

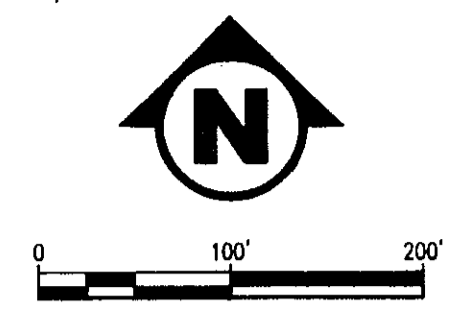


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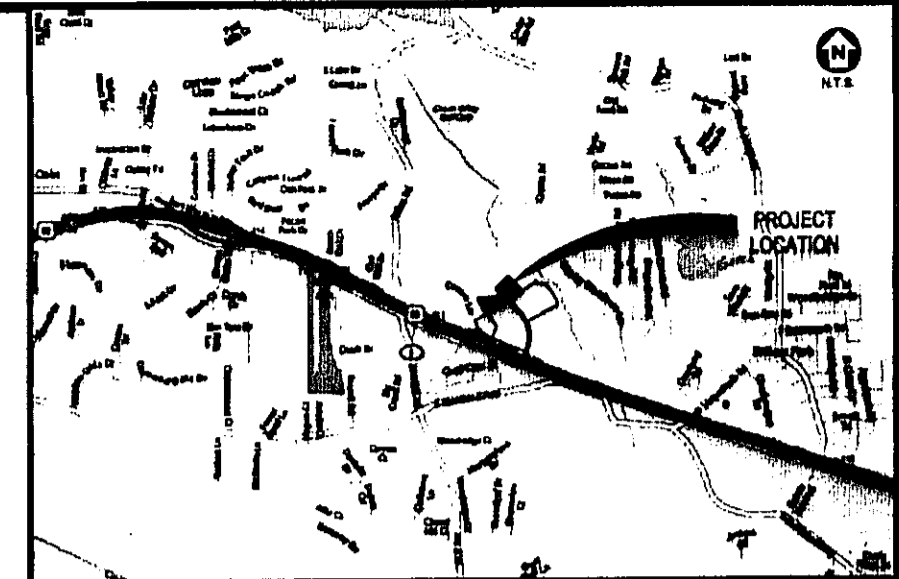
OWNER:
WILLOW PARK BAPTIST CHURCH OF TEXAS
129 S. RANCH HOUSE ROAD
WILLOWPARK, TX 76008

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

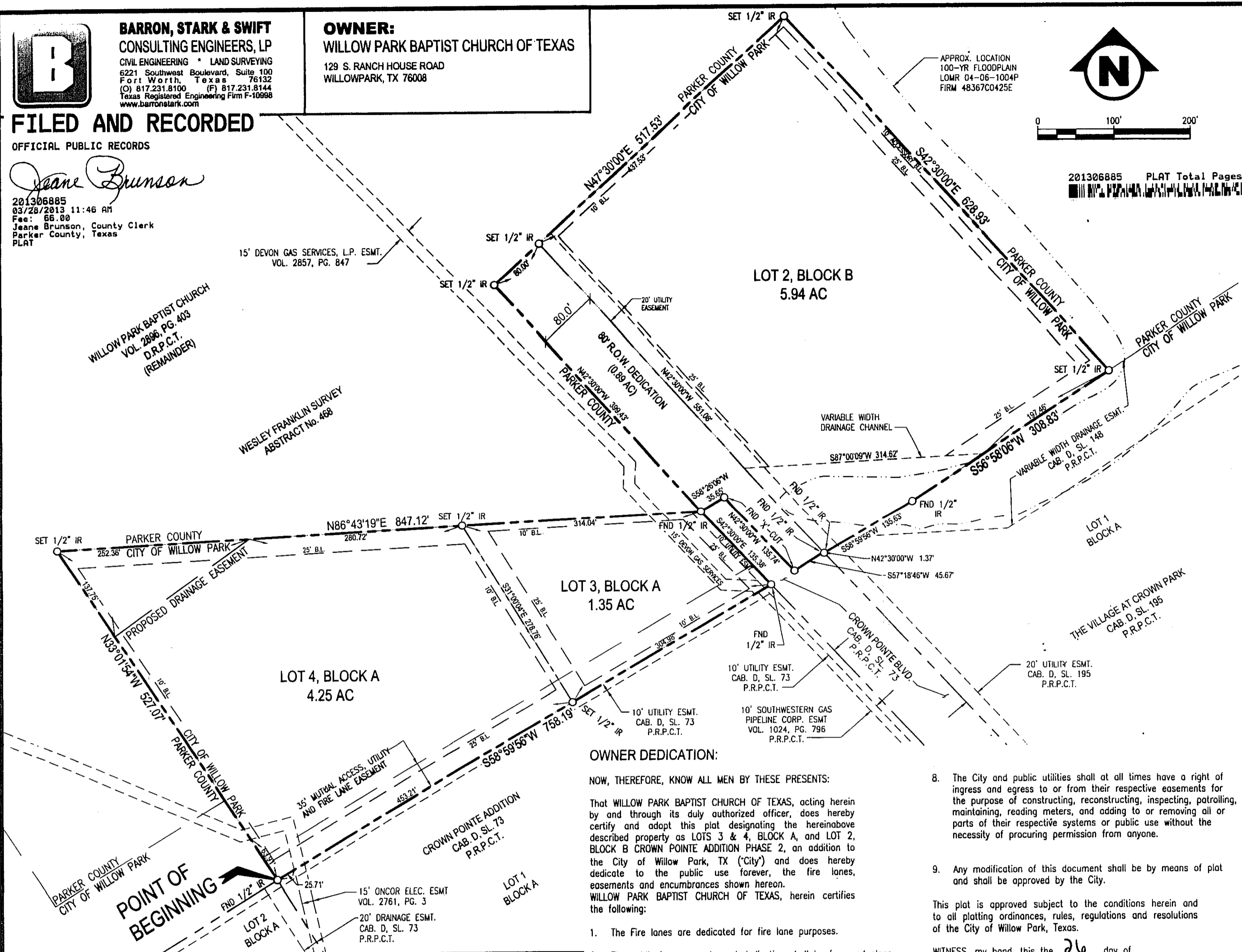
Jeanne Brunson
201306885
03/26/2013 11:46 AM
Pec: 66.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



