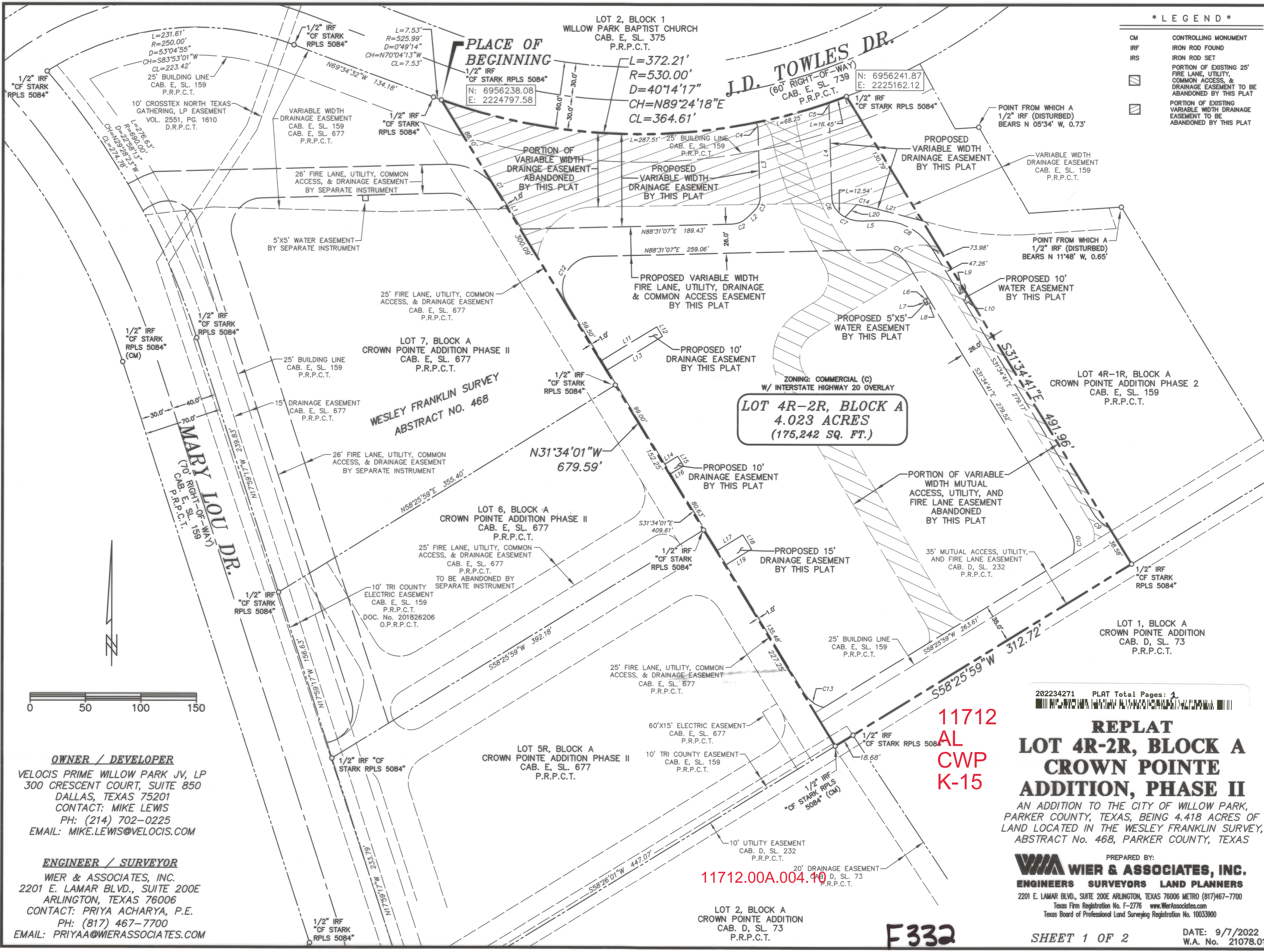


PRINTED: 9/7/2022 STB FILE: WIER-SURVEY.STB LAST SAVED: 9/7/2022 4:31 PM SAVED BY: AARON LIS FILE: REPLAT-21078.01.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

* 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
- PORTION OF EXISTING VARIABLE WIDTH DRAINAGE EASEMENT TO BE ABANDONED BY THIS PLAT



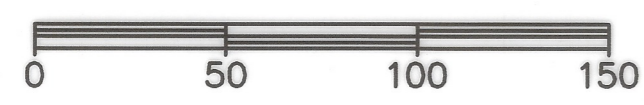
LOT 4R-2R, BLOCK A
4.023 ACRES
(175,242 SQ. FT.)

