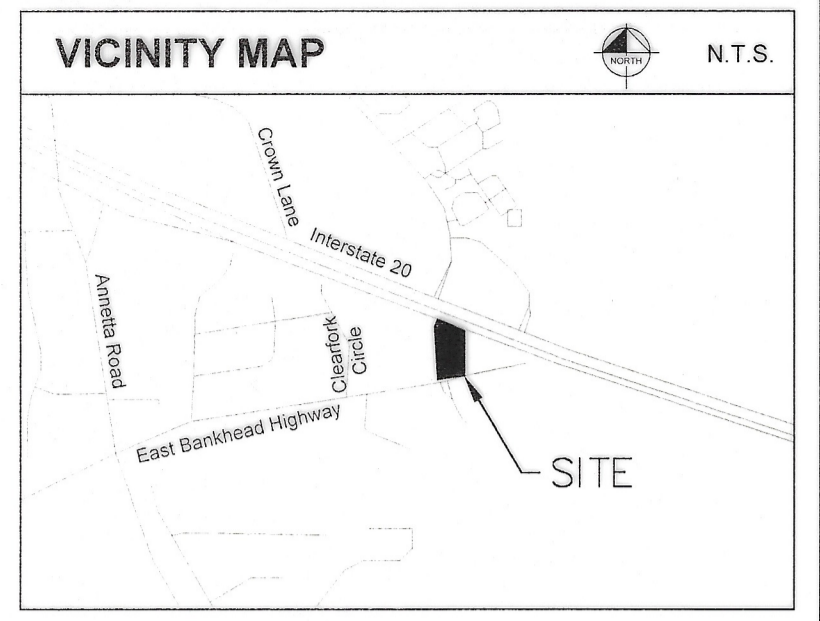


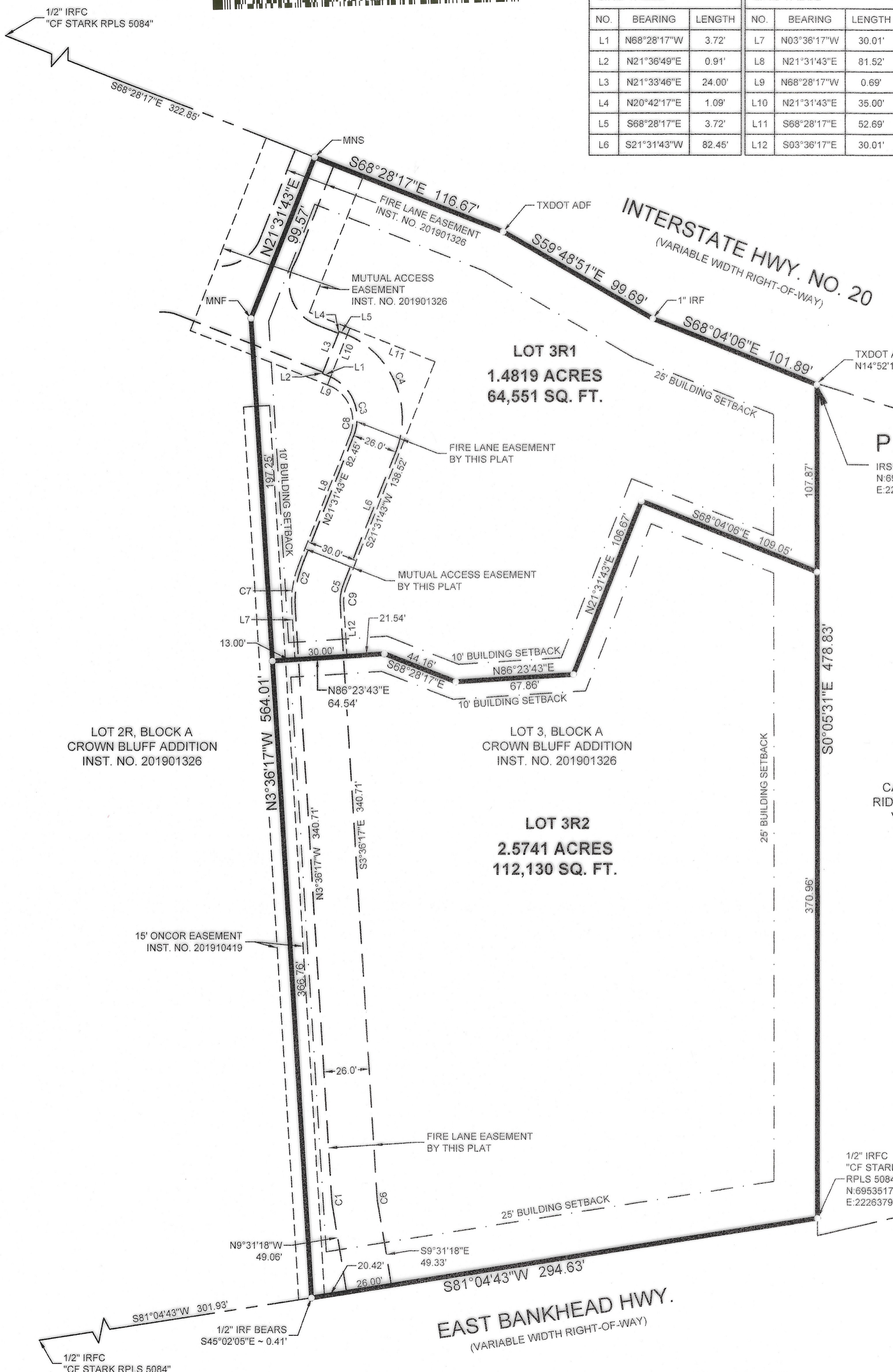
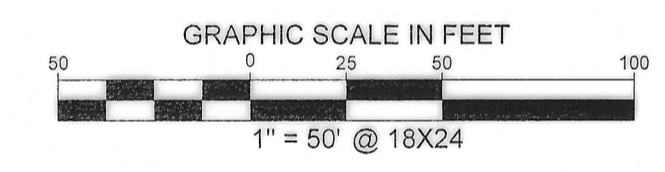
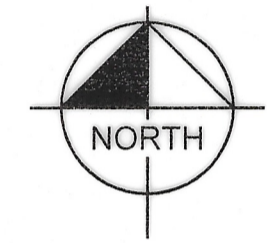
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N68°28'17"W	3.72'	L7	N03°36'17"W	30.01'
L2	N21°36'49"E	0.91'	L8	N21°31'43"E	81.52'
L3	N21°33'46"E	24.00'	L9	N68°28'17"W	0.69'
L4	N20°42'17"E	1.09'	L10	N21°31'43"E	35.00'
L5	S68°28'17"E	3.72'	L11	S68°28'17"E	52.69'
L6	S21°31'43"W	82.45'	L12	S03°36'17"E	30.01'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°55'01"	52.00'	5.37'	N06°33'48"W	5.37'
C2	25°08'00"	52.00'	22.81'	N08°57'43"E	22.63'
C3	90°00'00"	26.00'	40.84'	N23°28'17"W	36.77'
C4	90°00'00"	52.00'	81.68'	S23°28'17"E	73.54'
C5	25°08'00"	26.00'	11.41'	S08°57'43"W	11.31'
C6	5°55'01"	26.00'	2.69'	S06°33'48"E	2.68'
C7	25°08'00"	54.00'	23.69'	N08°57'43"E	23.50'
C8	90°00'00"	22.00'	34.56'	N23°28'17"W	31.11'
C9	25°08'00"	24.00'	10.53'	S08°57'43"W	10.44'



