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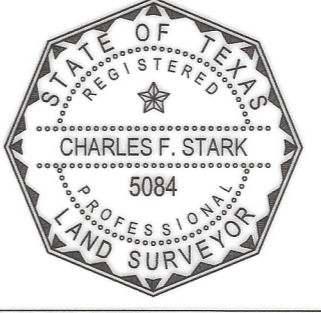
NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK

NOTE:
BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).

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.

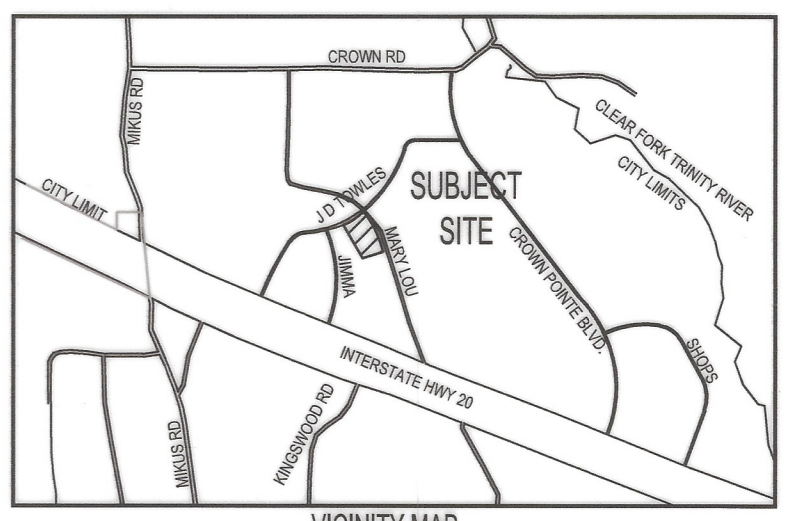
This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction,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

Charles F. Stark
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

202313960 PLAT Total Pages: 1



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

Description for Lot 2R, Block E, CROWN POINTE ADDITION PHASE IV, An Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet F, Slide 28, Plat Records, Parker County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set at the northwest corner of Lot 2R, said point lying in the south right-of-way line of J.D. Towles Drive (a 60 foot public right of way) same lying in a curve to the left (concave northwesterly) having a radius of 310.00 feet;

THENCE Northwesterly with the south right-of-way line of J.D. Towles Drive and with said curve to the left an arc length of 121.73 feet passing through a central angle of 22°29'53" (having a chord bearing of NORTH 59°43'55" EAST, and a chord length of 120.95 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 48°28'58" EAST, with the south right-of-way line of J.D. Towles Drive at 39.38 feet passing a set 1/2 inch capped iron rod inscribed "Barron Stark", in all, a total distance of 59.38 feet to the most northerly corner of Lot 2R, to the west right-of-way line of Mary Lou Drive (a 70' public right of way) and to the beginning of a curve to the right (concave westerly) having a radius of 620.00 feet;

THENCE Southeasterly with the west right-of-way line of Mary Lou Drive and with said curve to the right having an arc length of 250.86 feet passing through a central angle of 23°10'59" (having a chord bearing of SOUTH 29°34'46" EAST, and a chord distance of 249.16 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE SOUTH 17°59'17" EAST, a distance of 184.34 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southeast corner of Lot 2R;

THENCE SOUTH 72°00'43" WEST, a distance of 153.34 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at the southwest corner of Lot 2R;

THENCE NORTH 22°49'55" WEST, a distance of 100.00 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set at an angle point in the west line of Lot 2R;

THENCE NORTH 30°17'13" WEST, with the west line of Lot 2R a distance of 285.91 feet to the POINT OF BEGINNING and enclosing 1.63 acres of land, more or less.

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

That, MSNJ Investments LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 2R-1 and 2R-2, Block E, CROWN POINTE ADDITION, PHASE IV, 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.

MSNJ Investments 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 24 day of MAY, 2023.

MSNJ Investments LLC,
Sanjeeb Shrestha
Sanjeeb Shrestha, President

STATE OF TEXAS
COUNTY OF PARKER

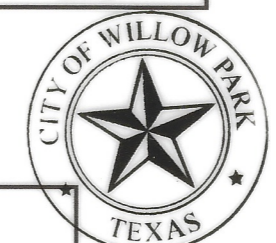
Before Me, the undersigned authority, on this day appeared Sanjeeb Shrestha, known to me to be the person whose name is subscribed to the forgoing instrument.

