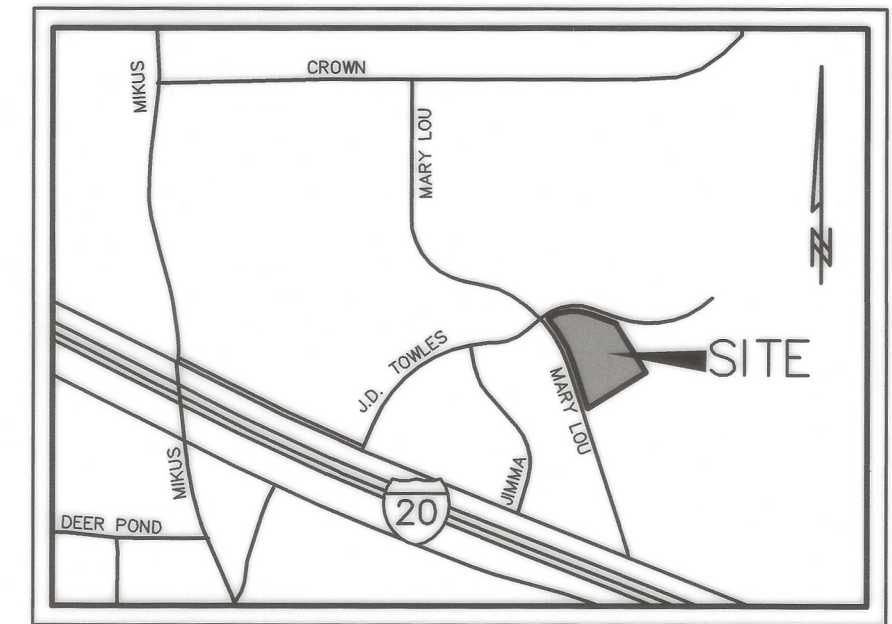
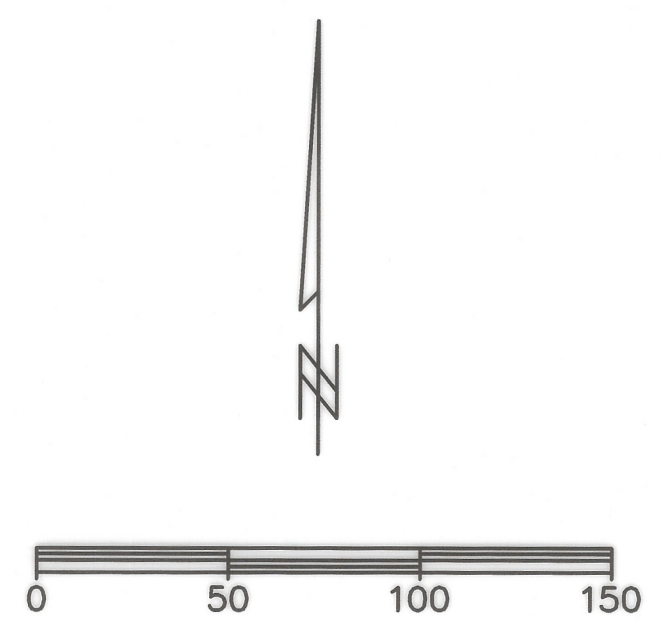


**\* LEGEND \***

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PORTION OF EXISTING 25' FIRE LANE, UTILITY, COMMON ACCESS, & DRAINAGE EASEMENT TO BE ABANDONED BY THIS PLAT



VICINITY MAP  
NOT TO SCALE



11712.00A.006.00  
11712.00A.007.00

**EASEMENT LINE TABLE**

LINE	BEARING	DIST
L1	S59°30'20"W	3.46'
L2	S55°27'11"W	5.47'
L3	S61°03'47"W	4.65'
L4	S31°34'01"E	0.27'
L5	N83°17'14"E	36.07'
L6	N83°17'14"E	3.88'
L7	N17°59'17"W	17.96'
L8	S33°29'09"W	8.91'
L9	N72°10'14"E	0.90'

**EASEMENT CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	5.20'	28.00'	10°38'54"	S64°49'47"W	5.20'
C2	13.08'	54.00'	13°52'46"	S66°26'43"W	13.05'
C3	4.15'	10.00'	23°47'04"	S61°29'34"W	4.12'
C4	46.06'	54.00'	48°52'15"	N67°02'46"W	44.68'
C5	49.33'	28.00'	100°56'57"	N68°27'45"W	43.20'
C6	52.05'	28.00'	106°30'24"	N35°15'55"E	44.87'
C7	30.53'	28.10'	62°14'07"	S60°18'03"E	29.05'
C8	44.06'	28.00'	90°09'31"	N27°05'29"E	39.65'
C9	3.04'	25.87'	6°43'28"	N76°38'41"E	3.03'

11712  
AL  
CWP  
K-15

**REPLAT  
LOT 6R, BLOCK A  
CROWN POINTE  
ADDITION, PHASE II**  
AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS, BEING 4.418 ACRES OF  
LAND LOCATED IN THE WESLEY FRANKLIN SURVEY,  
ABSTRACT No. 468, PARKER COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**OWNER / DEVELOPER**  
VELOCIS PRIME WILLOW PARK JV, LP  
300 CRESCENT COURT, SUITE 850  
DALLAS, TEXAS 75201  
CONTACT: MIKE LEWIS  
PH: (214) 702-0225  
EMAIL: MIKE.LEWIS@VELOCIS.COM

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
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ARLINGTON, TEXAS 76006  
CONTACT: PRIYA ACHARYA, P.E.  
PH: (817) 467-7700  
EMAIL: PRIYAA@WIERASSOCIATES.COM

LOT 3R, BLOCK E  
CROWN POINTE ADDITION  
PHASE IV  
CAB. E, SL. 28  
P.R.P.C.T.

