

LOCATION MAP

LEGAL DESCRIPTION

Being a 4.25 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 the Willow Park Services, LLC tracts as recorded in County Clerk File No. 201610372 and including all of Lot 4, Block A as recorded in Cabinet D, Slide 232, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2" iron rod found in the west line of Crown Pointe Boulevard for the southeast corner of Lot 3R, Block A as recorded in Cabinet D, Slide 536, Plat Records, Parker County, Texas;

THENCE S 58°59'56" W with the Lot 3R, Block A south line a distance of 304.98' to a 1/2" iron rod found for the Point of Beginning;

THENCE S 58°59'56" W, a distance of 453.21' to a 1/2" iron rod found for the southwest corner of this tract;

THENCE N 33°01'54" W, a distance of 527.07' to a 1/2" iron rod found for the northwest corner of this tract and an interior corner of a tract own by Willow Park Services, LLC, recorded under County Clerk number 201610372, Deed Records, Parker County, Texas;

THENCE N 86°43'19" E, a distance of 533.08' to a 1/2" iron rod found for the northeast corner of this tract and an interior corner of Lot 3R, Block A;

THENCE S 31°00'04" E, a distance of 278.76' to the POINT OF BEGINNING and CONTAINING 185,133.25 square feet, 4.25 acres of land, more or less.

CURVE TABLE

CURVE	RADIUS	LENGTH
C1	37.00	58.12
C2	37.00	58.11

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLOW PARK SERVICES, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as LOTS 4R-1 & 4R-2, BLOCK A, 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 SERVICES, LLC, hereby 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 plotting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, my hand, this the 14th day of November, 2017.

WILLOW PARK SERVICES, LLC
A Texas limited liability corporation

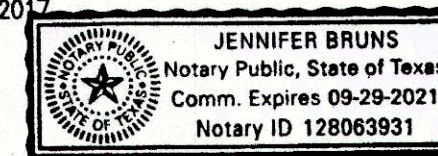
By: [Signature]
Name: Pct.
Title:

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Kapil Adhikari, 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 14th day of November, 2017

[Signature]
Notary Public in and for the State of Texas



ACCT. NO.: 11712
SCH. DIST.: AL
CITY: K-15
MAP NO.:

AMENDED PLAT
LOT 4R-1 & 4R-2, BLOCK A

Being a Re-Plat of Lot 4, Block A
CROWN POINTE ADDITION PHASE 2
as recorded in Plat Records, Parker County, Texas
Cabinet D, Slide 232

SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201728606
11/16/2017 02:02 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

FINAL PLAT

Approved by the City of Willow Park for filing at the office of the County Clerk of Parker County, Texas.

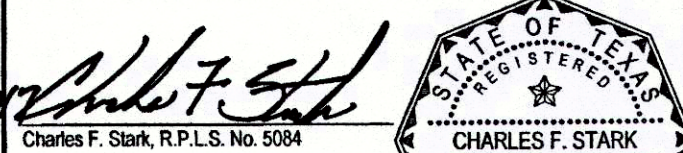
APPROVED BY: [Signature] City Council
City of Willow Park, Texas

[Signature] NOVEMBER 14, 2017
Signature of Mayor PROTEM Date of Approval

[Signature] NOVEMBER 14, 2017
Signature of City Secretary CITY SECRETARY Date

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.

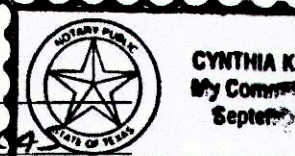


STATE OF TEXAS
COUNTY OF PARKER

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 3rd day of NOVEMBER, 2017

[Signature]
Notary Public in and for the State of TEXAS



OWNER:
WILLOW PARK SERVICES, LLC
PO BOX 1840
ALEDO, TEXAS 76008

Barron-Stark-Swift
Consulting Engineers
Together.

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET D, SLIDE 796
DATE _____

JOB No. 107-9414
DATE 9-13-2017