ZONING: COMMERCIAL (C)
 W/ INTERSTATE HIGHWAY 20 OVERLAY

11712
AL
CWP
K-15

11712.00A.004.10

F332



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.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: PRIYA ACHARYA, P.E.
 PH: (817) 467-7700
 EMAIL: PRIYA@WIERASSOCIATES.COM

202234271 PLAT Total Pages: 1

REPLAT
LOT 4R-2R, 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

DATE: 9/7/2022
 W.A. No. 21078.01
 SHEET 1 OF 2

*** OWNER'S CERTIFICATE ***

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, VELOCIS PRIME WILLOW PARK JV, LP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS 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 4R-2R, 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 (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 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 4R-2R, BLOCK A AND THE NORTHEAST CORNER 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, P.R.P.C.T., BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, AN ARC LENGTH OF 372.21 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID J.D. TOWLES DRIVE, THE NORTH LINE OF SAID LOT 4R-2R, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 40°17'17", AND A CHORD BEARING OF N 89°24'18" E, 364.61 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 4R-2R AND THE NORTHWEST CORNER OF LOT 4R-1R, BLOCK A, OF SAID CROWN POINTE ADDITION PHASE II, RECORDED IN CABINET E, SLIDE 159, P.R.P.C.T.;

THENCE S 31°34'41" E, ALONG THE NORTHEAST LINE OF SAID LOT 4R-2R AND THE SOUTHWEST LINE OF SAID LOT 4R-1R, A DISTANCE OF 491.96 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084" IN THE NORTHWEST LINE OF LOT 1, 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 P.R.P.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 4R-2R AND THE SOUTHWEST CORNER OF SAID LOT 4R-1R;

THENCE S 58°25'59" W, ALONG THE SOUTHWEST LINE OF SAID LOT 4R-2R AND THE NORTHWEST LINE OF SAID LOT 1, AT A DISTANCE OF 294.04 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2, BLOCK A OF SAID CROWN POINTE ADDITION RECORDED IN CABINET D, SLIDE 73 P.R.P.C.T., AND CONTINUING ALONG THE NORTHWEST LINE OF SAID LOT 2, IN ALL A TOTAL DISTANCE OF 312.72 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 4R-2R, AND THE SOUTHWEST CORNER OF SAID LOT 5R OF SAID BLOCK A, CROWN POINTE ADDITION PHASE II, RECORDED IN CABINET E, SLIDE 677, P.R.P.C.T.;

THENCE N 31°34'01" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2, ALONG THE SOUTHWEST LINE OF SAID LOT 4R-2R AND THE NORTHEAST LINE OF SAID LOT 5R, AT A DISTANCE OF 227.25 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 5R AND THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK A, CROWN POINTE ADDITION PHASE II, RECORDED IN CABINET E, SLIDE 677, P.R.P.C.T., CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 6, AT A DISTANCE OF 379.50 PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CF STARK RPLS 5084", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 7, AND CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 7 IN ALL A TOTAL DISTANCE OF 679.59 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.023 ACRES (175,242 SQUARE FEET) OF LAND, MORE OR LESS.

*** 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 4R-2R, 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 12th DAY OF September 2022.

VELOCIS PRIME WILLOW PARK JV, LP

OWNER: Mike Lewis
NAME: MIKE LEWIS
TITLE: PARTNER

STATE OF TEXAS
COUNTY OF Dallas

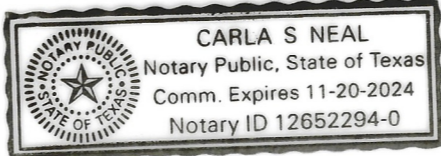
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Michael Lewis, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS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

