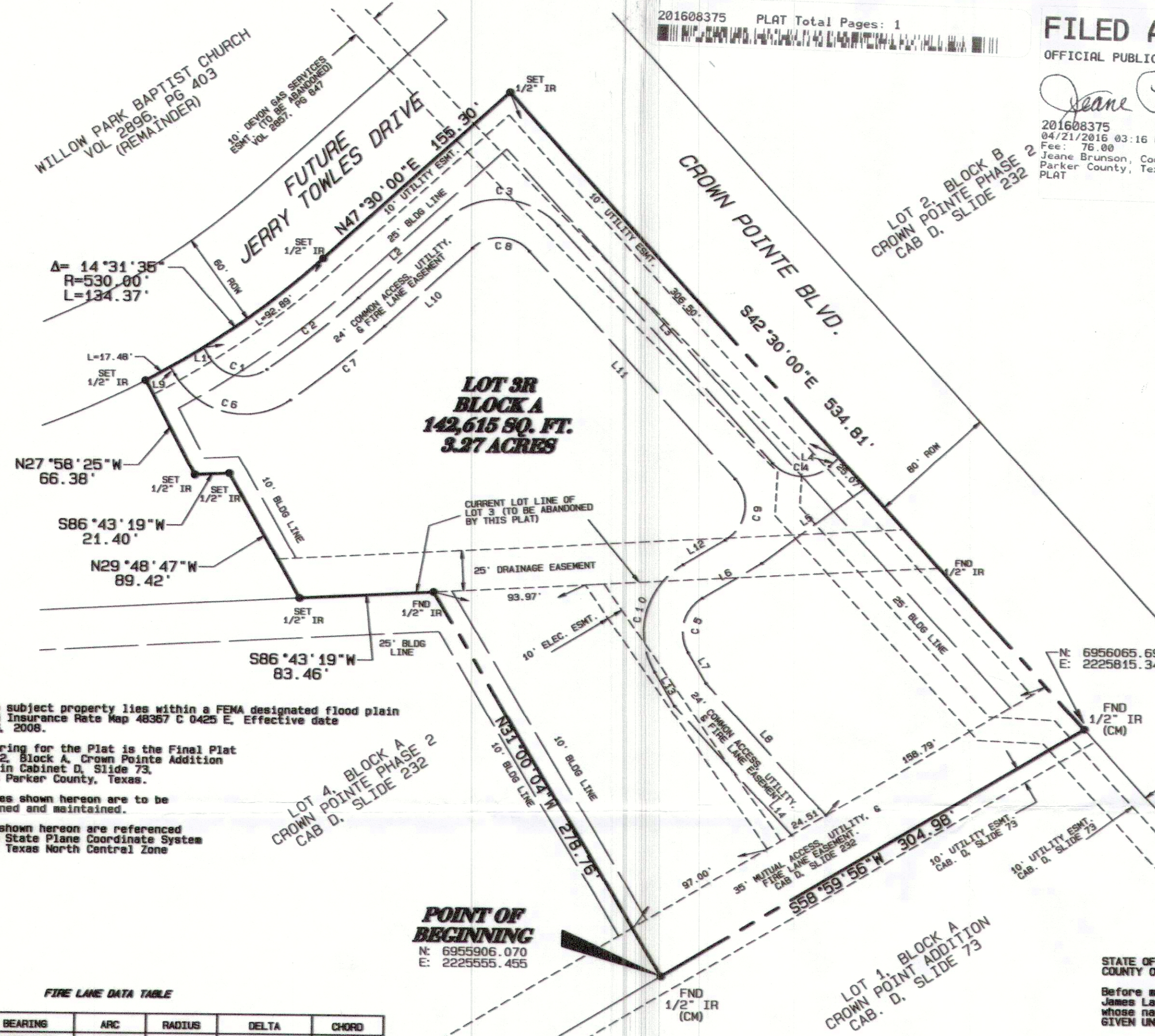
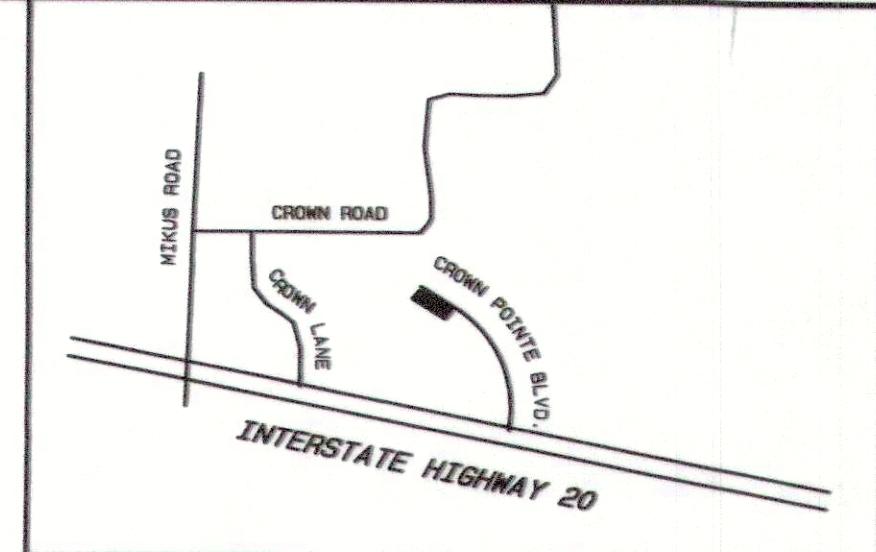
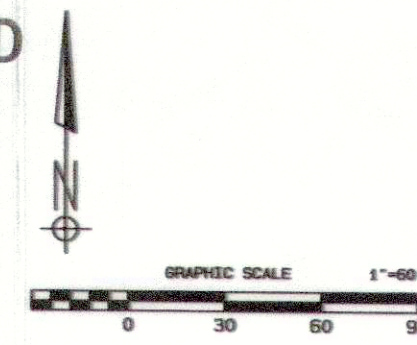