201306885 PLAT Total Pages: 1



LOCATION MAP



LEGAL DESCRIPTION

Being a 12.43 acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas and being a portion of that certain tract conveyed to Willow Park Baptist Church of Texas, as recorded in Volume 2896, Page 403, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said 12.43 acre tract and the northwest corner of Lot 1, Block A Crown Pointe Addition, an addition to the city of Willow Park, as recorded in Cabinet D, Slide 73, Plat Records, Parker County, Texas, said found iron rod also being the northeast corner of Lot 2, Block A of said Crown Pointe Addition;

THENCE North 33°01'54" West a distance of 527.07 feet to a 1/2" iron rod set for the most westerly northwest corner of said 12.43 acre tract;

THENCE North 86°43'19" East a distance of 847.12 feet to a 1/2" iron rod found for an interior ell corner of said 12.43 acre tract, said found iron rod also being the most northerly northwest corner of Crown Pointe Boulevard right-of-way as recorded in Cabinet D, Slide 73, Plat Records, Parker County, Texas;

THENCE North 42°30'00" West a distance of 399.43 feet to a 1/2" iron rod set;

THENCE North 47°30'00" East a distance of 517.53 feet to a 1/2" iron rod set for the northeast corner of said 12.43 acre tract;

THENCE South 42°30'00" East a distance of 628.93 feet to a 1/2" iron rod set for the southeast corner of said 12.43 acre tract, said iron rod set also being on the north line of Lot 1, Block A The Village at Crown Park, an addition to the City of Willow Park, as recorded in Cabinet D, Slide 195, Plat Records, Parker County, Texas;

THENCE South 56°58'06" West, with the 12.43 acre tract/The Village at Crown Park common line, a distance of 308.83 feet to a 1/2" iron rod found for an angle point;

THENCE South 58°59'56" West, continuing with the 12.43 acre tract/The Village at Crown Park common line, a distance of 135.63 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, Block A The Village at Crown Park;

THENCE North 42°30'00" West a distance of 1.37 feet to a 1/2" iron rod found for an interior ell corner of said 12.43 acre tract;

THENCE South 57°18'46" West a distance of 45.67 feet to an 'X'-cut found in concrete;

THENCE North 42°30'00" West a distance of 135.74 feet to an 'X'-cut found in concrete;

THENCE South 58°26'06" West a distance of 35.65 feet to a 1/2" iron rod found for the northwest corner of said Crown Pointe Boulevard right-of-way;

THENCE South 42°30'00" East, with the west line of Crown Pointe Boulevard, a distance of 135.38 feet to a 1/2" iron rod found for the northeast corner of said Lot 1, Block A Crown Pointe Addition;

THENCE South 58°59'56" West, with the north line of said Crown Pointe Addition, a distance of 758.19 feet to the POINT OF BEGINNING and CONTAINING 541,657 square feet, 12.43 acres of land, more or less.

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLOW PARK BAPTIST CHURCH OF TEXAS, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as LOTS 3 & 4, BLOCK A, and LOT 2, BLOCK B CROWN POINTE ADDITION PHASE 2, an addition to the City of Willow Park, TX ("City") and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon. WILLOW PARK BAPTIST CHURCH OF TEXAS, 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 streets 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 easements 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 have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.

- 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.

9. Any modification of this document shall be by means of plat and shall be approved by the City.

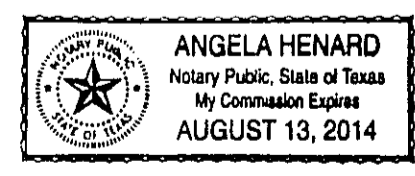
This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, my hand, this 26 day of MARCH, 2013.

WILLOW PARK BAPTIST CHURCH OF TEXAS
A Texas non-profit corporation.

By: *Clark Boshier*
Clark Boshier, Senior Pastor

STATE OF TEXAS
COUNTY OF PARKER



Before me, the undersigned authority, on this day appeared Clark Boshier, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 26th day of March, 2013

Angela Henard
Notary Public in and for the State of Texas

ACCT. NO.:
SCH. DIST.: AL
CITY: CWP
MAP NO.: K-16

FINAL PLAT
LOT 3 & 4, BLOCK A
LOT 2, BLOCK B
CROWN POINTE ADDITION PHASE II

SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

FINAL PLAT
Approved by the City of Willow Park for filing at the office of the County Clerk of Parker County, Texas.
RECOMMENDED BY:
Robert Henderson
City of Willow Park, Texas
Joel Hoffman
City Secretary
City of Willow Park, Texas

SURVEYOR CERTIFICATE

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify 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. No. 5084
3/26/13
STATE OF TEXAS
COUNTY OF PARKER



Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the persons whose names are subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 26th day of March, 2013
Maria R. Ferguson
Notary Public in and for the State of Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET D, SLIDE 232
DATE _____