

20954.019.000.00
 20468.001.000.00
 20468.010.000.00
 20468.010.001.00
 20468.005.000.00

Final Plat
 Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G
CROWN POINTE ADDITION PHASE IV

An Addition to the City of Willow Park
 Parker County, Texas
 Being 19.80 Acres Situated in the
 McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
 and the
 FRANKLIN and the
 WESLEY FRANKLIN SURVEY, Abstract No. 468
 City of Willow Park
 Parker County, Texas

FLOOD STATEMENT:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425E. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.



I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark 4/22/21
 Charles F. Stark, RPLS Date
 Texas Registration No. 5084

202116868 PLAT Total Pages: 1

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET E, SLIDE 739
 DATE 4-29-21

OWNER:
 MIT-MAR LAND, LP
 66470 S. F.M. 56
 GLEN ROSE, TX 76043



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 Surveying Firm F-10158800
 www.barronstark.com

JOB No. 107-9554
 DATE JAN 2021
 SHEET
1 OF 2

NOTES:
 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

NOTES:
 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET/FOUND STAMPED "C.F. STARK RPLS 5084"
 2.) SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED.

LEGAL DESCRIPTION

BEING 19.80 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of that certain tract of land described in deed to MIT-MAR Land, LP, recorded in Instrument Numbers 201907266 and 201907277 Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner 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;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Drive (70' Dedicated Right-of-Way), the POINT OF BEGINNING and the most north, northeast corner of the herein described 19.80 acre tract, being at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 32°07'25" E, a chord distance of 302.83 feet;

THENCE along the west line of said Mary Lou Drive and along said curve, in a southeasterly direction, through a central angle of 28°16'16", an arc distance of 305.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 17°59'17" E, continuing along the west line of said Mary Lou Drive, a distance of 547.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of Lot 1, Block 1, J. George Addition, an addition to the City of Willow Park as recorded in Cabinet E, Slide 376, Plat Records Parker County, Texas;

THENCE S 40°06'16" W, along the common line of said MIT-MAR Land, LP tract and said Lot 1, Block 1, a distance of 309.14 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeaster line of Interstate Highway No. 20 (Right-of-Way varies), at the most easterly southeast corner of said MIT-MAR Land, LP tract and being the most westerly southwest corner of said Lot 1, Block 1;

Thence N 68°29'20" W with the Interstate 20 northeast line a distance of 194.23 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence S 21°30'40" W, continuing with said northeast line, a distance of 44.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 68°29'20" W, continuing with said northeast line, a distance of 590.89 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 11377.75 feet and whose long chord bears N 66°59'48" W, a chord distance of 555.09 feet;

Thence along said curve, in a northwesterly direction and continuing with said northeast line, through a central angle of 02°47'44", an arc distance of 555.15 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most westerly southwest corner of said MIT-MAR Land, LP tract;

Thence N 24°36'53" E, continuing with said northeast line, a distance of 69.00 feet to a Highway Monument found at the most southerly corner of that certain tract of land described in deed as Second Tract, to Craig Cronje Upstrom, recorded in Instrument Number 2011782522, Official Records, Parker County, Texas;

THENCE N 34°14' 56" E, along the common line of said MIT-MAR Land, LP tract and said Second Tract, a distance of 260.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most southerly corner of Lot 1, Block H, Crown Pointe Addition, Phase V, recorded in Instrument Number 202010877, Official Public Records, Parker County, Texas;

Thence N 79°02'08" E, a distance of 390.21 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 725.00 feet and whose long chord bears N 73°48'38" E, a chord distance of 338.19 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 87°17'53" E, a distance of 43.57 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 255.00 feet and whose long chord bears N 67°53'25" E, a chord distance of 169.47 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 48°28'58" E, a distance of 57.27 feet to the POINT OF BEGINNING and containing 19.80 acres (862,350 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MIT-MAR LAND, LP, acting herein by and through their duly authorized representative, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, BLOCK E, LOT 1, BLOCK F, and LOT 1, BLOCK G, CROWN POINTE ADDITION PHASE 4, an addition to the City of Willow Park, Texas ('City') and does hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. MIT-MAR LAND, LP, herein certifies the following:

- 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 platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, MY hand this the 22ND day of APRIL, 2021.

MIT-MAR LAND, LP

Jim Martin

Printed Name: JIM MARTIN

Title: MANAGER

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

On the 22ND day of APRIL, 2021.