LOT 5R, BLOCK A  
CROWN POINTE ADDITION PHASE II  
CAB. E, SL. 677  
P.R.P.C.T.

**PLACE OF BEGINNING**  
1/2" IRF "CF STARK RPLS 5084"

N: 6955647.46  
E: 2224700.25

F331

PRINTED: 9/7/2022 STB FILE: WIER-SURVEY.STB LAST SAVED: 9/7/2022 12:54 PM SAVED BY: AARONLS FILE: REPLAT-21078.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



\*OWNER'S CERTIFICATE\*

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, VELOCIS PRIME WILLOW PARK JV, LP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, PARKER COUNTY, TEXAS, BEING ALL OF LOT 6 AND ALL OF LOT 7, 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 677, PLAT RECORDS, PARKER COUNTY, TEXAS (P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084" IN THE NORTHEAST RIGHT-OF-WAY LINE OF MARY LOU DRIVE (A 70' RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5R OF SAID BLOCK A, CROWN POINTE ADDITION PHASE II;

THENCE N 17°59'17" W, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MARY LOU DRIVE AND THE WEST LINE OF SAID LOT 6, AT A DISTANCE OF 156.63 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MARY LOU DRIVE AND THE WEST LINE OF SAID LOT 7, IN ALL A TOTAL DISTANCE OF 396.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 276.63 FEET, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MARY LOU DRIVE, THE WEST LINE OF SAID LOT 7, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 22°58'13", AND A CHORD BEARING OF N 29°28'23" W, 274.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084" AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MARY LOU DRIVE WITH THE SOUTH RIGHT-OF-WAY LINE OF J.D. TOWLES DRIVE (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 7 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID J.D. TOWLES DRIVE AND THE NORTH LINE OF SAID LOT 7 AS FOLLOWS:

1) EASTERLY, AN ARC LENGTH OF 231.61 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 53°04'55", AND A CHORD BEARING OF N 83°53'01" E, 223.42 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084";

2) S 69°34'32" E, A DISTANCE OF 134.18 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE BEGINNING OF A CURVE TO THE LEFT;

3) SOUTHEASTERLY, AN ARC LENGTH OF 7.53 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.99 FEET, A DELTA ANGLE OF 00°49'14", AND A CHORD BEARING OF S 70°04'13" E, 7.53 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 4R-2R, BLOCK A, CROWN POINTE ADDITION PHASE 2, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 159, P.R.P.C.T.;

THENCE S 31°34'00" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID J.D. TOWLES DRIVE, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID LOT 4R-2R, AT A DISTANCE OF 300.09 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 6, CONTINUING ALONG THE WEST LINE OF SAID LOT 4R-2R AND THE EAST LINE OF SAID LOT 6, IN ALL A TOTAL DISTANCE OF 452.34 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", BEING THE SOUTHEAST CORNER OF SAID LOT 6 AND THE NORTHEAST CORNER OF SAID LOT 5R;

THENCE S 58°25'59" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5R, A DISTANCE OF 392.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.418 ACRES (192,438 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER / DEVELOPER

VELOCIS PRIME WILLOW PARK JV, LP  
300 CRESCENT COURT, SUITE 850  
DALLAS, TEXAS 75201  
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PH: (817) 467-7700  
EMAIL: PRIYAA@WIERASSOCIATES.COM

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202234270  
09/16/2022 10:56 AM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

\*OWNER'S DEDICATION\*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT, VELOCIS PRIME WILLOW PARK JV, LP ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 6R, BLOCK A, CROWN POINTE ADDITION, PHASE II, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ("CITY") AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE FIRE LANES, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

VELOCIS PRIME WILLOW PARK JV, LP HEREIN CERTIFIES THE FOLLOWING:

1. THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
2. 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.
3. 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.
4. THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
5. 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.
6. 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.
7. THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE 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.
8. 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 12<sup>th</sup> DAY OF September, 2022.

VELOCIS PRIME WILLOW PARK JV, LP

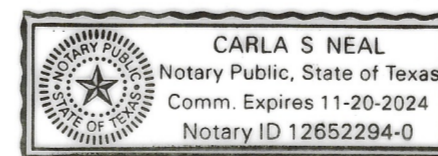
*Mike Lewis*  
OWNER  
NAME: MIKE LEWIS  
TITLE: PARTNER

STATE OF TEXAS  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Michael Lewis KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF September, 2022.

*Carla S Neal*  
NOTARY PUBLIC, STATE OF TEXAS  
COMMISSION EXPIRES: 11-20-24



\*SURVEYOR'S STATEMENT\*

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

*Aaron L. Stringfellow*  
AARON L. STRINGFELLOW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS No. 6373



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48367C0425F, MAP REVISED APRIL 5, 2019, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE X, "AREAS OF MINIMAL FLOOD HAZARD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE, ABANDON EXISTING EASEMENTS, AND ESTABLISH NEW EASEMENTS.

APPROVED BY THE CITY OF WILLOW PARK	
APPROVED BY	CITY COUNCIL CITY OF WILLOW PARK
SIGNED: <i>Delia</i>	<u>9/15/2022</u> DATE
ATTEST: <i>Carla S Neal</i>	<u>9/15/2022</u> DATE
	CITY SECRETARY



**REPLAT  
LOT 6R, BLOCK A  
CROWN POINTE  
ADDITION, PHASE II**

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, BEING 4.418 ACRES OF LAND LOCATED IN THE WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, PARKER COUNTY, TEXAS

PREPARED BY:  
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