**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
 201608375  
 04/21/2016 03:16 PM  
 Fee: 76.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT



**LOT 3R  
 BLOCK A  
 142,615 SQ. FT.  
 3.27 ACRES**

**Owner Dedication**  
 Now therefore, know all men by these presents:  
 That WILLOW PARK PROFESSIONAL PLAZA, LTD, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as LOT 3R, BLOCK A, CROWN POINTE ADDITION PHASE 2, 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.

- WILLOW PARK PROFESSIONAL PLAZA, LTD. 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.

**LEGAL DESCRIPTION**  
 Being a 3.27 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County Texas and being all of the Willow Park Professional Plaza, LTD tracts as recorded in Clerk Document 201608328 and Clerk Document 201602393, 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 for the south west corner of Lot 3, Block A and the southeast corner of Lot 4, Block A, Crown Pointe Addition Phase 2, an addition to the City of Willow Park as recorded in Cabinet D, Slide 232, Plat Records Parker County, Texas;

Thence North 31°00'04" West with the Lot 3/ Lot 4 common line a distance of 276.75 feet to a found 1/2 inch iron rod for the northwest corner of Lot 3 and the northeast corner of Lot 4;  
 Thence South 86°43'19" West with the Lot 4 north line a distance of 83.46 feet to a set 1/2 inch iron rod;  
 Thence North 29°48'47" West, leaving the Lot 4 north line, a distance of 89.42 feet to a set 1/2 inch iron rod;  
 Thence South 86°43'19" West a distance of 21.40 feet to a set 1/2 inch iron rod;  
 Thence North 27°56'25" West a distance of 66.36 feet to a set 1/2 inch iron rod in the south line of future Jerry Towles Drive for the beginning of a curve to the left having a radius of 530.00 feet, a central angle of 14°31'35", and a long chord that bears North 54°45'47" East, 134.01 feet;  
 Thence along said curve to the left an arc distance of 134.37 feet to a set 1/2 inch iron rod;  
 Thence North 47°30'00" East with the south line of proposed Towles Drive a distance of 155.30 feet to a set 1/2 inch iron rod in the west line of Crown Pointe Boulevard;  
 Thence South 42°30'00" East with the Crown Pointe Boulevard west line a distance of 534.81 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 3, Block A and the northeast corner of Lot 1, Block A, Crown Pointe Addition as recorded in Cabinet D, Slide 73, Plat Records Parker County, Texas;  
 Thence South 56°59'56" West with the Lot 1/ Lot 3 common line a distance of 304.98 feet to the Point of Beginning and Containing 142,615 square feet, 3.27 acres of land, more or less.

- 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 the 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.
  - The fire lanes shown hereon are to be privately owned and maintained.
  - Coordinates shown hereon are referenced to the Texas State Plane Coordinate System NAD83 Datum, Texas North Central Zone 4202, Grid.