Cynthia Kay Scogg
Notary Public in and for the State of Texas



FLOOD STATEMENT:

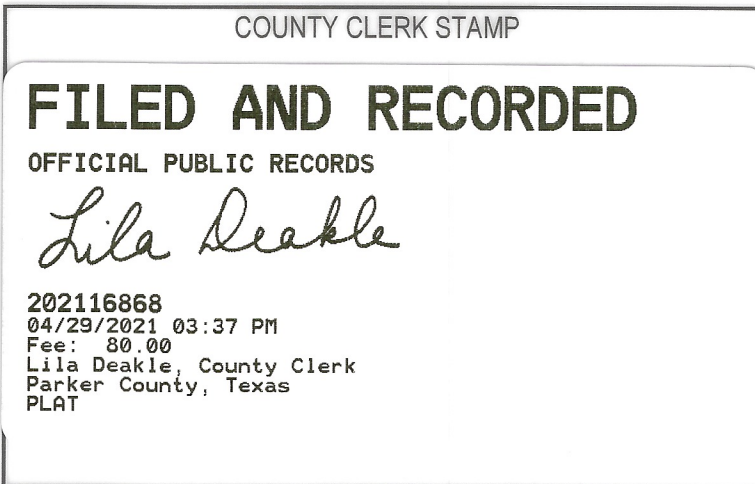
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48387C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL CITY OF WILLOW PARK

