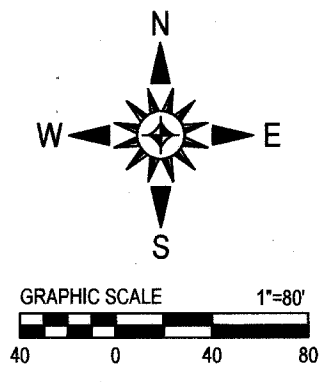
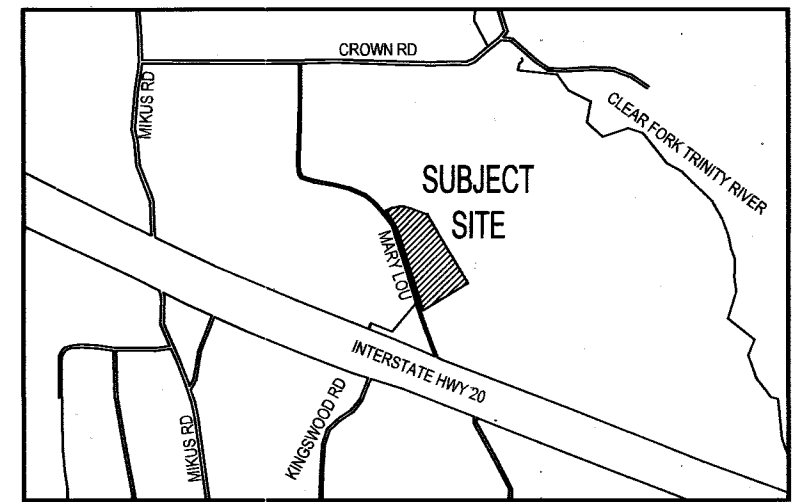


202107372 PLAT Total Pages: 1



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



**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 5R, 6 and 7, Block A, CROWN POINTE ADDITION, PHASE II, 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 SERVICES, LLC herein certifies the following:

- The public improvements and dedications 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.
- 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 7<sup>th</sup> day of December 2020.

WILLOW PARK SERVICES, LLC  
 Jim Martin, Member

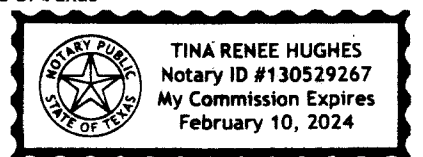
STATE OF TEXAS  
 COUNTY OF PARKER  
 Before Me, the undersigned authority, on this day appeared Jim Martin, known to me to be the person whose name is subscribed to the forgoing instrument.

Given under my hand and seal of office this the 7<sup>th</sup> day of December, 2020.

Jana Renee Hughes  
 Notary Public in and for the State of Texas

Minor Plat

Lots 5R, 6 and 7, Block A



**CROWN POINTE ADDITION PHASE II**

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

Being a Re Plat of  
 Lot 5, Block A  
 CROWN POINTE ADDITION PHASE II  
 An Addition to the City of Willow Park, Parker County, Texas  
 According to the Plat recorded in  
 Cabinet E, Slide 159, Plat Records, Parker County, Texas

County Clerk Stamp

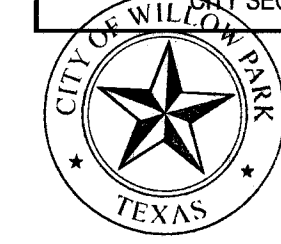
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202107372  
 02/26/2021 10:28 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY CITY COUNCIL  
 CITY OF WILLOW PARK

SIGNED: *Dr. Amy* 12-10-20  
 MAYOR DATE

ATTEST: *Alicia Smith* 12-10-20  
 CITY SECRETARY DATE



ACCT NO: 11712  
 SCH DIST: AL  
 CITY: CWP

11712.00A.005.00

E 677

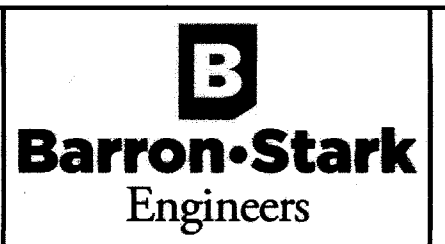
**LINE TABLE**

LINE No.	LENGTH	BEARING
L2	27.21	S13°59'56"W
L4	5.15	S58°59'56"W
L6	1.38	S72°34'40"W
L8	8.00	N72°34'40"E

**CURVE TABLE**

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	19.64	25.00	45°00'00"	S8° 30' 04"E	19.13
C2	20.03	25.00	45°00'00"	S36° 29' 56"W	19.52
C3	6.04	25.00	13°34'44"	S65° 47' 18"W	6.03
C4	3.51	25.00	8°02'52"	S76° 36' 06"W	3.51
C5	40.06	25.00	89°59'58"	S62° 25' 21"E	36.06
C6	33.35	25.00	76°25'18"	S20° 47' 17"W	30.93
C7	57.33	18.25	180°00'00"	S31° 00' 04"E	36.50
C8	40.06	25.00	90°00'00"	S76° 00' 04"E	36.06
C9	39.27	25.00	90°00'00"	N13° 59' 56"E	35.36
C10	57.33	18.25	180°00'00"	N31° 00' 04"W	36.50
C11	39.27	25.00	90°00'00"	N76° 00' 04"W	35.36
C12	39.27	25.00	90°00'00"	N13° 59' 56"E	35.36
C13	46.10	25.00	103°34'42"	S69° 12' 43"E	40.07
C14	89.49	49.50	103°34'42"	S69° 12' 43"E	77.79

**OWNER:**  
 WILLOW PARK SERVICES, LLC  
 P.O. BOX 1840  
 ALEDO TX. 76008



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

USE: GARY GREEN  
 FILE NAME: WILLOW PARK SERVICES, LLC  
 FILE NUMBER: 202107372  
 FILE DATE: 12/10/2020  
 FILE TIME: 10:28 AM  
 FILE SIZE: 100 KB  
 FILE TYPE: PDF  
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