Given under my hand and seal of office this the 24 day of

May, 2023.
Maria R. Ferguson
Notary Public in and for the State of Texas

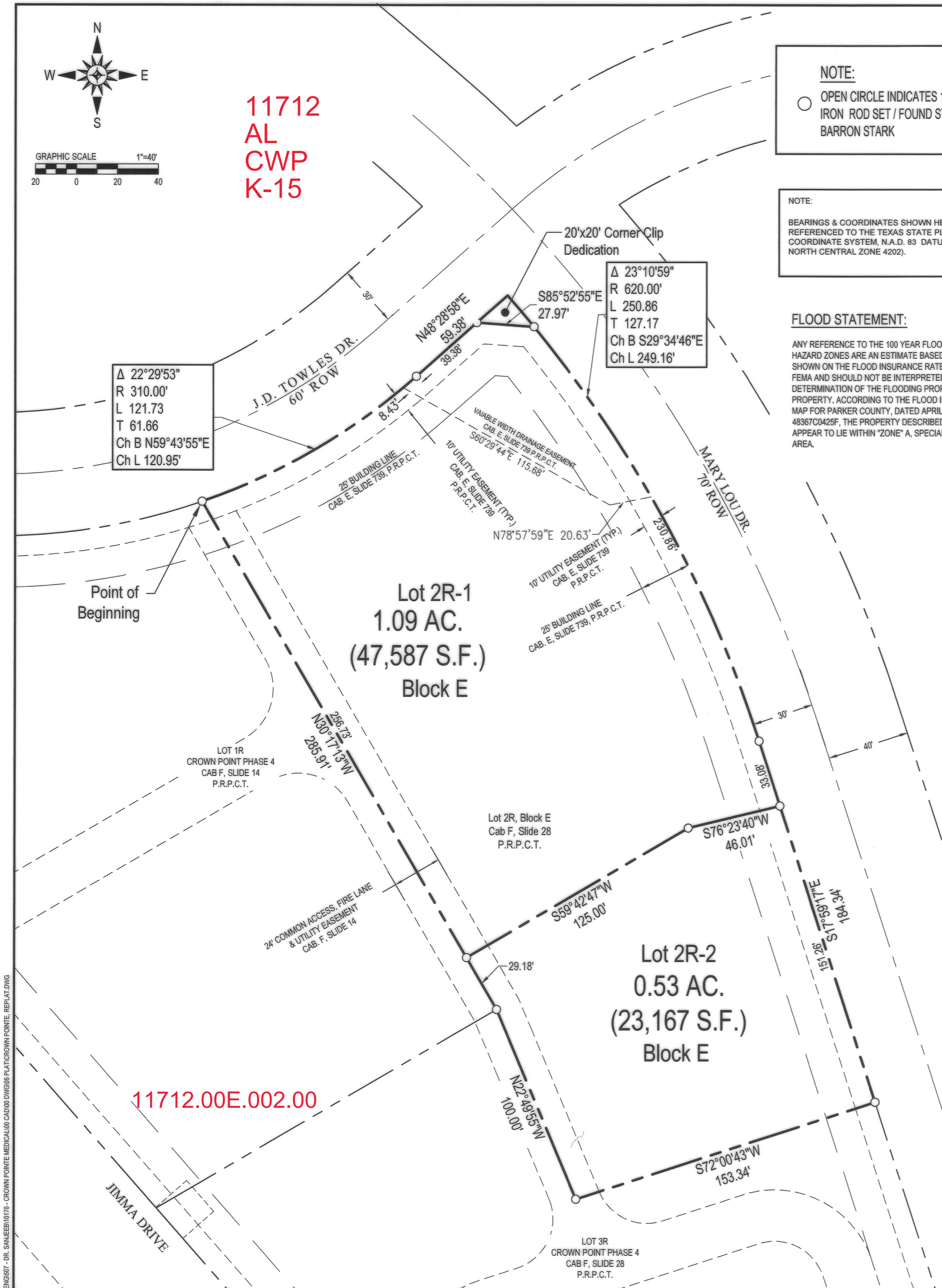


APPROVED BY CITY OF WILLOW PARK
APPROVED BY
SIGNED: *[Signature]* DATE: 5/30/2023
MAYOR
ATTEST: *[Signature]* DATE: 5/30/2023
CITY SECRETARY



COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202313960
05/31/2023 11:36 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



11712.00E.002.00

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:
SANJEEB SHRESTHA
MSNJ Investments, LLC
6800 Clear Spring Dr,
Fort Worth, Texas 76132
817.374.3343

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 493
DATE 5/31/23

Final Plat
Lot 2R-1 & 2R-2, Block E
CROWN POINTE ADDITION PHASE IV

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

BEING 1.63 Acres and Being All of Lot 2R, Block E
an Addition to the City of Willow Park, Parker County, Texas
according to the Plat recorded in
Cabinet F, Slide 28, Plat Records
Parker County, Texas

May, 2023

PROJECT NO. 507-10170

SHEET 1 OF 1

USER: ROGER-HART
FILE NAME: NBARSON STARK SWET ENGSGT - DS_SANJEEB10170 - CROWN POINTE MEDICAL DRUGS PLAT CROWN POINTE - REPLAT.DWG