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 13<sup>th</sup> day of APRIL 2016.  
 WILLOW PARK PROFESSIONAL PLAZA, LTD.  
 By: *James Lancaster*, Manager  
 By: *Louis Lu*, Manager

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me, the undersigned authority, on this day appeared James Lancaster, known to me to be the person whose name is subscribed to the foregoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the 13 day of APRIL 2016.  
*Daniel Molina*  
 Notary Public in and for the State of Texas

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me, the undersigned authority, on this day appeared Louis Lu, known to me to be the person whose name is subscribed to the foregoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the 13<sup>th</sup> day of APRIL 2016.  
*Cynthia Kay Scoggins*  
 Notary Public in and for the State of Texas

**FIRE LANE DATA TABLE**

LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
L1	S31°09'40"E	6.86'			
C1	S78°07'58"E	40.99'	25.00'	93°56'37"	36.55'
C2	N51°11'52"E	72.67'	563.00'	7°23'44"	72.62'
L2	N47°30'00"E	73.30'			
C3	S87°30'00"E	76.97'	49.00'	90°00'00"	69.30'
L3	S42°30'00"E	199.50'			
C4	S87°12'24"E	39.01'	25.00'	89°24'46"	35.17'
L4	N47°30'00"E	8.26'			
L5	S53°09'57"W	80.35'			
L6	S58°59'56"W	42.53'			
C5	S13°59'56"W	39.27'	25.00'	90°00'00"	35.36'
L7	S30°59'02"E	22.10'			
L8	S42°27'32"E	111.11'			
L9	S31°09'40"E	5.79'			
C6	S78°11'24"E	82.08'	50.00'	94°03'28"	73.17'
C7	N51°06'26"E	74.60'	587.00'	7°16'52"	74.55'
L10	N47°30'00"E	73.31'			
C8	S87°29'07"E	39.41'	24.65'	91°36'00"	35.35'
L11	S42°30'00"E	191.21'			
C9	S08°14'58"W	44.29'	25.00'	101°29'56"	38.72'
L12	S58°59'56"W	30.48'			
C10	S13°59'56"W	76.97'	49.00'	90°00'00"	69.30'
L13	S31°00'04"E	24.54'			
L14	S42°27'00"E	108.62'			

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey is made by

*Charles F. Stark* 4/13/16  
 Charles F. Stark, R.P.L.S.  
 Texas 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 to me to be the person whose name is subscribed to the foregoing instrument. GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the 13<sup>th</sup> day of APRIL 2016.  
*Cynthia Kay Scoggins*  
 Notary Public in and for the State of Texas

**APPROVED BY CITY OF WILLOW PARK**  
 APPROVED BY CITY COUNCIL  
 CITY OF WILLOW PARK  
 SIGNED *R.L. Henderson* 4/20/16  
 MAYOR DATE  
 SIGNED *Condie Smith* 4/20/16  
 CITY ADMINISTRATOR DATE

**FINAL PLAT  
 LOT 3R, BLOCK A  
 CROWN POINTE ADDITION PHASE 2**

INCLUDING A REPLAT OF LOT 3, BLOCK A  
 CROWN POINTE ADDITION PHASE 2  
 AS RECORDED IN  
 CABINET D, SLIDE 232  
 PLAT RECORDS PARKER COUNTY, TEXAS

**BARRON, STARK & SWIFT  
 CONSULTING ENGINEERS, LP  
 CIVIL ENGINEERING \* LAND SURVEYING**  
 6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (817) 231-8100 Office (817) 231-8144 Fax  
 Texas Registered Engineering Firm F-10998  
 Texas Surveying Firm F-10158800  
 www.barronstark.com

**OWNER:**  
 Willow Park Professional Plaza, LTD.  
 365 Miron Drive, Suite A  
 Southlake, Texas 76092  
 817-944-7681

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS  
 CABINET D SLIDE 536  
 DATE: \_\_\_\_\_

ACCT. NO.: 11712  
 SCH. DIST.: 7B  
 CITY: WP  
 MAP NO.: R-16

WESLEY FRANKLIN SURVEY, ABSTRACT NO. 468  
 CITY OF WILLOW PARK  
 PARKER COUNTY, TEXAS  
 PROJECT NO. 296-9325 MARCH 2016 SHEET 1 OF 1

11712.00A.003.00 - ALL  
 20468.008.001.00 - 1.92