

202201411 PLAT Total Pages: 3

- (A) 10' BUILDING LINE, CAB. E. SLIDE 543 (TO BE ABANDONED PER THIS FILING) 0' BUILDING LINE TO BE ESTABLISHED BY THIS PLAT.
- (B) 25' BUILDING LINE, CAB. E. SLIDE 543 (TO BE ABANDONED PER THIS FILING)
- (C) 25' MUTUAL ACCESS, FIRE LANE, & PUBLIC UTILITY EASEMENT CAB. E. SLIDE 543, P.R.P.C.T.
- (D) 50' BUILDING LINE & LANDSCAPE SETBACK (THIS FILING)

LEGAL DESCRIPTION
7.591 ACRE TRACT

BEING 7.591 acres situated in the DAVID ADDINGTON SURVEY, Abstract No. 21, City of Willow Park, Parker County, Texas, being all of those certain tracts of land described in deed as Tracts 1, 2 and 3 to ADA L. Bond, recorded in Instrument Number 201710362, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found in the west line of Clear Fork Circle (Right-of-Way varies) being the northeast corner of said ADA L. Bond Tract 3 and being the southeast corner of Lot 15, Block 2, WILLOW SPRINGS, an Addition to Parker County, Texas, according to the Plat recorded in Volume 362A, Page 23, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6953982.908 and EAST: 2225447.489, for reference;

THENCE along the west line of said Clear Fork Circle, as follows:
 S 18°58'20" E, a distance of 68.38 feet to a 5/8" capped iron rod found stamped "Crossway";
 S 15°58'40" E, a distance of 61.74 feet to a 5/8" iron rod found;
 S 01°08'29" E, a distance of 65.06 feet to a 1/2" iron rod found;
 S 05°03'11" W, a distance of 129.14 feet to an angle iron found at the southeast corner of said ADA L. Bond Tract 3 and being the northeast corner of said ADA L. Bond Tract 2;
 S 06°39'53" W, at a distance of 130.74 feet, passing a 1/2" capped iron rod found stamped "Stevens Surveying" at the southeast corner of said ADA L. Bond Tract 2 and being the northeast corner of said ADA L. Bond Tract 1, and continuing, in all, a distance of 303.15 feet to a 5/8" capped iron rod found stamped "Crossway", at the intersection of the west line of said Clearfork Circle with the north line of Bankhead Highway (Right-of-Way varies) and being the southeast corner of said ADA L. Bond Tract 1;

THENCE S 80°41'37" W, along the north line of said Bankhead Highway, a distance of 519.76 feet to a 3/8" iron rod found at the southwest corner of said ADA L. Bond Tract 1 and being the southeast corner of Lot 5, Block 2 of said WILLOW SPRINGS;

THENCE N 00°54'01" E, along the common line of said ADA L. Bond Tracts 1, 2 and 3 and said Block 2, WILLOW SPRINGS, at a distance of 169.90 feet passing a 1/2" iron rod found at the common rear corner of Lots 5 and 10 of said Block 2, WILLOW SPRINGS, and continuing, in all, a distance of 619.24 feet to a 5/8" capped iron rod found stamped "Crossway" at the northwest corner of said ADA L. Bond Tract 3 and being the common rear corner of Lots 11 and 12 of said Block 2, WILLOW SPRINGS;

THENCE N 80°39'58" E, along the common line of said ADA L. Bond Tract 3 and said Block 2, WILLOW SPRINGS, at a distance of 301.53 feet, passing a 5/8" iron rod found at the common rear corner of Lots 14 and 15 of said Block 2, and continuing, in all, a distance of 516.06 feet to the POINT OF BEGINNING and containing 7.59 acres (330,655 square feet) of land, more or less.

OWNER DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Glamper Camper Storage, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as, Lot 1R4, Block A and Lot 1, Block B, CROWN BLUFF 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.

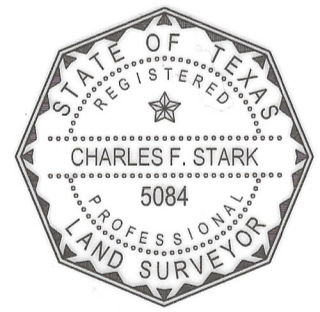
- Glamper Camper Storage, LLC., herein certifies the following:
- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or 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.

