

LINE No.	LENGTH	BEARING
L1	106.14	N00°08'21\"W
L2	25.00	S89°51'39\"W
L3	11.60	N01°38'14\"W
L4	33.31	N41°31'10\"E

**LEGAL DESCRIPTION**

Being a 15.69 acre tract of land situated in the David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas and being all of that certain tract of land described in deed to Martin Land Sales, Inc., recorded in Document Number 201813667, Official Public Records, Parker County, Texas, said 15.69 acres being more particularly described as follows:

Beginning at a Texas Department of Transportation monument found (herein after called TxDOT monument) for the northwest corner of subject property, and said point being on the south right of way line of Interstate Highway 20 Frontage Road;

Thence South 68°28'21\" East with said south right of way line a distance of 1016.85 feet to a TxDOT monument found for angle point;

Thence South 59°48'55\" East with said south right of way line a distance of 99.69 feet to a found 1/2 inch iron rod for angle point;

Thence South 68°04'10\" East with said south right of way line a distance of 101.89 feet to a TxDOT monument found for the northeast corner of subject tract and northwest corner of Scott tract as recorded in Volume 1979, Page 268, Real Property Records, Parker County, Texas;

Thence South 00°05'35\" East with the Martin Land Sales, Inc., common line a distance of 488.95 feet to a found 1/2 inch iron rod for the southeast corner thereof, said point also being on the north right of way line of E. Bankhead Hwy;

Thence South 81°04'39\" West with said north right of way line a distance of 176.83 feet to a found 1/2 inch iron rod for corner. Said point also being the southeast corner of the Ware tract as recorded in Volume 2292, Page 1147, Real Property Records, Parker County, Texas;

Thence following the common lines of the Martin Land Sales, Inc., tracts along the following 5 courses:  
 North 00°08'21\" West a distance of 106.14 feet to a found 1/2 inch iron rod;  
 South 89°51'39\" West a distance of 25.00 feet to a found 1/2 inch iron rod;  
 North 01°38'14\" West a distance of 11.60 feet to a found 1/2 inch iron rod;  
 South 85°25'51\" West a distance of 150.16 feet to a found 1/2 inch iron rod;  
 South 00°08'21\" East a distance of 133.18 feet to a found 1/2 inch iron rod, said point also being on the north right of way line of E. Bankhead Hwy.

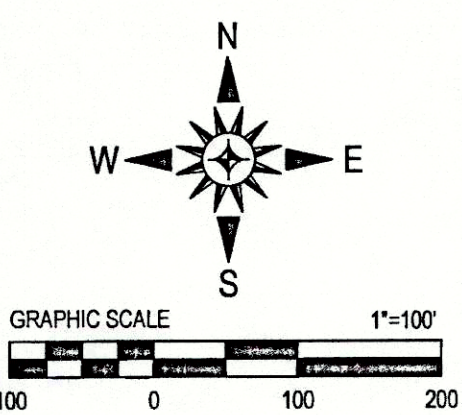
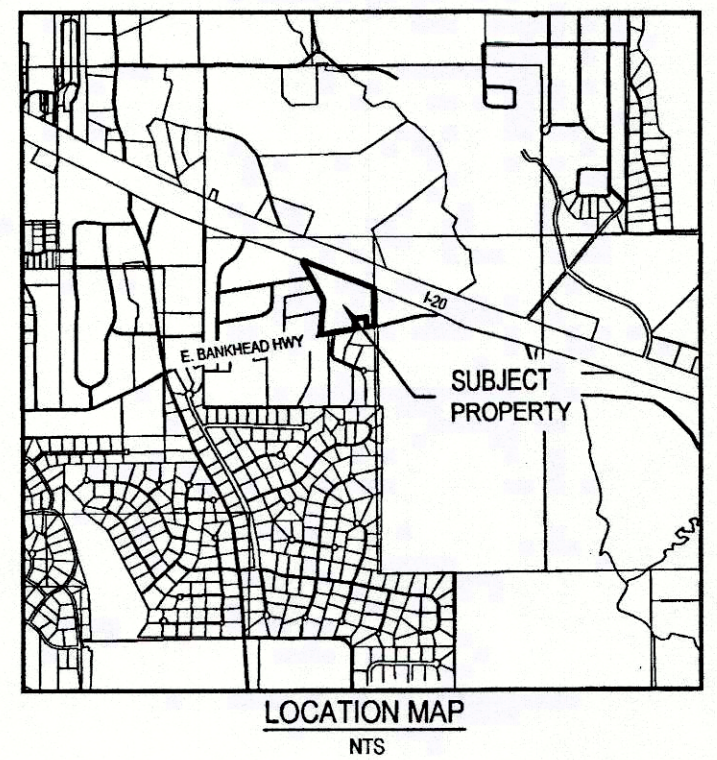
Thence South 81°04'39\" West with said north right of way line a distance of 546.15 feet to a found 1/2 inch iron rod being at the intersection of the north right of way line of E. Bankhead Hwy. and the east right of way line of Clear Fork Circle;

