

**LINE TABLE**

LINE No.	LENGTH	BEARING
L1	55.13	N21°31'39"E
L2	148.54	N86°23'39"E
L3	112.66	N03°36'21"W
L4	45.19	N24°14'07"W
L5	17.45	N03°36'21"W
L6	20.00	N86°23'39"E
L7	24.00	N03°36'21"W
L8	120.00	S86°23'39"W
L9	24.00	S03°36'21"E
L10	20.00	N86°23'39"E
L11	17.45	S03°36'21"E
L12	45.19	S24°14'07"E
L13	112.66	S03°36'21"E
L14	110.90	S86°23'39"W
L15	89.60	N68°26'18"W
L16	24.00	S21°33'42"W
L17	13.55	S68°26'18"E
L18	55.13	S21°31'39"W

**CURVE TABLE**

CURVE No.	LENGTH	RADIUS
C1	28.30	25.00
C2	76.97	49.00
C3	17.64	49.00
C4	9.00	25.00
C5	43.98	28.00
C6	43.98	28.00
C7	17.64	49.00
C8	9.00	25.00
C9	39.27	25.00
C10	10.98	25.00
C11	42.31	25.00
C12	5.99	49.00

**LEGAL DESCRIPTION**

Being an 8.69 acre tract, situated in the David Addington Survey, Abstract No. 21, City of Willow Park, Parker County, Texas, and being all of Lot 2, Block A, Crown Bluff Addition, an addition to the City of Willow Park according to the plat recorded in Cabinet E, Slide 121, Plat Records, Parker County, Texas, and being all a 0.50 acre tract of land conveyed to Martin Land Sales, Inc. according to the deed recorded in County Clerk Document No. 201901207, Real Property Records, Parker County, Texas, said 8.69 acres being more particularly described by metes and bounds as follows:

Beginning at a Texas Department of Transportation monument found (herein after called TxDOT monument) for the northeast corner of subject property, said northeast corner being on the south right of way line of Interstate Highway 20 and being the northeast corner of said Lot 2, Block A, and the northwest corner of a tract of land vested to Virginia Cotton Scott & Rider Scott recorded in Vol. 1979, Pg. 268, Real Property Records, Parker County Texas;

Thence South 00°05'35" East with said Lot 2/Scott common line, a distance of 488.95 feet to a found 1/2" iron rod in the north line of E. Bankhead Highway for the southeast corner of subject property;

Thence South 81°04'39" West with the north right of way line of E. Bankhead Highway, a distance of 597.64 feet to a found 1/2 inch iron rod for the southwest corner of subject property, said southwest corner also being the southeast corner of Lot 1, Block A Crown Bluff Addition;

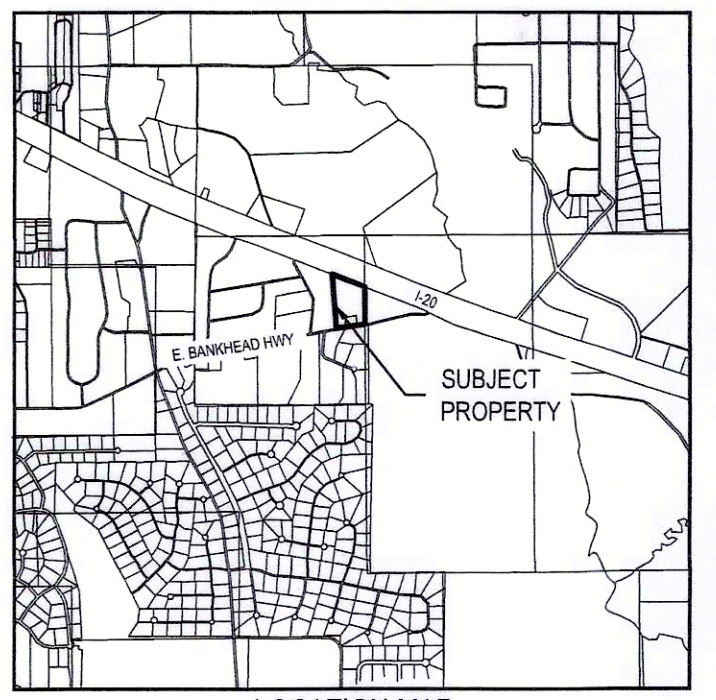
Thence North 05°47'53" East, along said Lot 1/Lot 2 common line a distance of 320.25 feet to a found 1/2 inch iron rod for an interior corner of this tract;

Thence North 03°36'21" West continuing with the Lot 1/Lot 2 common line, a distance of 513.51 feet to a found 1/2 inch iron rod in the south right of way line of said Interstate Highway 20 for the northwest corner of this tract;

Thence South 68°28'21" East with the Interstate Highway 20 south line a distance of a 439.53 feet to a found TxDOT Monument for an angle point;

Thence South 59°48'55" East, continuing with the south line of Interstate Highway 20, a distance of 99.69 feet to a found 1/2 inch iron rod for an angle point;

Thence South 68°04'10" East continuing with the south line of Interstate Highway 20, a distance of 101.89 feet to the Point of Beginning and containing 378,666 square feet, 8.69 acres, more or less.