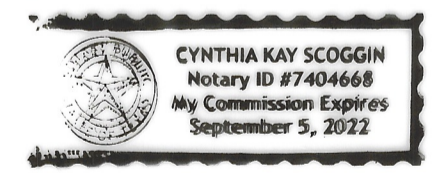
Witness my hand this the 21ST day of DECEMBER, 2021.

Glamper Camper Storage, LLC.,
Jamie Mitchell
 Jamie Mitchell, Partner

STATE OF TEXAS
 COUNTY OF TARRANT
 Before Me, the undersigned authority, on this day appeared Jamie Mitchell, 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 21ST day of DECEMBER, 2021.
Cynthia Kay Scoggin
 Notary Public in and for the State of Texas



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084
 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.
Charles F. Stark 12/21/21
 Charles F. Stark, RPLS
 Texas Registration No. 5084



APPROVED BY CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
 CITY OF WILLOW PARK

SIGNED: *[Signature]* 12.22.21
 MAYOR DATE

ATTEST: *[Signature]* 12.22.21
 CITY SECRETARY DATE

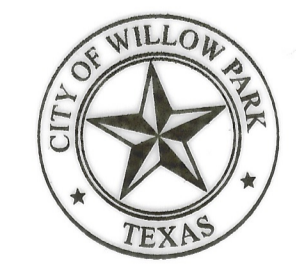
NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

20021.013.000.00
 11711.00A.001.20
 11711.00A.001.10

11711
 AL
 CWP
 K-16

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	68.38	S18°58'20"E
L2	61.74	S15°58'40"E
L3	65.06	S01°08'29"E
L4	129.14	S05°03'11"W
L5	91.95	N00°08'35"E
L6	21.88	N29°33'55"W
L7	20.97	N21°31'39"E

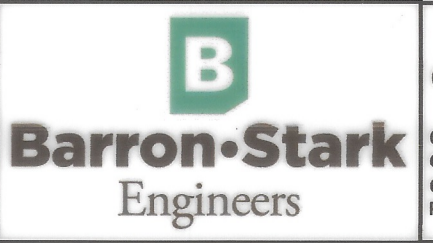
COUNTY CLERK STAMP



Final Plat
 Lot 1R4, Block A
 and
 Lot 1, Block B
CROWN BLUFF ADDITION
 An Addition to the City of Willow Park, Parker County, Texas

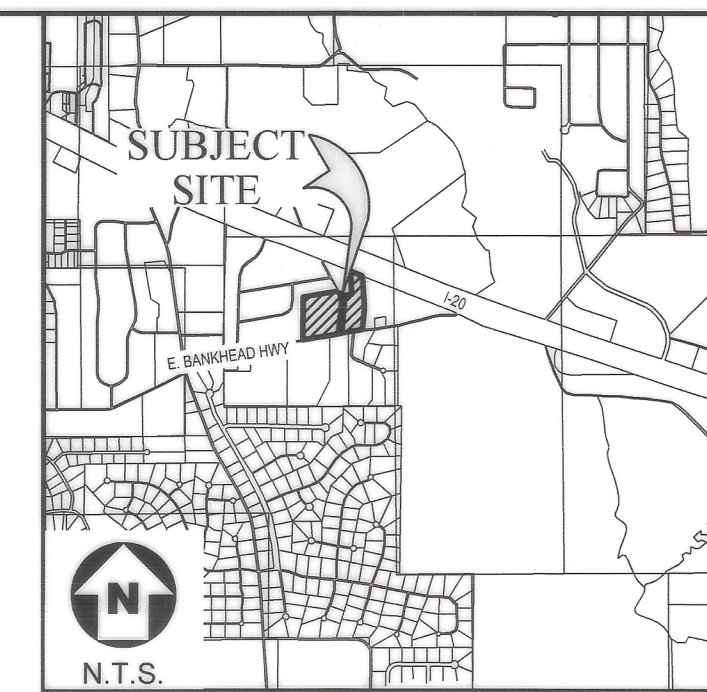
Being a Re Plat of
 Lot 1R2 and Lot 1R3, Block A (4.90 Acres)
 an Addition to the City of Willow Park, Parker County, Texas
 according to the Plat recorded in
 Cabinet E, Slide 543, Plat Records
 Parker County, Texas
 and
 BEING 7.59 Acres of Land Situated in the
 DAVID ADDINGTON SURVEY, ABSTRACT NO. 21
 City of Willow Park, Parker, County, Texas
 PROJECT NO. 440-9722 SHEET 1 OF 2

