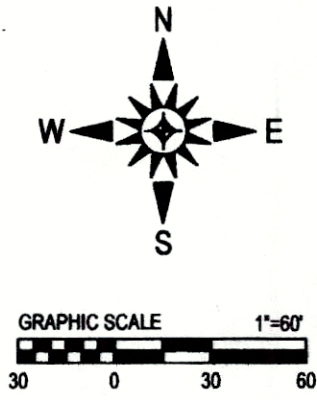


LINE TABLE		
LINE No.	LENGTH	BEARING
L1	31.31	N20°41'46"E

WILLOW PARK BAPTIST CHURCH  
VOL. 2896, PG. 403  
R.R.P.C.T.  
(REMAINDER)

Δ 14°31'35"  
R 530.00'  
L 134.37  
T 67.55  
Ch B N54°45'47"E  
Ch L 134.01'

15' DEVON GAS SERVICES EASEMENT  
VOL. 2857, PG. 847  
D.P.R.P.C.T.  
RELEASED BY  
INST. NO. 201704318  
D.P.R.P.C.T.



LOT 2, BLOCK B  
CROWN POINTE PHASE 2  
CAB. D, SLIDE 232  
P.R.P.C.T.

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 adapt this plat designating the herein above described property as Lots 3R-1 through 3R-5, 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.

This plat is approved subject to the conditions herein and to all planning ordinances, rules and resolutions of the City of Willow Park, Texas.

WITNESS, my hand the 26<sup>th</sup> day of JUNE 2019

WILLOW PARK PROFESSIONAL PLAZA, LTD.

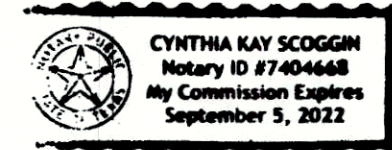
By: *Leng Louie Lu*  
Leng Louie Lu, General Partner

STATE OF TEXAS:  
COUNTY OF TARRANT

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Leng Louie Lu, known by me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 26<sup>th</sup> day of JUNE 2019

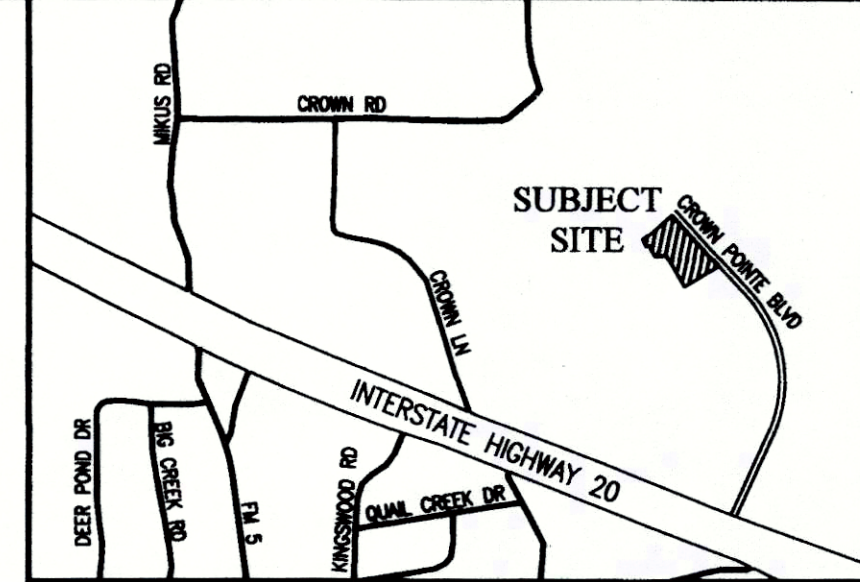
*Cynthia Kay Scoggin*  
Notary Public in and for the State of Texas  
Date: EXPIRES SEPTEMBER 5, 2022



**FINAL PLAT**

Approved by the City of Willow Park

APPROVED BY: CITY COUNCIL  
City of Willow Park, Texas  
Signed: *Paul Mann* Mayor, July 11, 2019  
Signed: *[Signature]* City Administrator, July 11, 2019



VICINITY MAP  
"NOT TO SCALE"

**LEGAL DESCRIPTION**

BEING Lot 3R, 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 D, Slide 536, Plat Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said Lot 3R, the southeast corner of Lot 4, 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 D, Slide 232, Plat Records, Parker County, Texas, also being in the northwesterly line of Lot 1, Block A, CROWN POINTE ADDITION, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet D, Slide 73, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6955906.070 and EAST: 2225555.455, for reference;

THENCE N 31°00'04" W, along the common line of said Lot 3R and said Lot 4, a distance of 278.76 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the northeast corner of said Lot 4;

THENCE S 86°43'19" W, continuing along the common line of said Lot 3R and said Lot 4, a distance of 83.46 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE leaving said common line, along the west line of said Lot 3R, as follows:

N 29°48'47" W, a distance of 89.42 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

S 86°43'19" W, a distance of 21.40 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

N 27°58'25" W, a distance of 66.38 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" to the northwest corner of said Lot 3R, in the southeasterly line of future Jerry Towles Drive, at the beginning of a curve to the left, whose radius is 530.00 feet and whose long chord bears N 54°45'47" E, a chord distance of 134.01 feet;

THENCE along the southeasterly line of said future Jerry Towles Drive and along said curve, in a northeasterly direction, through a central angle of 14°31'35", an arc distance of 134.37 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE N 47°30'00" E, continuing along the southeasterly line of said future Jerry Towles Drive, a distance of 155.30 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Lot 3R;

THENCE S 42°30'00" E, along the southeasterly line of said Crown Pointe Boulevard, a distance of 534.81 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southeast corner of said Lot 3R and being the northeast corner of said Lot 1;

THENCE S 58°59'56" W, along the common line of said Lot 3R and said Lot 1, a distance of 304.98 feet to the POINT OF BEGINNING and containing 3.27 acres (142,615 square feet) of land, more or less.

201917355 PLAT Total Pages: 1

**NOTE:**  
OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD FOUND STAMPED C.F. STARK RPLS 5084"

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201917355  
07/11/2019 03:52 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**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.

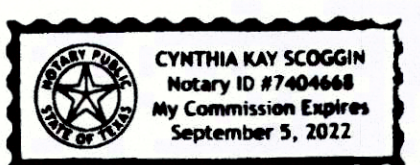
*Charles F. Stark*  
Charles F. Stark R.P.L.S.  
Texas Registration No. 5084

STATE OF TEXAS  
COUNTY OF TARRANT

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

On the 26<sup>th</sup> Day of JUNE 2019

*Cynthia Kay Scoggin*  
Notary Public in and for the State of Texas



**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.
- Created by this plat is a blanket mutual access and shared parking easement over Lots 3R-1, 3R-2, 3R-3, 3R-4 AND 3R-5, 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 E, SLIDE 330  
DATE \_\_\_\_\_

OWNER:  
WILLOW PARK PROFESSIONAL PLAZA, LTD.  
365 HIRON DRIVE, SUITE A  
SOUTH LAKE, TEXAS 76092  
817-844-7881



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. 296-9548  
DATE MAY 2019  
SHEET  
1 of 1

ACCT. NO.: 11712  
SCH. DIST.: A1  
CITY: CWP  
MAP NO.: R-15

11712-00A-003-00

**CROWN POINTE ADDITION PHASE 2**

An Addition to the City of Willow Park, Parker County, Texas

Being a Replat of  
Lot 3R, 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 D, Slide 536, Plat Records  
Parker County, Texas