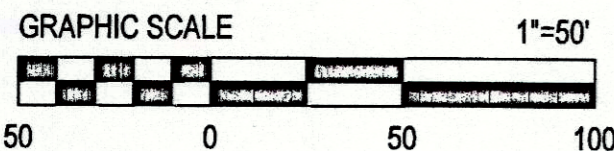


POINT OF BEGINNING  
 NORTH: 6955481.77  
 EAST: 2224680.49  
 NAD 83, ZONE 4202 (GRID)

WESLEY FRANKLIN SURVEY  
 ABSTRACT NO. 468



MIT-MAR LAND, LP  
 INST. NO. 201907266  
 O.P.R.P.C.T.

LOT 1, BLOCK 1  
 1.39 AC.  
 (60,542 S.F.)

WILLOW PARK BAPTIST  
 CHURCH OF TEXAS  
 INST. NO. 2012785893  
 O.P.R.P.C.T.

LOT 5, BLOCK A  
 CROWN POINTE ADDITION PHASE II  
 CAB. E, SLIDE 159  
 P.R.P.C.T.

LOT 2, BLOCK A  
 CROWN POINTE ADDITION  
 CAB. D, SLIDE 73  
 P.R.P.C.T.

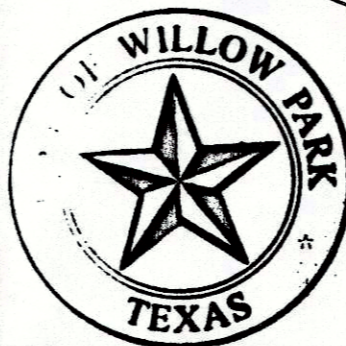
INTERSTATE HIGHWAY NO. 20  
 (RIGHT-OF-WAY VARIES)

MARY LOU DRIVE  
 (70' RIGHT-OF-WAY)

Δ 68°25'10"  
 R 48.50'  
 L 57.92  
 T 32.97  
 Ch B S15°52'31"W  
 Ch L 54.54'

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.

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.  
 2.) 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, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA  
 3.) STREET DESIGNATED HEREON AS MARY LOU DRIVE FORMERLY KNOWN AS CROWN LANE. STREET NAME CHANGED IN 2019 BY WILLOW PARK CITY COUNCIL.



APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL  
 CITY OF WILLOW PARK

SIGNED: *[Signature]* 9-17-19  
 MAYOR DATE  
 ATTEST: *[Signature]* 9-17-19  
 CITY SECRETARY DATE

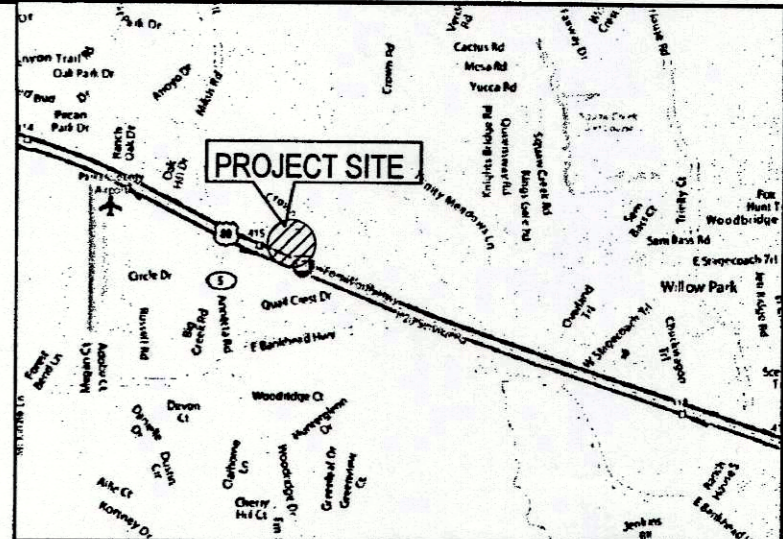
201924596 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201924596  
 09/18/2019 09:24 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



LEGAL DESCRIPTION

BEING 1.39 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land described in deed to Willow Park Baptist Church of Texas, recorded in Instrument Number 2012785893, 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" in the east line of Mary Lou Drive (A 70' Right-of-Way) at the northwest corner of Lot 2, 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;

THENCE N 58°20'27" W, across said Mary Lou Drive, a distance of 108.11 feet to a 1/2" capped iron rod found in the west line of said Mary Lou Drive, being the easterly southeast corner of that certain tract of land described in deed to Mit-Mar Land, LP, recorded in Instrument Number 201907266, Official Public Records, Parker County, Texas, and being in the northwesterly line of said Willow Park Baptist Church of Texas tract for the POINT OF BEGINNING of the herein described 1.39 acre tract, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6955481.77 and EAST: 2224680.49, for reference;

THENCE along the west line of said Mary Lou Drive, as follows:

S 17°59'18" E, a distance of 82.69 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";  
 S 18°20'04" E, a distance of 285.15 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 48.50 feet and whose long chord bears S 15°52'31" W, a chord distance of 54.54 feet;  
 Along said curve in a southwesterly direction, through a central angle of 68°25'10", an arc distance of 57.92 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the northeasterly line of Interstate Highway No. 20 (Right-of-Way varies) for the most southerly southeast corner of the herein described 1.39 acre tract;

THENCE along the northeasterly line of said Interstate Highway No. 20, as follows:

N 68°29'20" W, a distance of 233.45 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
 N 21°30'40" E, a distance of 44.00 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";  
 N 68°29'20" W, a distance of 105.77 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most west corner of said Willow Park Baptist Church of Texas tract and being the most southerly southeast corner of said Mit-Mar Land, LP tract;

THENCE N 40°06'16" E, along the common line of said Willow Park Baptist Church of Texas tract and said Mit-Mar Land, LP tract, a distance of 309.14 feet to the POINT OF BEGINNING and containing 1.39 acres (60,542 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLOW PARK BAPTIST CHURCH OF TEXAS, 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 1, J. GEORGE ADDITION, 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 BAPTIST CHURCH OF TEXAS, 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 to 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 13 day of September 2019.

WILLOW PARK BAPTIST CHURCH OF TEXAS

*[Signature]*  
 Clark Boshier, Senior Pastor

STATE OF TEXAS

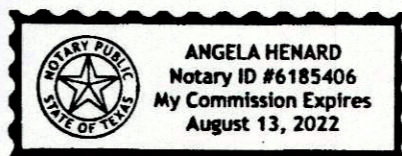
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Clark Boshier, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the 13<sup>th</sup> day of September 2019.

*[Signature]*

Notary Public in and for the State of Texas



ACCT. NO.: 13934  
 SCH. DIST.: RPL  
 CITY: CWP  
 MAP NO.: R-15

This is to certify that 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.

*[Signature]* 9/19/19  
 Charles F. Stark, RPLS  
 Texas Registration No. 5084

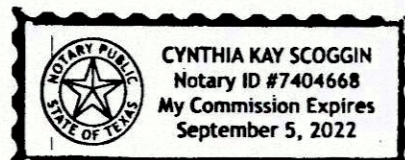


STATE OF TEXAS  
 COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 On the 9<sup>th</sup> day of SEPTEMBER 2019.

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



Final Plat  
 Lot 1, Block 1  
 J. GEORGE ADDITION

An Addition to the City of Willow Park  
 Parker County, Texas  
 Being 1.39 Acres Situated in 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 376  
 DATE

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

**B**  
 Barron-Stark  
 Engineers

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. 245-9481  
 DATE JULY 2019  
 SHEET  
 1 OF 1