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



OWNER:
 Glamper Camper Storage, LLC.
 6647 South FM 56
 Glen Rose, TX 76043
 C/O JAMIE MITCHELL
 PH: 254-396-3382

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F, SLIDE 142
 DATE 1/12/2022



LOCATION MAP
NOT TO SCALE

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 APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN 'ZONE' A, SPECIAL FLOOD HAZARD AREA.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202201411
 01/12/2022 08:59 AM
 Fee: \$0.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

Final Plat
 Lot 1R4, Block A
 and
 Lot 1, Block B

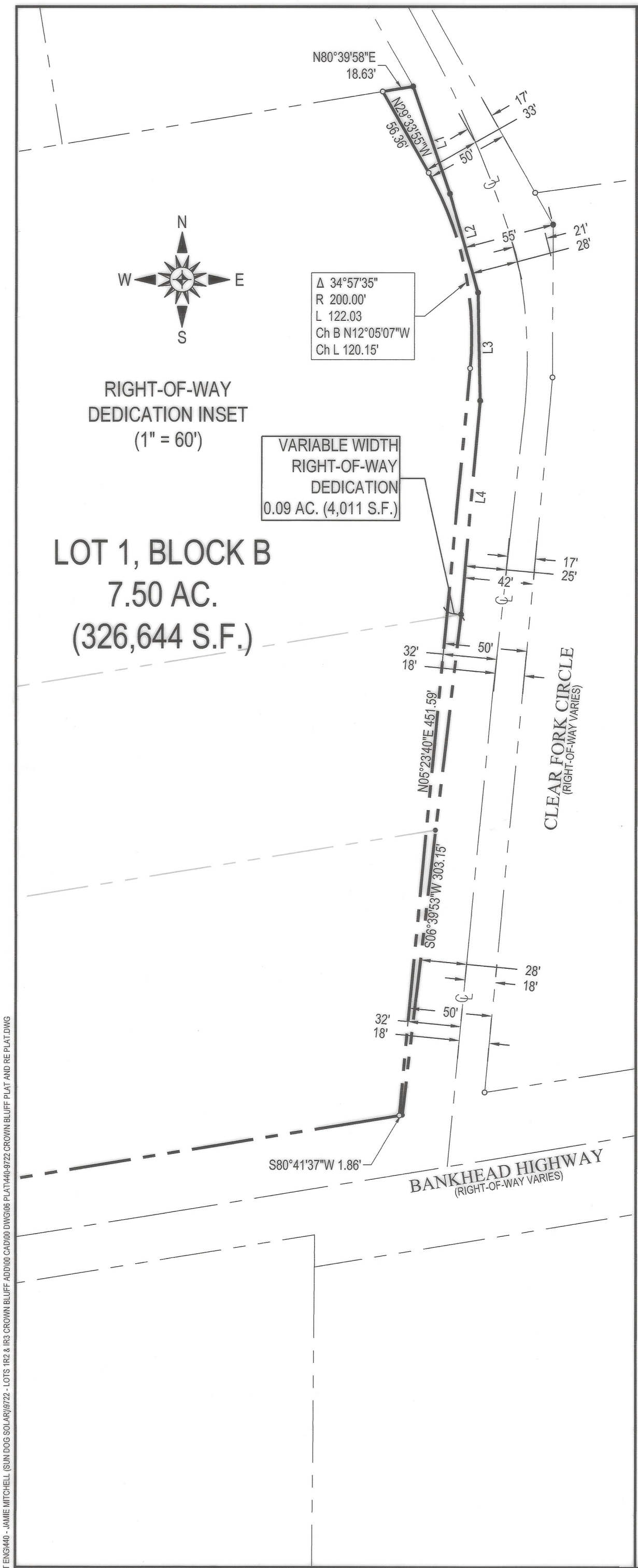
CROWN BLUFF ADDITION

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

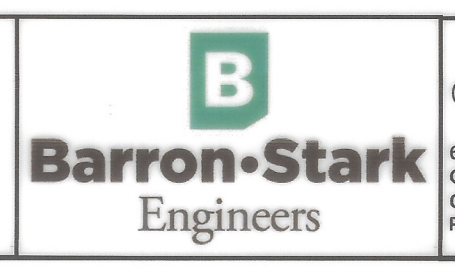
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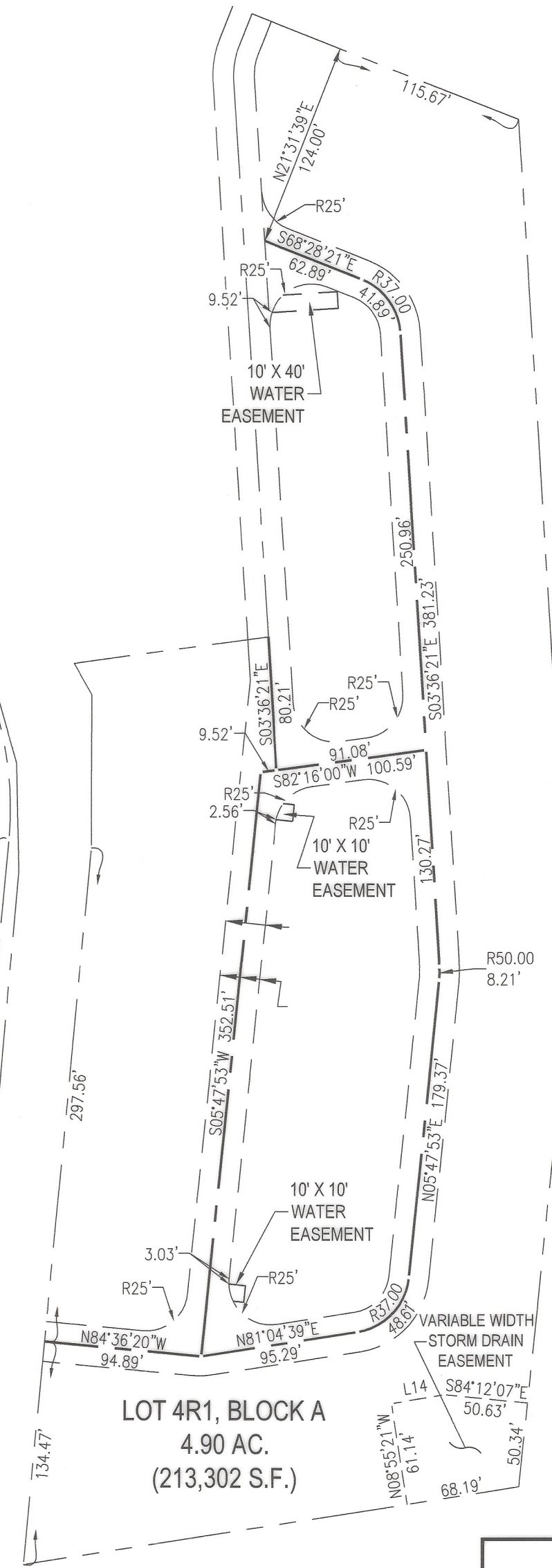
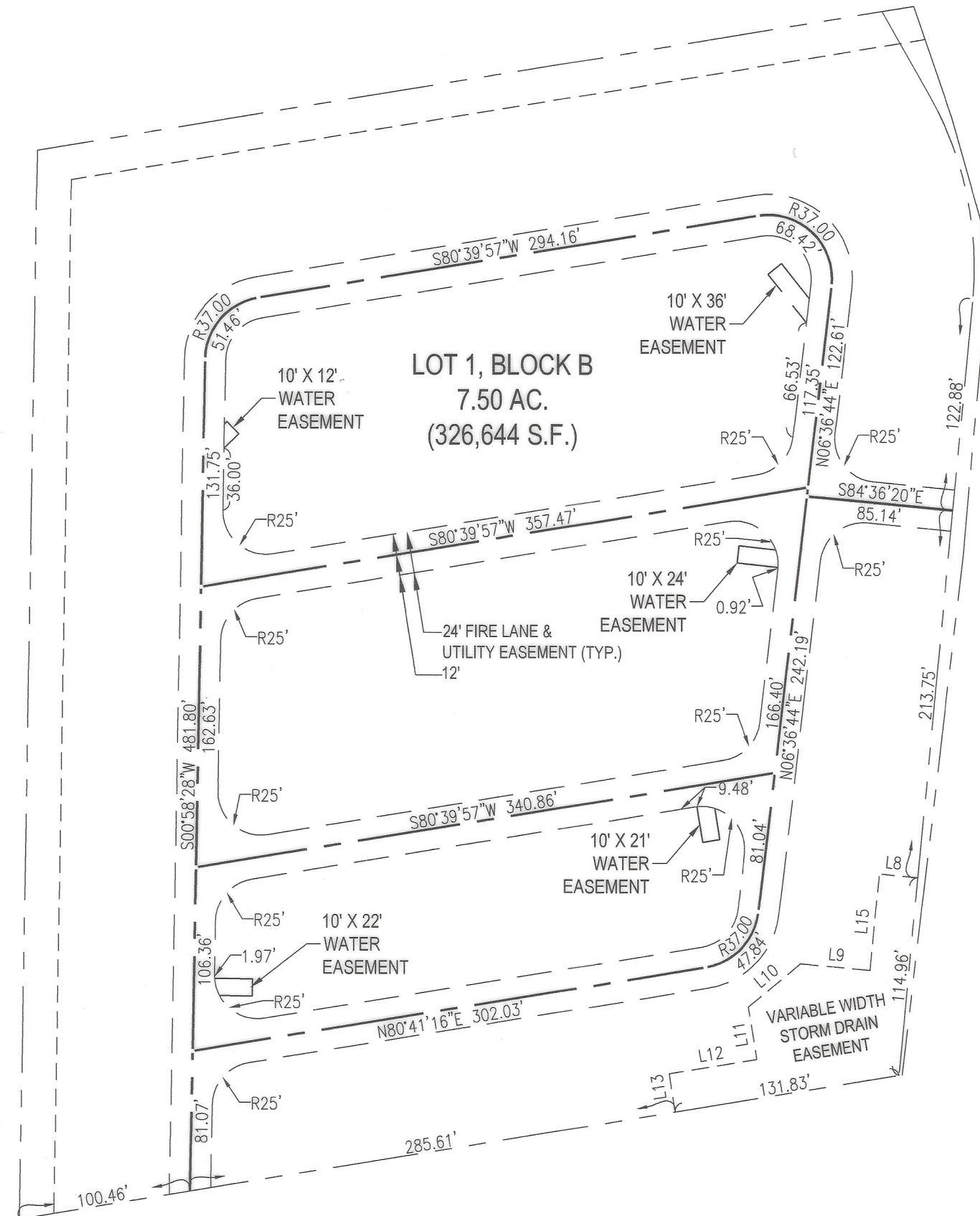
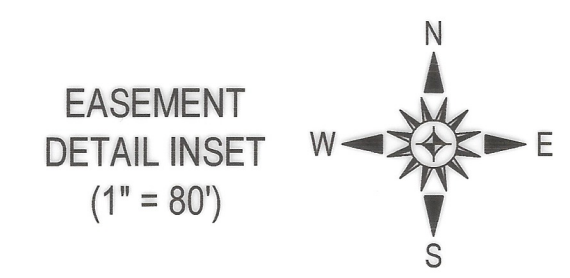


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 Glampers Camper Storage, LLC.
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 Glen Rose, TX 76043
 C/O JAMIE MITCHELL
 PH: 254-396-3382

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **F** SLIDE **142**
 DATE **1/12/2022**



LINE No.	LENGTH	BEARING
L8	22.44	S84°36'20"E
L9	40.60	S84°36'20"E
L10	39.32	N50°24'53"E
L11	30.69	N09°18'44"W
L12	51.63	N80°41'16"E
L13	22.45	N08°55'21"W
L14	32.01	N80°21'11"E
L15	56.07	N05°27'52"E

USER: CHUCK STARK
 PLOTTED ON: 12/22/2021 2:40 PM
 FILE NAME: N:\BARON\STARK\SWIFT\ENGR444 - JAMIE MITCHELL (SUN DOG SOLAR)\9722 - LOTS 1R2 & 1R3 CROWN BLUFF ADDITION CAD\DWG\9722-CROWN BLUFF PLAT AND RE PLAT.DWG