

LEGAL DESCRIPTION

Being a 7.50 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 415 RV CENTER, recorded in Plat Records Document Number 201815906, Cabinet E, Slide 121, Official Public Records, Parker County, Texas, said 7.50 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 577.32 feet to a 1/2" iron rod found, said point also being on the common line of Lot 1 and Lot 2R, Block A Crown Bluff Addition as recorded in Plat Records Document Number 201901326, Cabinet E, Slide 218, Official Public Records, Parker County, Texas;

Thence South 03°36'21" East, leaving said south right of way line and along said common line, a distance of 513.51 feet to a found 1/2 inch iron rod for angle point;

Thence South 05°47'53" West, continuing along said common line a distance of 320.25 feet to a found 1/2 inch iron rod, said rod being on the northerly line of E. Bankhead Highway;

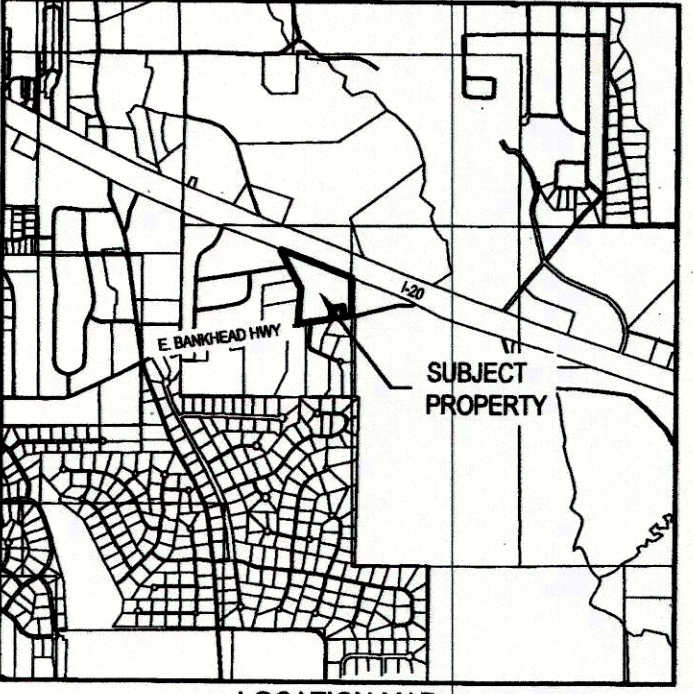
Thence South 81°04'39" West, along said north right of way line of E. Bankhead Highway a distance of 302.44 feet to a found 1/2 inch iron rod said rod also being on the easterly right of way line of Clear Fork Circle;

Thence North 05°23'40" West, with said easterly right of way line a distance of 442.35 feet to a found 1/2 inch iron rod;

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 326,605 square feet, 7.50 acres, more or less.



LOCATION MAP NTS

Owner Dedication

Now therefore, know all men by these presents:

That 415 RV CENTER, do hereby certify and adopt this plat designating the hereinabove described property as LOTS 1R1, 1R2 & 1R3 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. 415 RV CENTER, herein certifies the following:

- 1. The fire lanes are dedicated for fire lane purposes.
2. The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
4. 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.
5. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
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 2ND day of JUNE, 2020.

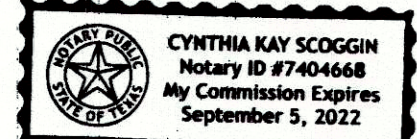
By: Kelly Bourne
Name: 415 RV CENTER,
By: KELLEY BOURNE, OWNER

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared KELLEY BOURNE, OWNER, 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 2ND day of JUNE, 2020.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

282820131
07/05/2020 10:59 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 11711
SCH. DIST.: PL
CITY: CWP
MAP NO.: K-14

RE-PLAT
LOTS 1R1, 1R2 & 1R3, BLOCK A
CROWN BLUFF ADDITION

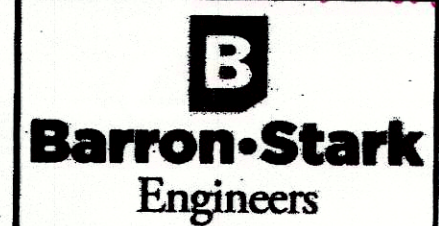
BEING 7.50 ACRES SITUATED IN THE
DAVID ADDINGTON SURVEY, ABSTRACT NO. 21
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

