

CROWN POINTE REPLAT

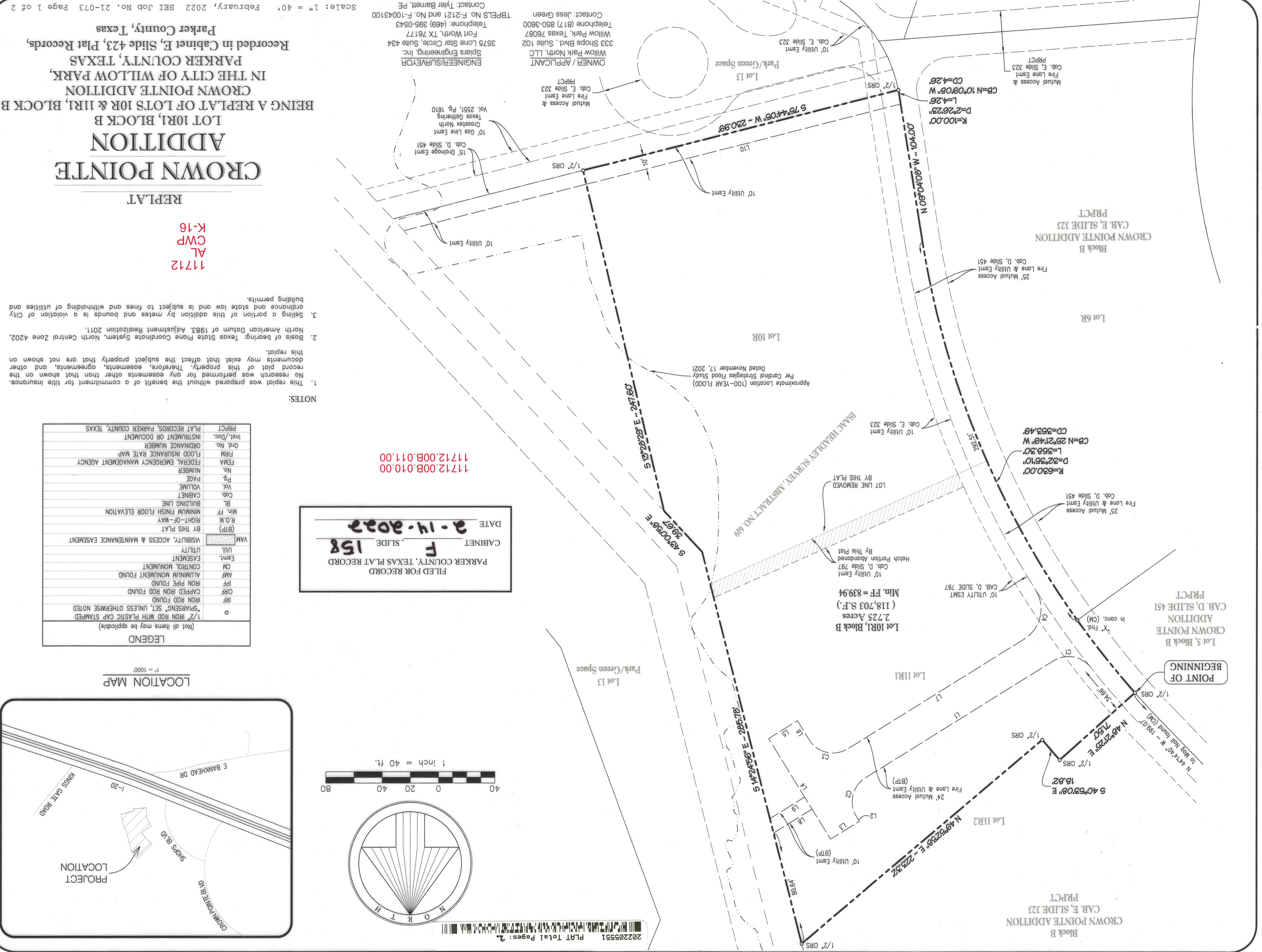
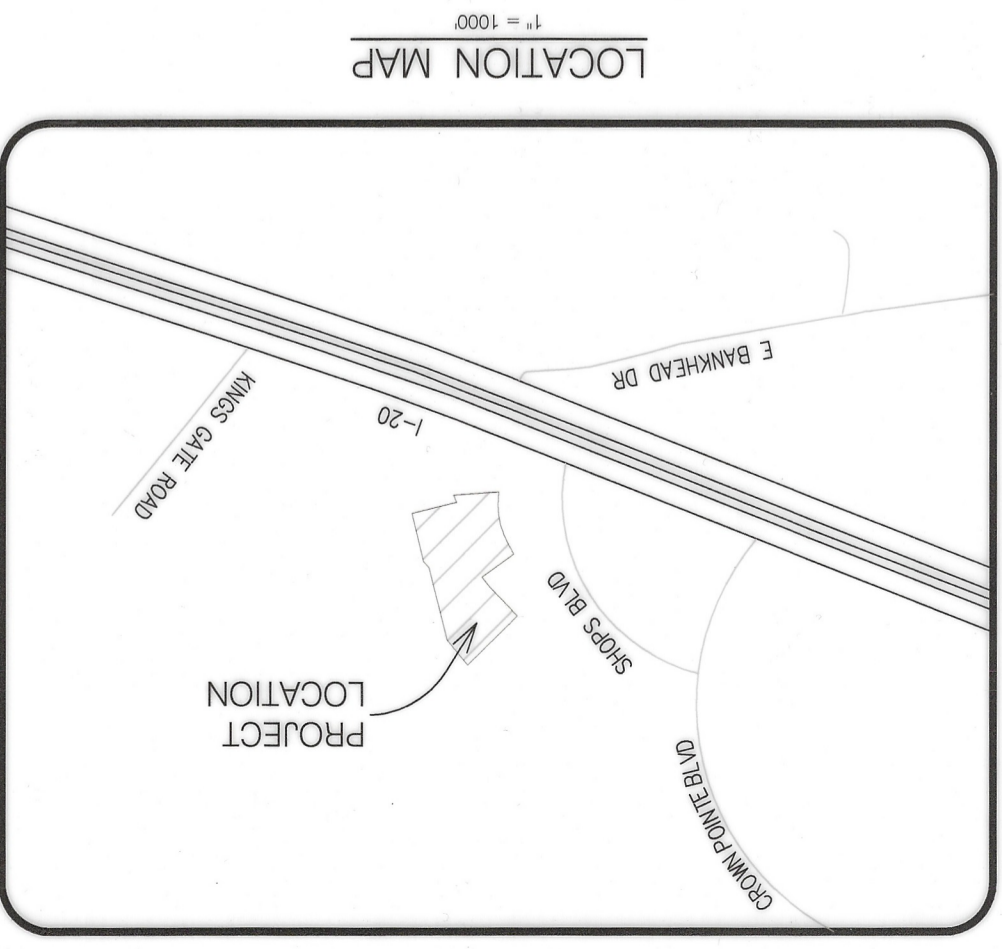
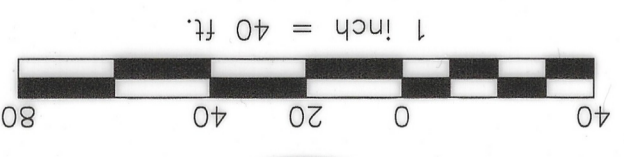
LOT 10R1, BLOCK B ADDITION IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS Recorded in Cabinet E, Slide 423, Plat Records, Parker County, Texas