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lula Deakle*

201901326  
01/18/2019 09:31 AM  
Fee: 75.00  
Lula Deakle, County Clerk  
Parker County, Texas  
PLAT

**Owner Dedication**

Now therefore, know all men by these presents:

That MARTIN LAND SALES, INC., does hereby certify and adopt this plat designating the hereinabove described property as LOTS 2R & 3 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 17<sup>th</sup> day of January, 2019.

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

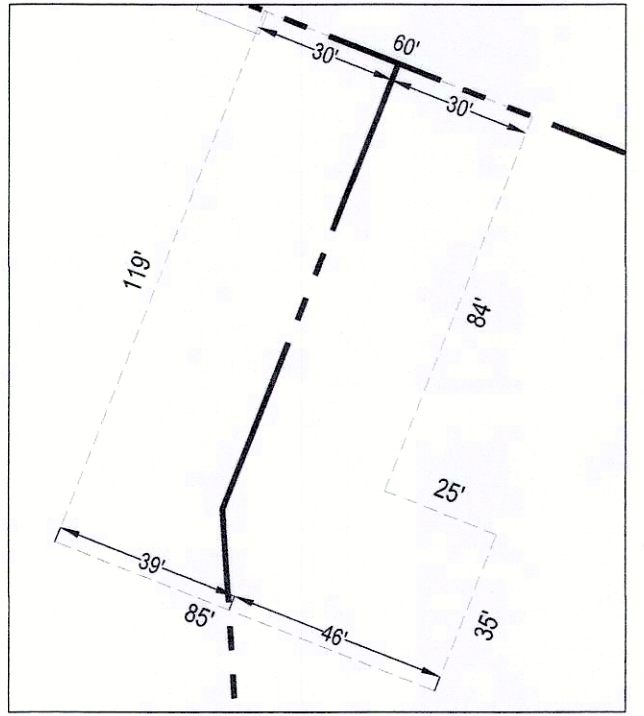
ACCT. NO.: 11711  
SCH. DIST.: AL  
CITY: CWP  
MAP NO.: K-16

**FINAL PLAT**  
**LOTS 2R & 3, BLOCK A**  
**CROWN BLUFF ADDITION**

INCLUDING A RE-PLAT OF LOT 2, BLOCK A CROWN BLUFF ADDITION  
AN ADDITION TO THE CITY OF WILLOW PARK  
ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 121,  
PLAT RECORDS, PARKER COUNTY, TEXAS  
SITUATED IN THE DAVID ADDINGTON SURVEY, ABSTRACT NO. 21  
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

2021. 614.001.00 11711.00A.002.00

**MUTUAL ACCESS EASEMENT DETAIL**  
1" = 40'

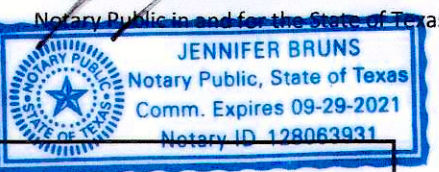


**LEGEND**

- MONUMENT FOUND (AS LABELED)
- 1/2" RED CAPPED IRON ROD SET, STAMPED "C,F, STARK RPLS 5084"

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 17<sup>th</sup> day of January, 2019.



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

**APPROVED BY CITY OF WILLOW PARK**

APPROVED BY CITY COUNCIL CITY OF WILLOW PARK  
SIGNED: *[Signature]* January 17, 2019 MAYOR  
SIGNED: *[Signature]* January 17, 2019 CITY ADMINISTRATOR

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET **E**, SLIDE **218**  
DATE



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. 377-9512  
DATE OCT. 2018

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 properly marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

*[Signature]* 1/17/19  
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 17<sup>th</sup> day of January, 2019.

*[Signature]*  
MARIA R. FERGUSON  
Notary Public, State of Texas  
Comm. Expires 05-21-2022  
Notary ID 11229164

- 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.