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET WITH "KHA" CAP
IRF = IRON ROD FOUND
ADF = ALUMINUM DISK FOUND
MNS = MAG NAIL SET
XF = "X" CUT FOUND



FINAL PLAT
LOT 2R1, BLOCK 1
WILLOW PARK BUSINESS PLAZA
BEING A REPLAT OF LOT 2R & 3R, BLOCK 1
WILLOW PARK BUSINESS PLAZA
AN ADDITION TO THE CITY OF WILLOW PARK
ACCORDING TO THE PLAT RECORDED IN
CABINET E, SLIDE 608
PLAT RECORDS, PARKER COUNTY, TEXAS
SITUATED IN THE
JOHN COLE SURVEY, ABSTRACT No. 218
JOHN H. PHELPS SURVEY, ABSTRACT No. 1046
FRANCISCO SANCHEZ SURVEY, ABSTRACT No. 2347
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

19517.001.002.00
19517.001.003.00

19517
CWP
L-16

OWNER/SUBDIVIDER:
5400 WILLOW PARK PROPERTIES, LLC
41 N. Jefferson Street, 4th floor,
Pensacola, FL 32502
Jeremy Saquibal
Ph: 850-607-6069 x136

SURVEYOR
Josh W. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph: 817-962-2193

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

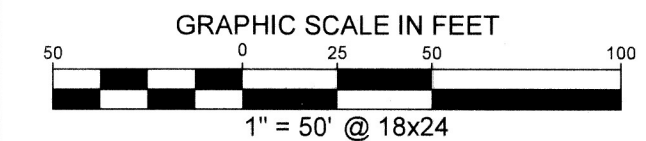
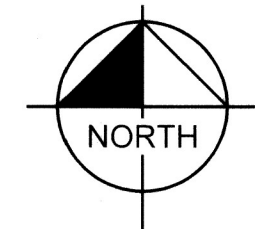
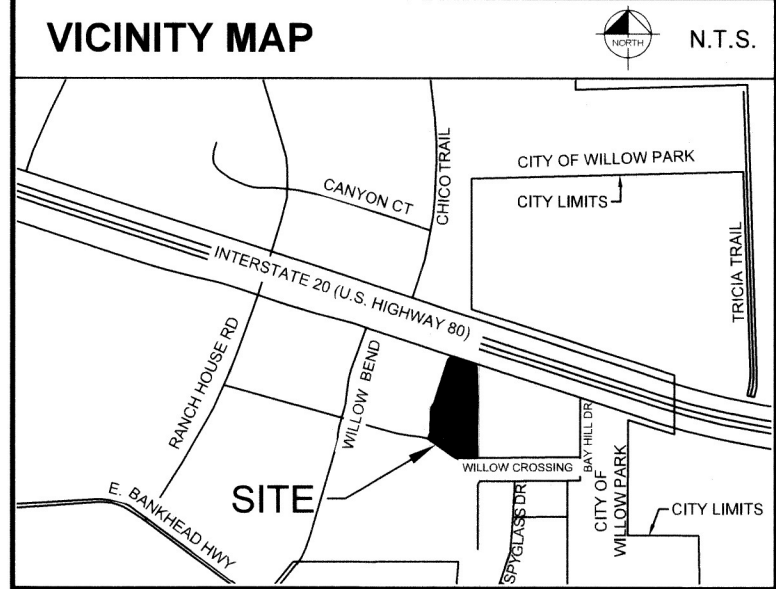
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale 1" = 50'	Drawn by KBM	Checked by JDW	Date 12/15/25	Project No. 060037200	Sheet No. 1 OF 3
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G 227

INTERSTATE 20 FRONTAGE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 544, PG. 90

INTERSTATE 20 FRONTAGE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 544, PG. 90



LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	EASEMENT LINE
---	ABSTRACT/SURVEY LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET WITH "KHA" CAP
IRF = IRON ROD FOUND
ADF = ALUMINUM DISK FOUND
MNS = MAG NAIL SET
XF = "X" CUT FOUND

LINE TABLE

NO.	BEARING	LENGTH
L3	S01°15'48"E	16.50'
L4	S88°44'12"W	25.04'
L5	N01°15'48"W	15.00'
L6	N88°44'12"E	10.04'
L7	N01°15'48"W	1.76'
L8	N89°20'17"W	10.00'
L9	S89°27'43"W	21.93'
L10	S89°48'05"E	10.00'
L11	S00°11'55"W	2.37'
L12	N89°20'17"W	5.00'
L13	N00°39'43"E	99.20'

