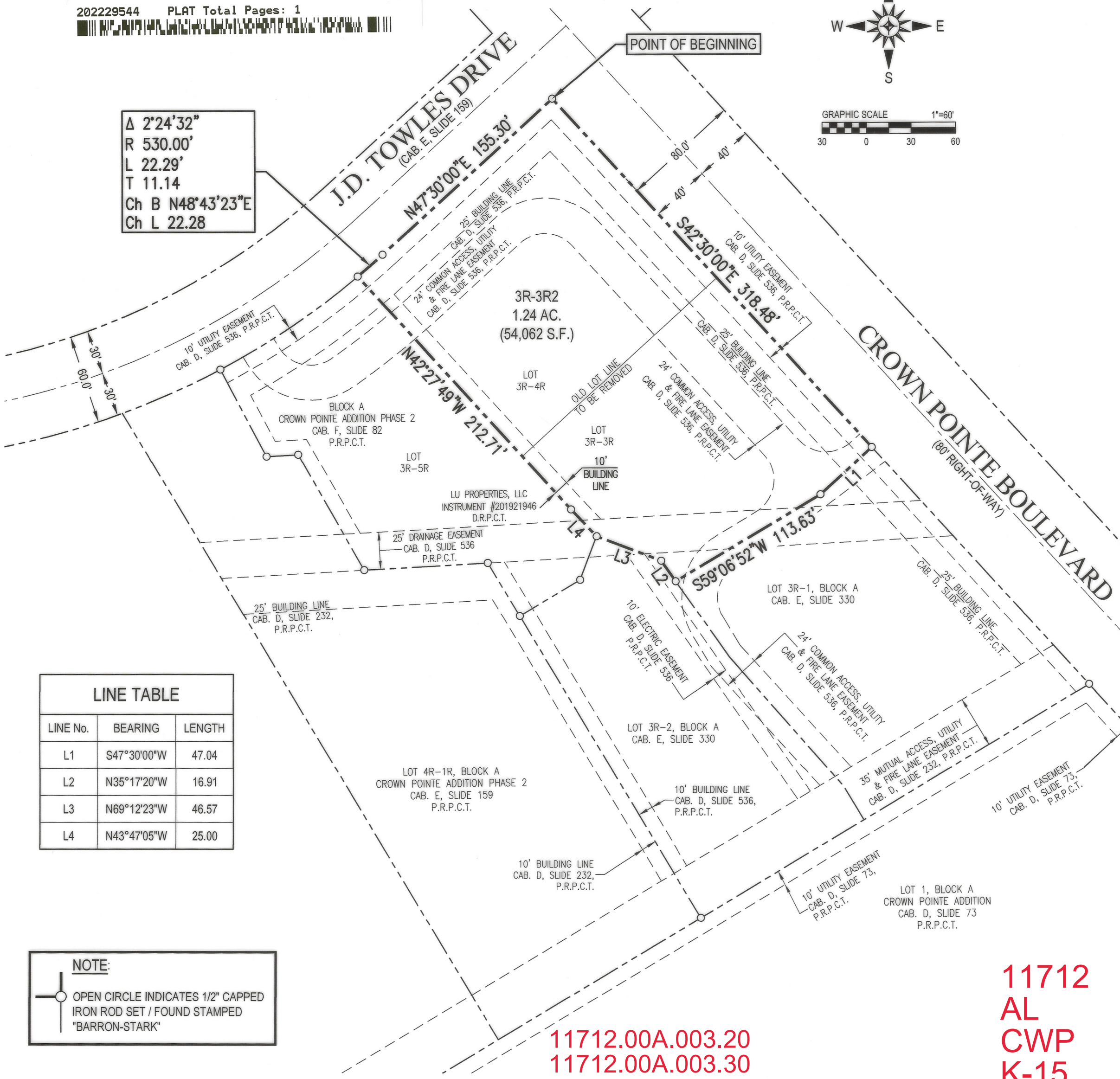
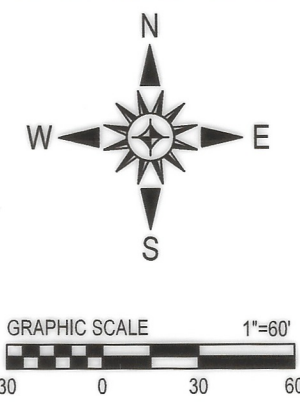