OWNER:
415 RV CENTER,
14561 WHITE SETTLEMENT ROAD
FORT WORTH, Texas 76108

APPROVED BY CITY OF WILLOW PARK

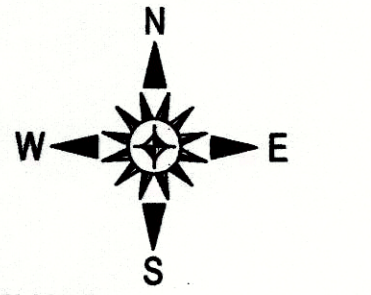
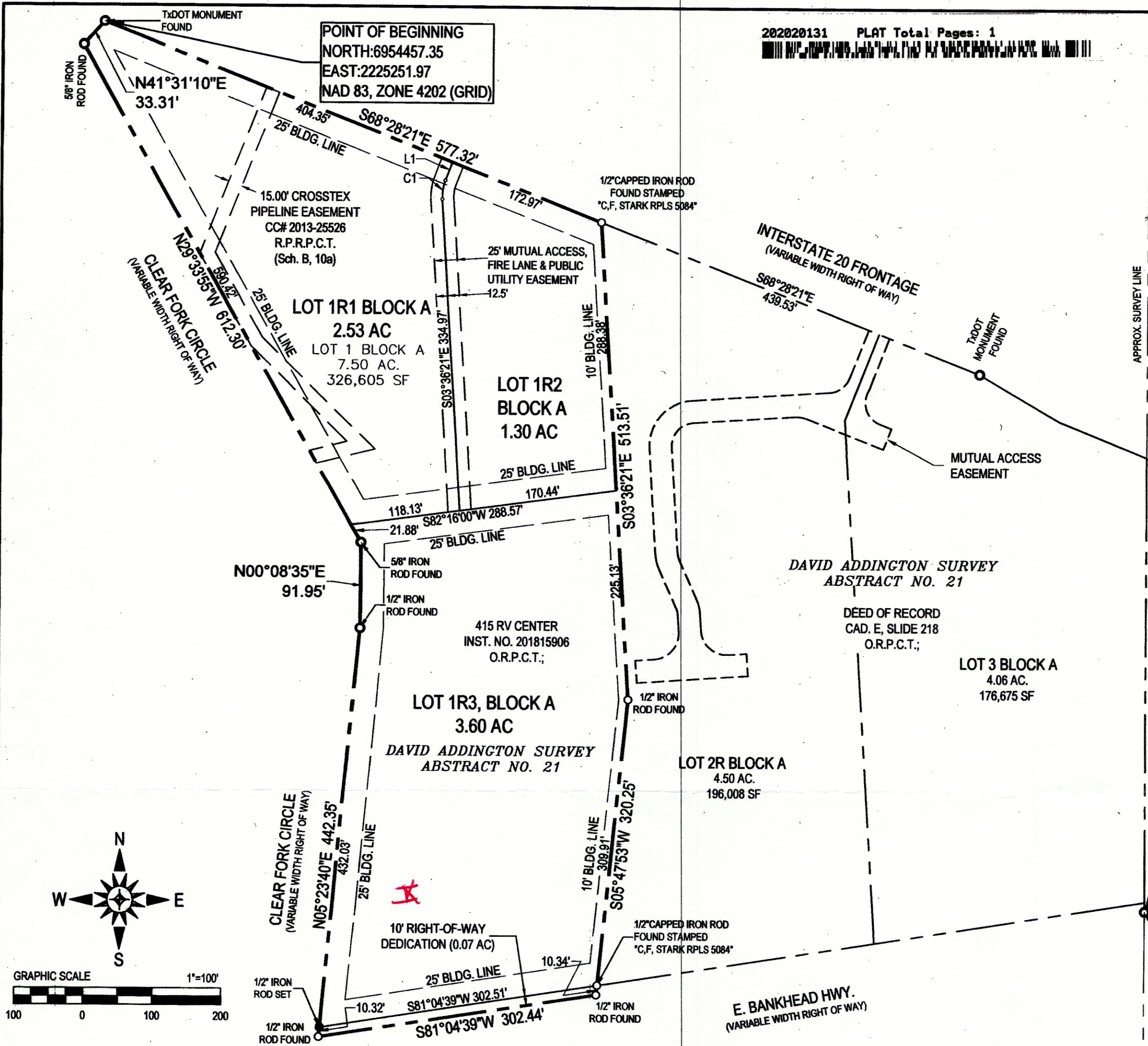
APPROVED BY CITY COUNCIL
CITY OF WILLOW PARK
SIGNED: Mayor 06/12/2020
SIGNED: City Administrator 06/12/2020

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E SLIDE 543
DATE 7-8-20



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. 406-9623
DATE FEB. 2020
SHEET 1 of 1



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.

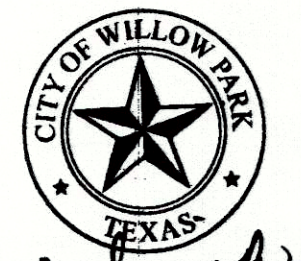
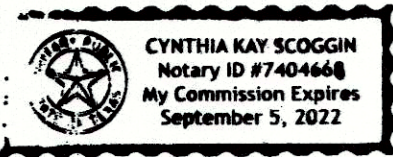
Charles F. Stark, RPLS
Texas Registration No. 5084
6/2/20



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 2ND day of JUNE, 2020.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas



City Secretary

- GENERAL NOTES:
1. No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367C0425E. Effective date September 26, 2008.
2. Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone 4202.
3. No additional driveways allowed onto I20 Service Road other than common access drive permitted by TxDOT.

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

USER: GARY GREEN
FILE: C:\WORK\2020\282820131\282820131.DWG
DATE: 6/12/2020 10:59 AM
FILE NAME: 282820131.DWG