Thence North 05°23'40\" East with said east right of way line a distance of 442.35 feet to a found 1/2 inch iron rod for angle point;

Thence North 00°08'35\" East with said east right of way line a distance of 91.95 feet to a found 5/8 inch iron rod for angle point;

Thence North 29°33'55\" West with said east right of way line a distance of 612.30 feet to a found 5/8 inch iron rod for corner;

Thence North 41°31'10\" East with said east right of way line a distance of 33.31 feet to the Point of Beginning and containing 683,459 square feet, 15.69 acres, more or less.



**Owner Dedication**

Now therefore, know all men by these presents:  
 That MARTIN LAND SALES, INC., do hereby certify and adopt this plat designating the hereinabove described property as LOTS 1&2 BLOCK A 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. MARTIN LAND SALES, INC., herein certifies the following:

- The fire lanes are dedicated for fire lane purposes.
- 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 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 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.

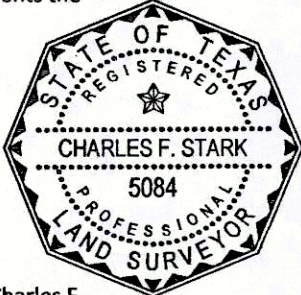
WITNESS, MY hand this the 15<sup>th</sup> day of JUNE, 2018.

By: *[Signature]*  
 Name: Martin Land Sales, Inc.,  
 a Texas Corporation  
 By: Jimmy R. Martin, Director

ACCT. NO.: 11711  
 SCH. DIST.: AL  
 CITY: K-16  
 MAP NO.: K-16

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]*  
 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 15<sup>th</sup> day of JUNE, 2018.

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



**GENERAL NOTES:**

- No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367C0425E. Effective date September 26, 2008.
- Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone 4202.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Jeane Brunson  
 201815906  
 06/28/2018 01:56 PM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

STATE OF TEXAS  
 COUNTY OF PARKER  
 Before me, the undersigned authority, on this day appeared Jimmy R. Martin, Director, 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 15<sup>th</sup> day of JUNE, 2018.

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



**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY  
 CITY COUNCIL  
 CITY OF WILLOW PARK  
 SIGNED: *[Signature]* 6-25-18 DATE  
 MAYOR  
 SIGNED: *[Signature]* 6-25-18 DATE  
 CITY ADMINISTRATOR

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET E SLIDE 121  
 DATE \_\_\_\_\_

**OWNER:**  
 Martin Land Sales, Inc.,  
 a Texas Corporation  
 5189 E. Interstate 20 Service Rd N.  
 Suite 104  
 Willow Park, Texas 76087

**FINAL PLAT**  
**LOTS 1 & 2, BLOCK A**  
**CROWN BLUFF ADDITION**  
 BEING 15.69 ACRES SITUATED IN THE  
 DAVID ADDINGTON SURVEY, ABSTRACT NO. 21  
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

20021.014.000.00 20021.014.000.50  
**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. 107-9211  
 DATE APR. 2018  
 SHEET 1 of 1

USER: GARY GREEN  
 PLOTTED ON: 6/15/2018 11:57 AM  
 FILE NAME: HARRISON STARK SWIFT ENGLISH DT MARTIN LAND SALES 2018 - SURVEY & FEASIBILITY - 15.69 AC CROWN BLUFF ADDITION DWMG PLAT FOR 2018 FINAL PLAT COPY BEING ISSUED