FILED AND RECORDED

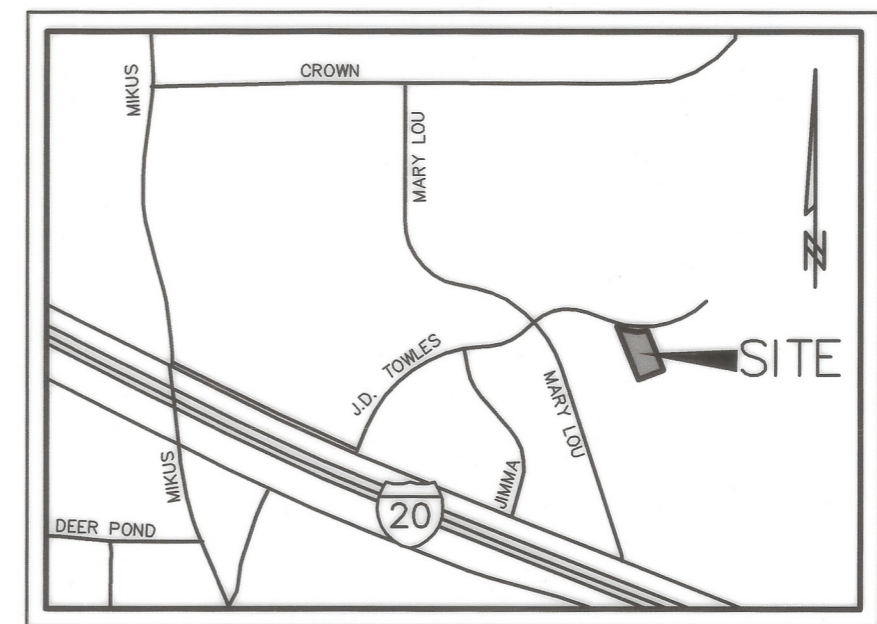
OFFICIAL PUBLIC RECORDS
Lila Deakle
202234271
09/16/2022 10:56 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



*** 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



VICINITY MAP
NOT TO SCALE

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 ABANDON EXISTING EASEMENTS, AND ESTABLISH NEW EASEMENTS.

APPROVED BY THE CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: [Signature] 9/15/2022
MAYOR DATE

ATTEST: [Signature] 9/15/2022
CITY SECRETARY DATE



**REPLAT
LOT 4R-2R, 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,
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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

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ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
EMAIL: PRIYAA@WIERASSOCIATES.COM

LINE	BEARING	DIST
L1	N31°34'01"W	38.22'
L2	S45°49'01"W	9.34'
L3	S01°51'13"E	62.27'
L4	N01°56'58"W	83.75'
L5	S88°31'07"W	17.16'
L6	S58°27'46"W	5.00'
L7	S31°34'41"E	5.00'
L8	S58°27'46"W	5.00'
L9	S58°26'23"W	5.50'
L10	S58°26'22"W	5.50'
L11	N58°25'59"E	58.13'
L12	S31°34'01"E	10.00'
L13	S58°25'59"W	58.13'
L14	N58°25'59"E	13.50'
L15	S31°34'01"E	10.00'
L16	S58°25'59"W	13.50'
L17	N58°25'59"E	26.75'
L18	S31°34'01"E	15.00'
L19	S58°25'59"W	26.75'
L20	S43°10'45"W	15.48'
L21	S75°41'09"E	48.75'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	10.41'	54.00'	11°02'37"	N37°05'19"W	10.39'
C2	14.91'	20.00'	42°42'06"	S67°10'04"W	14.56'
C3	11.72'	17.34'	38°43'49"	S26°31'40"W	11.50'
C4	6.87'	15.05'	26°08'43"	S14°19'55"E	6.81'
C5	3.13'	18.62'	9°37'27"	N05°12'42"E	3.12'
C6	8.06'	17.62'	26°12'35"	N18°58'55"W	7.99'
C7	27.47'	27.80'	56°36'49"	N63°16'35"W	26.36'
C8	56.46'	54.00'	59°54'12"	N61°31'47"W	53.92'
C9	17.91'	27.80'	36°54'37"	N49°47'20"W	17.60'
C10	22.18'	28.03'	45°20'14"	N08°52'19"W	21.60'
C11	29.27'	28.00'	59°54'12"	N61°31'47"W	27.96'
C12	58.68'	28.00'	120°05'08"	S28°28'33"W	48.52'
C13	21.94'	27.63'	45°29'46"	S54°18'54"E	21.37'
C14	11.99'	120.00'	5°43'33"	S78°33'02"E	11.99'

F332

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