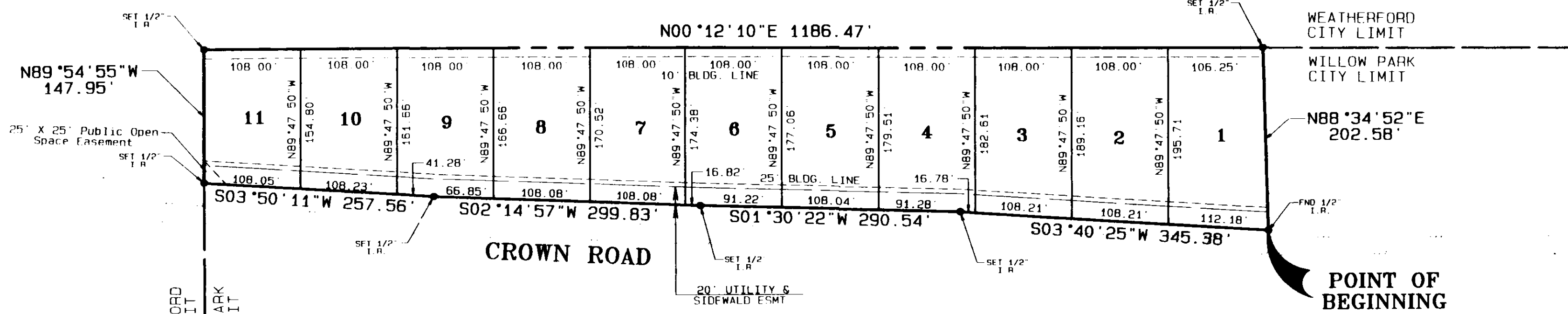


PC 178

CROWN VALLEY ACQUISITION PARTNERS
VOLUME 2181, PAGE 1562
(REMAINDER)



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Crown Valley Acquisition Partners, L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as CROWN ROAD ESTATES, an Addition to the City of Willow Park, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND this 1st day of JULY, 2004
Crown Valley Acquisition Partners, L.P.

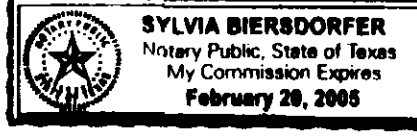
David Keener
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared DAVID KEENER known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of July, 2004

Sylvia Biersdorfer
Notary Public in and for the State of Texas



LEGAL DESCRIPTION

Being a 4.78 acre tract of land situated in the Ann McCarver Survey, Abstract No. 910, City of Willow Park, Parker County, Texas and being a part of the Crown Valley Acquisition Partners, L.P. tract as recorded in Volume 2181, Page 1562, Deed Records Parker County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod in the west line of Crown Road for the southeast corner of the Jack Wendell Holt Jr. tract as evidenced by deed recorded in Volume 1372, Page 1423, Deed Records Parker County, Texas;

Thence South 03°40'25" West with the west line of Crown Road and general line of fence a distance of 345.38 feet to a set 1/2 inch iron rod;

Thence South 01°30'22" West with the west line of Crown Road and general line of fence a distance of 290.54 feet to a set 1/2 inch iron rod;

Thence South 02°14'57" West with the west line of Crown Road and general line of fence a distance of 299.83 feet to a set 1/2 inch iron rod;

Thence South 03°50'11" West with the west line of Crown Road and general line of fence a distance of 257.56 feet to a set 1/2 inch iron rod, said point being in the City Limit line of the City of Willow Park, Texas;

Thence North 89°54'55" West, leaving said west line of Crown Road and continuing with said City Limit line a distance of 147.95 feet to a set 1/2 inch iron rod;

Thence North 00°12'10" East, continuing with said City Limit line a distance of 1186.47 feet to a set 1/2 inch iron rod in the south line of said Holt tract;

Thence North 88°34'52" East with said Holt south line a distance of 202.58 feet to the POINT OF BEGINNING and CONTAINING 208,390 square feet, 4.78 acres of land, more or less.

RECOMMENDED FOR APPROVAL

[Signature]
Chairman, Planning and Zoning Commission

APPROVED: CITY COUNCIL, CITY OF WILLOW PARK, TEXAS
July 1st, 2004

[Signature]
Attest: Candice P. Welver
City Secretary

[Signature] *[Signature]*
City Council City Council

[Signature] *[Signature]*
City Council City Council

Doc No. 2063 Pg 1784

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On the 1st day of July 2004

Document Number: 0655616
Amount: \$6.00

By: *[Signature]*
County Clerk

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records of Parker County as stated herein by me.

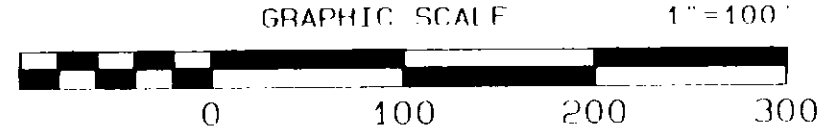
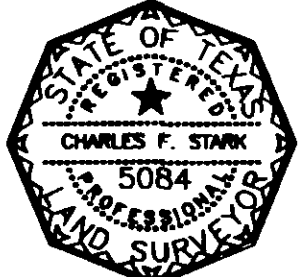
NOTES:

- All lot corners are 1/2 inch iron pins unless otherwise noted.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 10'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No portion of subject property lies within a FEMA designated floodplain or flood prone area City of Willow Park Flood Insurance Rate Map, Community Panel 481164 0005 B, effective date January 3, 1997.

Surveyor's Certificate

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that 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
Charles F. Stark, R.P.L.S.
5084 7-1-04
Registration Number Date



LOT TABULATION

| LOT | SQUARE FOOTAGE | ACRES |
|-----|----------------|-------|
| 1 | 21715 | 0.498 |
| 2 | 20784 | 0.477 |
| 3 | 20077 | 0.460 |
| 4 | 19527 | 0.448 |
| 5 | 19256 | 0.442 |
| 6 | 18989 | 0.435 |
| 7 | 18626 | 0.427 |
| 8 | 18209 | 0.418 |
| 9 | 17769 | 0.407 |
| 10 | 17090 | 0.392 |
| 11 | 16347 | 0.375 |

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535

OWNER/DEVELOPER:

CROWN VALLEY ACQUISITION PARTNERS L.P.
3901 W. AIRPORT FREEWAY SUITE 200
BEDFORD, TEXAS 76021
817-391-2508

FINAL PLAT
CROWN ROAD ESTATES

Ann McCarver Survey
Abstract No. 910
City of Willow Park
Parker County, Texas

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.: