

D-33

Doc# 744522  
Book 2787 Page 608

**OWNER DEDICATION:**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIT-MAR LAND, LP, and MH2, LP, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LOTS 1 AND 2, BLOCK A, CROWN POINTE ADDITION, an addition to the City of Willow Park, TX ("City") and does hereby dedicate to the public use forever, the streets, alleys, easements and encumbrances shown hereon. MIT-MAR LAND, LP and MH2, LP herein certifies the following:

- The streets and alleys are dedicated for street and alley 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 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.

**LEGAL DESCRIPTION**

Being a 41.93 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468; David Addington Survey, Abstract No. 21; and the Isaac Headley Survey, Abstract No. 619, Parker County, Texas and being a portion of the Mit-Mar Land, LP tracts as recorded in Volume 2630, Page 1889, and the M H2, LP tract as recorded in Volume 2652, Page 1672, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the north line of Interstate Highway 20, said point being the intersection of the Interstate 20 north line and the east line of Crown Lane;

Thence North 17°34'00" West with the east line of Crown Lane a distance of 381.15 feet to a point for corner, said point being the northwest corner of said Mit-Mar Land, LP tract and the southwest corner of said M H2, LP tract;

Thence North 58°59'56" East, leaving said east line and following the Mit-Mar Land, LP / M H2, LP common line, a distance of 1253.21 feet to a set 1/2 inch iron rod in the west line of proposed Crown Pointe Boulevard;

Thence North 42°30'00" West, leaving said common line and proceeding with the Crown Pointe Boulevard west line, a distance of 135.38 feet to a set 1/2 inch iron rod;

Thence North 58°26'06" East a distance of 35.65 feet to a set 1/2 inch iron rod within the proposed right-of-way of Crown Pointe Boulevard;

Thence South 42°30'00" East a distance of 135.74 feet to a set 1/2 inch iron rod;

Thence North 57°18'46" East a distance of 45.67 feet to a point in the proposed east line of Crown Pointe Boulevard;

Thence South 42°30'00" East with the Crown Pointe Boulevard east line a distance of 639.91 feet to a set 1/2 inch iron rod for the beginning of a curve to the right having a radius of 1045.00 feet, a central angle of 58°27'27", and a long chord which bears South 13°16'17" East, 1020.54 feet;

Thence along said curve to the right and east line of proposed Crown Pointe Boulevard an arc distance of 1066.19 feet to a set 1/2 inch iron rod;

Thence South 22°35'35" West, continuing with the east line of proposed Crown Pointe Boulevard a distance of 255.13 feet to a set 1/2 inch iron rod in the north line of Interstate Highway 20;

Thence North 67°54'54" West with the Interstate Highway 20 north line a distance of 1423.49 feet to a found 3/8 inch iron rod;

Thence North 67°46'13" West, continuing with the Interstate Highway 20 north line a distance of 300.06 feet to the Point of Beginning & Containing 1,826,584 square feet, 41.93 acres of land, more or less.

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 our hands, this the 11<sup>th</sup> day of February, 2010.

MIT-MAR LAND, LP  
A Texas limited partnership

By: Mit-Mar GP, LLC  
A Texas limited liability company  
Its general partner

By: Jim Martin, Member

MH2, LP  
A Texas limited partnership

By: Jim Martin, General Partner

By: Doyle Hanley Management, LLC  
A Texas limited liability company  
General Partner

By: Doyle Hanley, Manager

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Jim Martin, known by me to be the persons whose names are subscribed to the forgoing instrument.

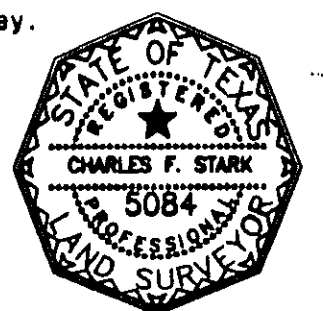
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 11<sup>th</sup> day of February, 2010

Randy L. Watkins  
Notary Public in and for the State of Texas

**SURVEYOR CERTIFICATE**

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.

Charles F. Stark 2-10-10  
Charles F. Stark, R.P.L.S. No. 5084

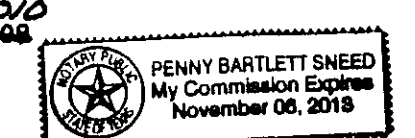


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 10<sup>th</sup> day of February, 2010

Penny Bartlett Sneed  
Notary Public in and for the State of Texas

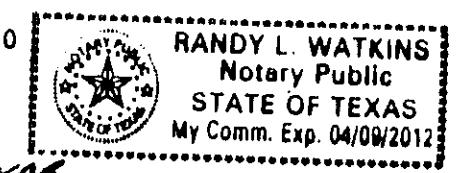


STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Doyle Hanley, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 11<sup>th</sup> day of February, 2010

Randy L. Watkins  
Notary Public in and for the State of Texas



**FINAL PLAT**

Approved by the City of Willow Park for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: Mari Blaylock  
Signature of Chairperson Date of Recommendation 10/15/09

APPROVED BY: Harrold Johnson  
Signature of Mayor Date of Approval 2/15/10

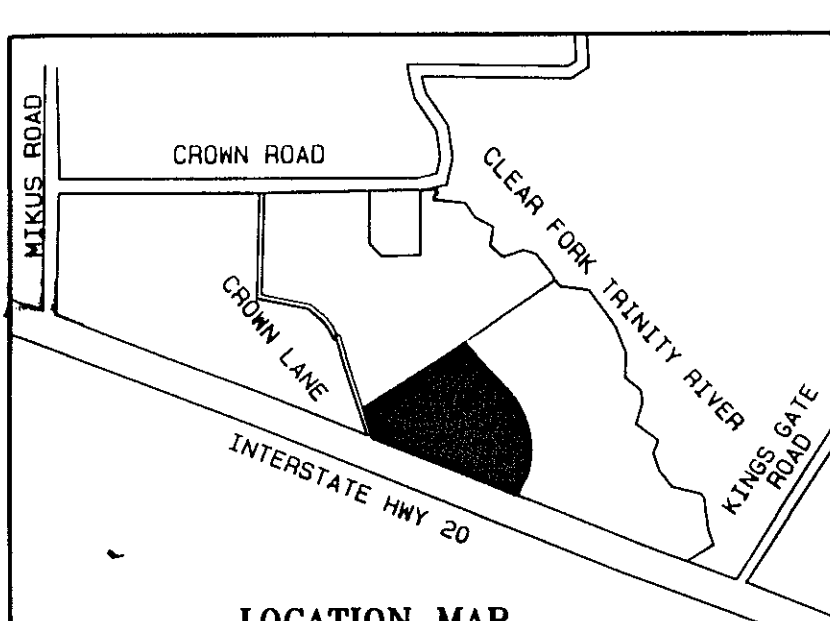
ATTEST: DEL Hoffman  
City Secretary Date 2/15/10

**FINAL PLAT**  
**LOTS 1 & 2, BLOCK A**  
**CROWN POINTE ADDITION**

SITUATED IN THE WESLEY FRANKLIN SURVEY, ABSTRACT NO. 468, THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 21, AND THE ISAAC HEADLEY SURVEY, ABSTRACT NO. 619

**CITY OF WILLOW PARK**  
**PARKER COUNTY, TEXAS**

PROJ. NO. 107-9001 JULY, 2009 SHEET 1 OF 1



**BARRON - STARK**  
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APPROVED: CITY ENGINEER  
London Left 2-10-2010  
DATE

ACCT. NO.: 11712  
SCH. DIST.: AL  
CITY: WFP  
MAP NO.: Krlb