11712
AL
CMP
K-16

- NOTES:**
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

LEGEND	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
○	IRF IRON ROD FOUND
○	CAPED IRON ROD FOUND
○	IRPF IRON PIPE FOUND
○	AMF ALUMINUM MONUMENT FOUND
○	CM CONTROL MONUMENT
○	Esmt. EASEMENT
○	UTIL. UTILITY
○	VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
	R.O.W. RIGHT-OF-WAY
	Min. FF MINIMUM FINISH FLOOR ELEVATION
	BL BUILDING LINE
	Cab. Cabinet
	Vol. VOLUME
	Pg. PAGE
	No. NUMBER
	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
	FIRM FLOOD INSURANCE RATE MAP
	Ord. No. ORDINANCE NUMBER
	Inst./Doc. INSTRUMENT OR DOCUMENT
	PRPCT PLAT RECORDS, PARKER COUNTY, TEXAS

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 158
DATE 2-14-2022



ENGINEER/SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (469) 395-0543
TPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett, PE

OWNER / APPLICANT
Willow Park North, LLC
333 Shops Blvd., Suite 102
Willow Park, Texas 76087
Telephone (817) 850-3600
Contact: Jess Green

OWNER'S CERTIFICATE

WHEREAS Willow Park North, LLC is the owner of a tract of land according to the deed recorded in document No. 20121510 of the official public records, Parker County, Texas, being all of Lots 10R and 11R1, Block B, Crown Pointe Addition, according to the plat recorded in Cabinet E, Slide 323 of the Plat Records, Parker County, Texas (PRPCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod stamped "SPARSENC" set on the east line of Lot 5, Block B, Crown Pointe Addition, according to the plat recorded in Cabinet D, Slide 451 PRPCT, also being a southern corner of Lot 11R2, Block B, Crown Pointe Addition, and from which a mag nail found for the west corner of Lot 11R2, bears N 44°14'10" W, 199.07 feet;

THENCE along the southeast line of Lot 11R2, the following:

N 48°21'25" E, 71.50 feet to a 1/2 inch capped iron rod stamped "SPARSENC" set;

S 40°53'08" E, 18.82 feet to a 1/2 inch capped iron rod stamped "SPARSENC" set;