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C6	25.00'	74°41'01"	S34°50'20"E	30.33'	32.59'
C7	50.00'	90°00'00"	S27°10'51"E	70.71'	78.54'
C8	51.00'	15°00'00"	S25°19'09"W	13.31'	13.35'
C9	26.00'	37°18'32"	S14°09'53"W	16.63'	16.93'
C10	220.00'	1°00'27"	N54°43'37"W	3.87'	3.87'
C11	26.00'	40°22'47"	N53°00'33"E	17.95'	18.32'
C12	25.00'	15°00'00"	N25°19'09"E	6.53'	6.54'
C13	24.00'	90°00'00"	N27°10'51"W	33.94'	37.70'
C14	25.00'	75°36'17"	S70°01'01"W	30.65'	32.99'
C15	220.00'	1°41'55"	N82°59'38"W	6.52'	6.52'
C16	25.00'	23°33'55"	N86°04'22"E	10.21'	10.28'
C17	30.00'	15°54'31"	N82°14'40"E	8.30'	8.33'

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19517.001.003.00

FINAL PLAT
LOT 2R1, BLOCK 1
WILLOW PARK BUSINESS PLAZA

BEING A REPLAT OF LOT 2R & 3R, BLOCK 1
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AN ADDITION TO THE CITY OF WILLOW PARK
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CITY OF WILLOW PARK,
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801 Cherry Street, Unit 11, # 1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	KBM	JDW	12/15/25	060037200	2 OF 3

METES & BOUNDS DESCRIPTION

BEING a 3.4137 acre (148,699 square foot) tract of land situated in the John Cole Survey, Abstract No. 218, the John H. Phelps Survey, Abstract No. 1046, and the Francisco Sanchez Survey, Abstract No. 2347, City of Willow Park, Parker County, Texas; being all of Lot 2R and Lot 3R, Block 1, Willow Park Business Plaza, an addition to the City of Willow Park, according to the Plat recorded in Cabinet E, Slide 608, of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.); said tract being more particularly described as follows:

BEGINNING at a found "T" post in the south right-of-way line of Interstate 20 Frontage Road (variable width right-of-way) (IH-20) as described in Deed to the State of Texas, recorded in Volume 544, Page 90, O.P.R.P.C.T., at the northeast corner of said Lot 2R, and at the northwest corner of Lot 1, Block 1, Sundowner Addition, an addition to the City of Willow Park, according to the Plat recorded in Cabinet D, Slide 639 O.P.R.P.C.T., from which a found aluminum disk stamped "Texas State Department of Highways and Transportation" in the north line of said Lot 1 bears South 71°32'59" East, a distance of 301.60 feet;

THENCE South 01°15'48" East, departing said south right-of-way line of IH-20, with the east line of said Lot 2R and the west line of said Lot 1, a distance of 229.50 feet to a 5/8-inch iron rod with "KHA" cap set;

THENCE South 00°39'43" West, continuing with said east line of Lot 2R and said west line of Lot 1, passing at a distance of 18.73 feet the southeast corner of said Lot 2R, same being the northeast corner of said Lot 3R, and continuing with the east line of said Lot 3R and said west line of Lot 1 for a total distance of 231.63 feet to a 5/8-inch iron rod with "KHA" cap set at the southwest corner of said Lot 1, same being the northwest corner of Lot 2R, Block 1, Willow Park Medical Office Building, an addition to the City of Willow Park, Texas, according to the plat recorded in Cabinet D, Slide 11, O.P.R.P.C.T.;

THENCE South 00°20'27" East, continuing with said east line of Lot 3R and the west line of Lot 2R of said Willow Park Medical Office Building addition, a distance of 171.32 feet to a 5/8-inch iron rod with "KHA" cap set at the southeast corner of said Lot 3R, and in the north right-of-way line of Willow Crossing Drive (60 foot right-of-way) as shown on Right-Of-Way Dedication recorded in Cabinet D, Slide 139, O.P.R.P.C.T.;

THENCE with the south line of said Lot 3R and said north right-of-way line of Willow Crossing Drive the following four (4) calls:

South 89°27'43" West, a distance of 45.86 feet to a point at the beginning of a non-tangent curve to the right with a radius of 220.00 feet, a central angle of 29°37'12", and a chord bearing and distance of North 69°02'00" West, 112.47 feet, from which a 1/2-inch iron rod with cap stamped "RPLS 5084" found bears South 38°50'52" West, a distance of 0.6 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 113.73 feet to a 1/2-inch iron rod with cap stamped "RPLS 5084" found;

North 54°13'24" West, a distance of 149.14 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a tangent curve to the left with a radius of 230.00 feet, a central angle of 05°14'02", and a chord bearing and distance of North 56°50'25" West, 21.00 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 21.01 feet to a found "X" cut in concrete at the southwest corner of said Lot 3R;

THENCE departing said north right-of-way line of Willow Crossing Drive, with the west line of said Lot 3R, the following six (6) calls:

North 28°23'39" East, a distance of 12.24 feet to a found "X" cut in concrete at the beginning of a tangent curve to the left with a radius of 50.00 feet, a central angle of 27°43'56", and a chord bearing and distance of North 14°31'41" East, 23.97 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 24.20 feet to a found "X" cut in concrete;

North 00°39'43" East, a distance of 147.89 feet to a found "X" cut in concrete at the beginning of a tangent curve to the right with a radius of 50.00 feet, a central angle of 39°17'38", and a chord bearing and distance of North 20°18'32" East, 33.62 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 34.29 feet to a mag nail set;

North 39°57'21" East, a distance of 6.24 feet to a found "X" cut in concrete at the beginning of a tangent curve to the left with a radius of 50.00 feet, a central angle of 22°08'12", and a chord bearing and distance of North 28°53'15" East, 19.20 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 19.32 feet to a found "X" cut in concrete;

THENCE North 17°49'09" East, continuing with said west line of Lot 3R, passing at a distance of 10.19 feet the northwest corner of said Lot 3R, same being the southwest corner of said Lot 2R of said Willow Park Business Plaza addition (Cabinet E, Slide 608) and continuing with the west line of said Lot 2R of said Willow Park Business Plaza addition, a total distance of 322.26 feet to a found "X" cut in concrete at the northwest corner of said Lot 2R of said Willow Park Business Plaza addition, and being in said south right-of-way line of IH-20;

THENCE South 72°10'51" East, with said south right-of-way line of IH-20 and the north line of said Lot 2R of said Willow Park Business Plaza addition, a distance of 156.46 feet to the POINT OF BEGINNING and containing 148,699 square feet or 3.4137 acres of land, more or less.

OWNER DEDICATION

Now therefore, know all men by these presents:

That 5400 WILLOW PARK PROPERTIES, LLC, does hereby certify and adopt this plat designating the herein above described property as LOT 2R1, 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. 5400 WILLOW PARK PROPERTIES, LLC, herein certifies the following.

- The fire lanes are dedicated for fire lane purposes.
- The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for 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 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 16th day of December, 2025.

5400 WILLOW PARK PROPERTIES, LLC,
a Florida limited liability company

By: Alex Stacy
Name: Alex Stacy
Its: Authorized Signatory

STATE OF Florida
COUNTY OF Escambia

Before me, the undersigned authority, on this day appeared Alex Stacy, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 16th day of December, 2025

Lynda Rabon
Notary Public in and for the State of Florida



APPROVED BY CITY OF WILLOW PARK	
APPROVED BY	CITY COUNCIL CITY OF WILLOW PARK
SIGNED: Michelle Gueller	12/29/2025 DATE
MAYOR, Int. City Mgr.	
SIGNED: [Signature]	12/29/25 DATE
Int. CITY ADMINISTRATOR	



NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 48367C0425F, dated April 5, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 or natural causes. This flood statement shall not create liability on the part of the surveyor.

This is to verify that I, Joshua D. Wargo, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents the survey from which it is made.

Joshua D. Wargo, RPLS
Texas Registration No. 6391



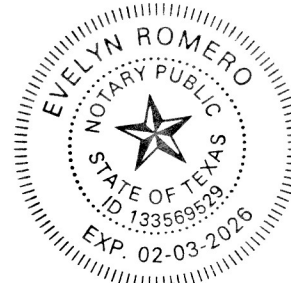
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 15 day of December, 2025

Notary Public in and for the State of Texas



FINAL PLAT
LOT 2R1, BLOCK 1
WILLOW PARK BUSINESS PLAZA

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FRANCISCO SANCHEZ SURVEY, ABSTRACT No. 2347
CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202535204
12/29/2025 03:47 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET G SLIDE 227
DATE 12/29/25

OWNER/SUBDIVIDER:
5400 WILLOW PARK PROPERTIES, LLC
41 N. Jefferson Street, 4th floor,
Pensacola, FL 32502
Jeremy Saquibal
Ph: 850-607-6069 x136

SURVEYOR
Josh W. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KBM	JDW	12/15/25	060037200	3 OF 3