Δ 2'24'32"
 R 530.00'
 L 22.29'
 T 11.14
 Ch B N48°43'23"E
 Ch L 22.28



LINE No.	BEARING	LENGTH
L1	S47°30'00"W	47.04
L2	N35°17'20"W	16.91
L3	N69°12'23"W	46.57
L4	N43°47'05"W	25.00

NOTE:
 OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "BARRON-STARK"

KNOW ALL MEN BY THESE PRESENTS:
 This is to certify that I, **Charles F. Stark**, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark 8/2/22
 Charles F. Stark R.P.L.S.
 Texas Registration No. 5084

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202229544
 08/04/2022 03:05 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

- GENERAL NOTES:**
- No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367 C 0425 E. Effective date September 26, 2008.
 - Basis of Bearing for this plat is the Final Plat of Lots 1 & 2, Block A, Crown Pointe Addition as recorded in Cabinet D, Slide 73, Plat Records Parker County, Texas.
 - Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone.
 - All Lots in the subdivision shall have a 25' Front Building Line and a 10' Side & Rear Building line.
 - According to the plat recorded in Cabinet E, Slide 330, P.R.P.C.T. there exists a blanket mutual access and shared parking easement over Lots 3R-1, 3R-2, 3R-3R, 3R-4R AND 3R-5R, Block A to the benefit of each lot. This mutual access and shared parking easement shall be a covenant running with the land and pass to all subsequent owners.

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD CABINET F , SLIDE 289 DATE 8/4/2022	OWNER: LU PROPERTIES, LLC 1419 Claiborne Lane Aledo, Texas 76008		6221 Southwest Boulevard, Suite 100 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	JOB No. 296-9752 DATE MAY, 2022 SHEET 1 of 1
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Owner Dedication:
 Now therefore, know all men by these presents:
 That LU PROPERTIES, LLC, acting herein by and through its duly authorized officer, does hereby certify and adapt this plat designating the herein above described property as Lot 3R-3R, Lot 3R-4R and Lot 3R-5R BLOCK A, CROWN POINTE ADDITION PHASE 2, an addition to the City of Willow Park, Texas and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon.

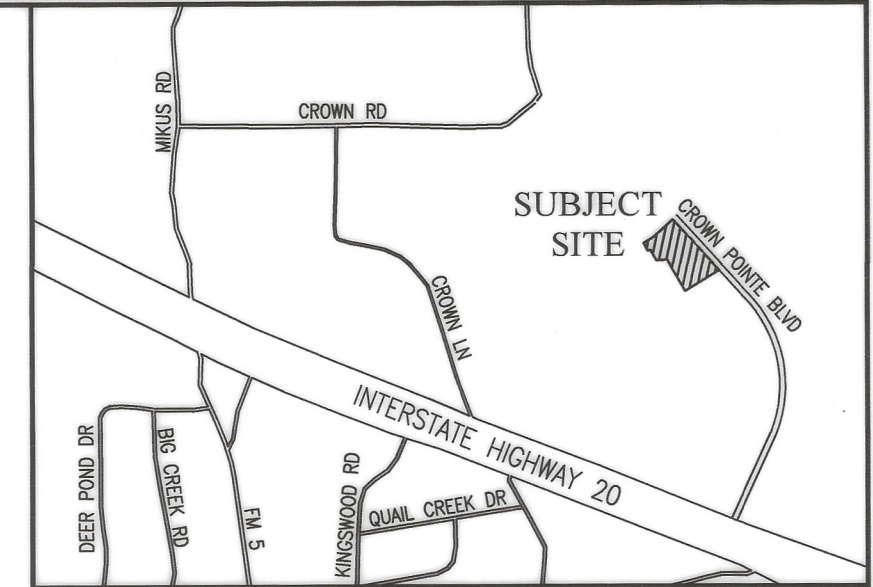
- LU PROPERTIES, LLC
 herein certifies the following:
- The fire lanes are dedicated for fire lane purposes.
 - The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements and public use areas, as shown, are dedicated for the public use forever 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 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.
 - 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.
 - The Devon gas pipeline easement (Vol. 2857, Pg. 847) which previously affected subject property has been fully released (Inst. No. 201704318, D.R.P.C.T.)