And N 49°52'58" E, 223.32 feet to a 1/2 inch capped iron rod stamped "SPARSENC" set on the west line of Lot 13, Block B, Crown Pointe Addition;

THENCE along the west line thereof, the following:

S 14°24'56" E, 285.78 feet;

S 43°00'58" E, 39.67 feet;

S 13°28'29" E, 247.60 feet to a 1/2 inch capped iron rod stamped "SPARSENC" set;

And S 75°44'05" W, 230.99 feet to a 1/2 inch capped iron rod stamped "SPARSENC" set on the east line of Lot 6R, Block B, Crown Pointe Addition;

THENCE along Lot 6R, the following:

10°09'08" W - 4.26 feet, an arc length of 4.26 feet;

N 09°04'08" W, 104.00 feet;

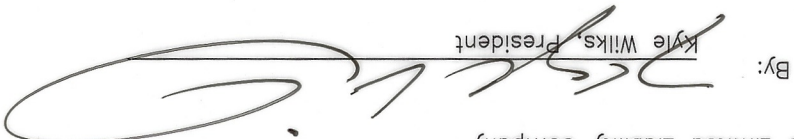
And ground a non-tangent curve to the left, passing at an arc distance of 292.51 feet on an "X" found in concrete for the northeast corner of Lot 6R, also being the southeast corner of Lot 5, the curve having a total central angle of 32°35'10", a radius of 630.00 feet, a chord of N 25°21'49" W - 353.49 feet, an arc length of 358.30 feet to the POINT OF BEGINNING with the subject tract containing 118,703 square feet or 2.725 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Willow Park North, LLC, do hereby adopt this plat designating the hereinabove described property as Lot 10R1, Block B, Crown Pointe Addition, on addition to the City of Willow Park, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness our hands at Parker County, Texas, this 7 day of February, 2022.

Willow Park North, LLC
A Texas Limited Liability Company

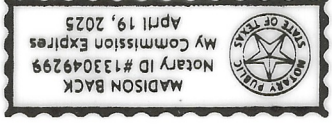
By: 
Kyle Wilks, President

STATE OF TEXAS
COUNTY OF PARKER §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kyle Wilks, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7 day of February, 2022.

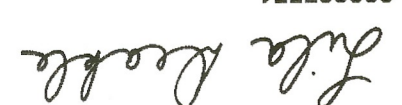
Notary Public, State of Texas



REPLAT
Approved by the City of Willow Park
CITY COUNCIL
City of Willow Park, Texas
Signed: 
Mayor
Signed: 
City Administrator
Date: February 8, 2022

Attest: 
Crystal Decker, City Secretary

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 158
DATE 2-14-2022

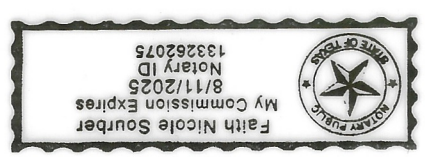
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Beekle
02/14/2022 10:57 AM
Fee: 80.00
Lila Beekle, County Clerk
Parker County, Texas
PLAT

CROWN POINTE ADDITION
LOT 10R1, BLOCK B
BEING A REPLAT OF LOTS 10R & 11R1, BLOCK B
CROWN POINTE ADDITION
IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
Recorded in Cabinet E, Slide 423, Plat Records, Parker County, Texas

REPLAT

Line #	Bearing	Distance
L1	S 58°13'34" W	157.02'
L2	S 31°46'21" E	3.93'
L3	S 58°13'39" W	24.00'
L4	N 31°46'21" W	83.72'
L5	N 58°13'39" E	24.00'
L6	S 31°46'21" E	15.79'
L7	N 58°13'34" E	147.44'
L8	N 58°13'34" E	32.11'
L9	N 58°13'34" E	28.98'
L10	N 75°44'05" E	230.30'

Curve #	Length	Radius	Delta	Chord Dist.
C1	29.05'	20.00'	83°12'32"	N 80°10'10" W 26.56'
C2	31.42'	20.00'	89°59'55"	S 13°13'36" W 28.28'
C3	31.42'	20.00'	90°00'05"	S 76°46'24" E 28.28'
C4	39.62'	25.00'	90°48'06"	N 12°49'31" E 35.60'



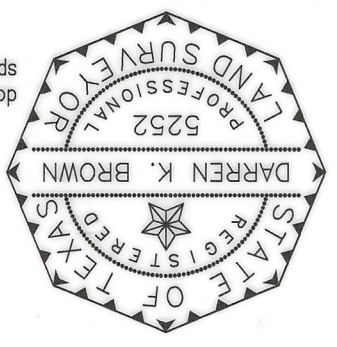
Notary Public, State of Texas

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2 day of February, 2022.

STATE OF TEXAS
COUNTY OF COLLIN §

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@sparseneengineering.com

Dated this the 2 day of February, 2022.

SURVEYOR'S CERTIFICATE