SIGNED: *Paul M...* 04/13/2021
MAYOR DATE

ATTEST: *Cynthia Kay Scogg* 4/13/21
CITY SECRETARY DATE

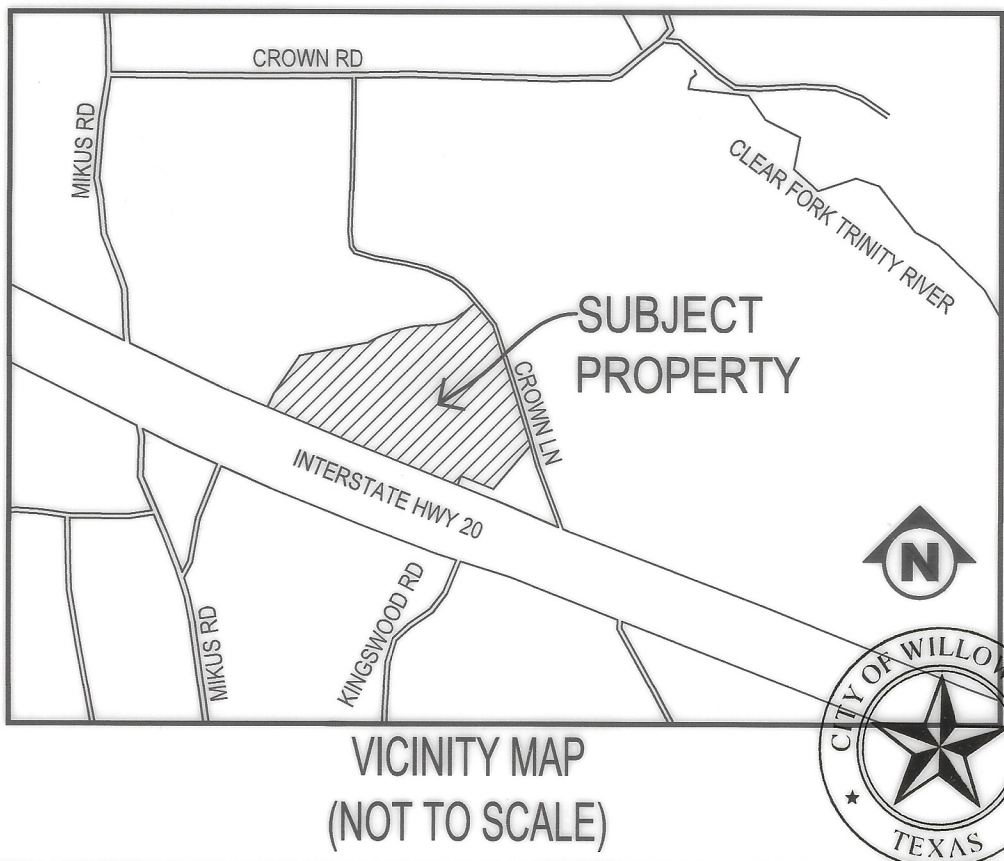
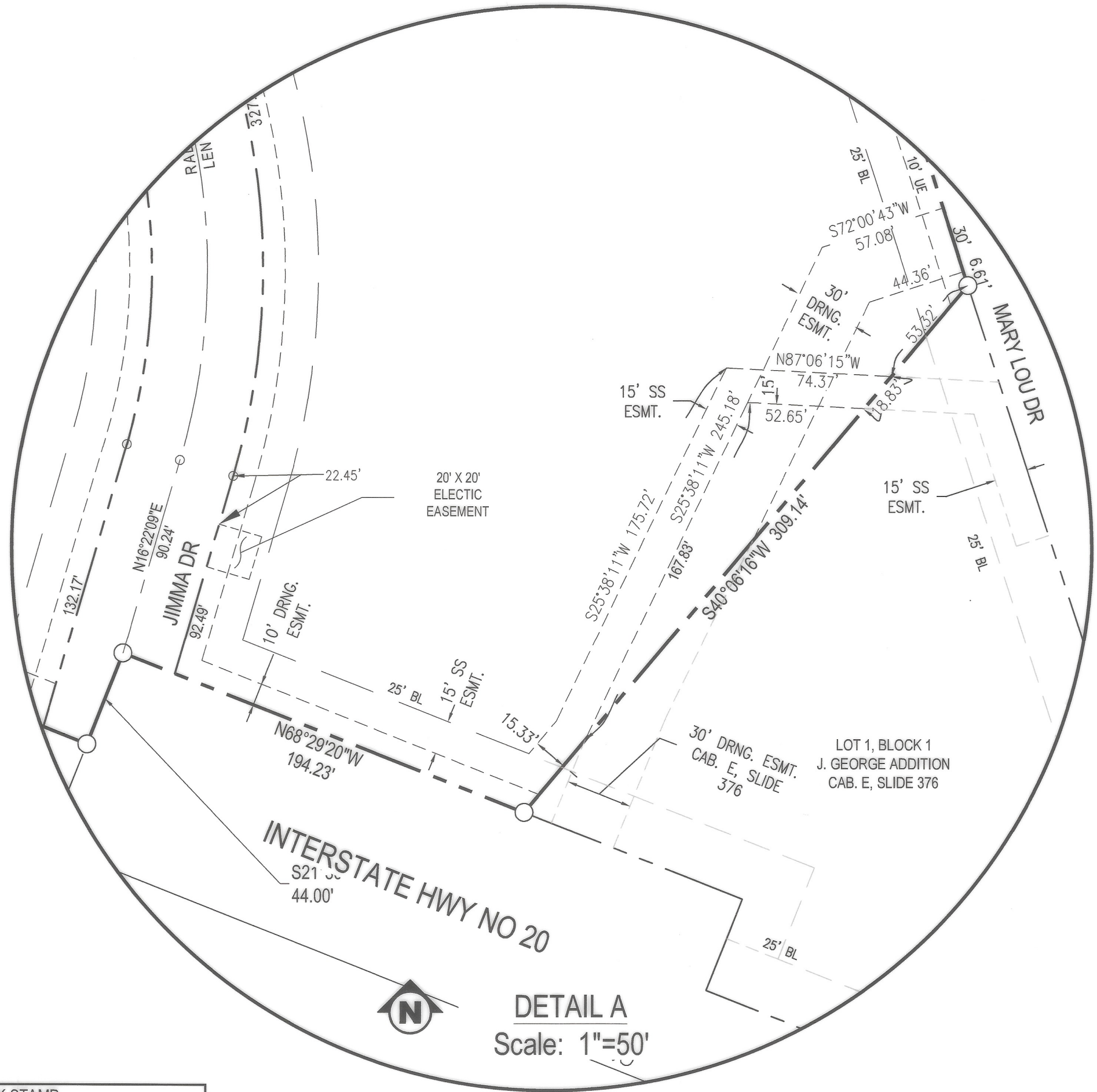


I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plated the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark 4/22/21
Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084



Final Plat
Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G
CROWN POINTE ADDITION PHASE IV

An Addition to the City of Willow Park
Parker County, Texas
Being 19.80 Acres Situated in the
MCKINNEY & WILLIAMS- SURVEY, Abstract No. 954
FRANKLIN and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 739
DATE 4-29-21

OWNER:
MIT-MAR LAND, LP
66470 S. F.M. 56
GLEN ROSE, TX 76043



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. 107-9554
DATE JAN 2021
SHEET
2 OF 2