This plat is approved subject to the conditions herein and to all platting ordinances, rules and resolutions of the City of Willow Park, Texas.
 WITNESS, my hand the 2 day of August 2022
 LU PROPERTIES, LLC
Louie Lu
 Louie Lu, President

STATE OF TEXAS:
 COUNTY OF PARKER:
 Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Louie Lu on behalf of LU PROPERTIES, LLC, known by me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2ND day of AUGUST 2022
Cynthia Kay Scoggin
 Notary Public in and for the State of Texas
 Date: EXPIRES SEPT. 5, 2022



FINAL PLAT
 Approved by the City of Willow Park
APPROVED BY:
 Signed: *[Signature]* 8-3-22
 Mayor date
 Signed: *[Signature]* 8-3-22
 City Secretary date



VICINITY MAP
 "NOT TO SCALE"

LEGAL DESCRIPTION
 Being a 1.24 Acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, Parker County, Texas and being all of Lots 3R-3R and 3R-4R, Block A, Crown Pointe Addition Phase 2, an addition to the City of Willow Park as recorded in Cabinet F, Slide 82, Plat Records Parker County, Texas.

- Beginning at a found 1/2 inch iron rod for the intersection of the south line of J.D. Towles Drive and the west line of Crown Pointe Boulevard;
- Thence South 42°30'00" East with the west line of said Crown Pointe Boulevard a distance of 318.48 feet to a found 1/2 inch iron rod for the northeast corner of Lot 3R-1, Block A, Crown Pointe Addition as recorded in Cabinet E, Slide 330;
- Thence South 47°30'00" West with the north line of Lot 3R-1 a distance of 47.04 feet to a found 1/2 inch iron rod;
- Thence South 59°06'52" West with the north line of Lot 3R-1 a distance of 113.63 feet to a found 1/2 inch iron rod in the east line of Lot 3R-2 for the northwest corner of Lot 3R-1;
- Thence North 35°17'20" West, a distance of 16.91 feet to a found 1/2 inch iron rod;
- Thence North 69°12'23" West, a distance of 46.57 feet to a found 1/2 inch iron rod, said rod being the southeast corner of Lot 3R-5R as recorded in Cabinet F, Slide 82;
- Thence North 43°47'05" West a distance of 25.00 feet to a found 1/2 inch iron rod;
- Thence North 42°27'49" West a distance of 212.71 feet to a found 1/2 inch iron rod in the south line of J.D. Towles Drive for the beginning of a curve to the left having a radius of 530.00 feet, a central angle of 2°24'32", and a long chord that bears North 48°43'23" East a distance of 22.28 feet;
- Thence along said curve to the left and south line of JD Towles Drive, an arc distance of 22.29 feet to a found 1/2 inch iron rod;
- Thence North 47°30'00" East, continuing with the south line of JD Towles Drive, a distance of 155.30 feet to the Point of Beginning and Containing 54,064 square feet, 1.24 acres of land, more or less.

Final Plat
 Lots 3R-3R2, Block A

CROWN POINTE ADDITION PHASE 2

An Addition to the City of Willow Park, Parker County, Texas
 Wesley Franklin Survey, Abstract No. 468
 Being a Replat of
 Lot 3R-3R and 3R-4R, Block A
 CROWN POINTE ADDITION PHASE 2
 An Addition to the City of Willow Park
 Parker County, Texas, According to the Plat recorded in
 Cabinet F, Slide 82, Plat Records
 Parker County, Texas