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

LEGEND
 P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 ADF = ALUMINUM DISK FOUND
 MNF = MAG NAIL FOUND
 MNS = MAG NAIL SET
 IRSC = 5/8" IRON ROD SET WITH "KHA" CAP



P.O.B.
 IRSC
 N:6953996.01
 E:2226378.46

CALLED 4.653 ACRES
 RIDER SCOTT, TRUSTEE
 VOL. 1979, PG. 268

ACCT NO: 11711
 SCH DIST: AL
 CITY: CWP

11711.00A.003.00

FINAL PLAT
LOTS 3R1 & 3R2, BLOCK A
CROWN BLUFF ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
 CROWN BLUFF ADDITION
 AN ADDITION TO THE CITY OF WILLOW PARK
 ACCORDING TO THE PLAT RECORDED IN
 CABINET E, SLIDE 218
 PLAT RECORDS, PARKER COUNTY, TEXAS
 SITUATED IN THE DAVID ADDINGTON SURVEY
 ABSTRACT NO. 21
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRG	JDW	4/29/2021	069274102	1 OF 2

E-756

METES & BOUNDS DESCRIPTION

Being a 4.0560 acre tract of land situated in the David Addington Survey, Abstract no. 21, City of Willow Park, Parker County, Texas, being all of Lot 3, Block A, Crown Bluff Addition, an addition to the City of Willow Park according to the plat recorded in County Clerk Instrument No. 201901326, Official Public Records, Parker County, Texas, and being all of the land described in the General Warranty Deed to WP I-20 Investments, LLC, recorded in Instrument No. 202038048, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set at the northeast corner of said Lot 3, being on the south right-of-way line of Interstate Highway No. 20, a variable width right-of-way, from which an aluminum disk stamped "TXDOT" found at the northwest corner of a called 4.653 acre tract of land described in the deed to Rider Scott, Trustee, recorded in Volume 1979, Page 268, Deed Records, Parker County, Texas, bears North 14°52'17" East, a distance of 0.62 feet;

THENCE South 0°05'31" East, with the east line of said Lot 3, a distance of 478.83 feet to a 1/2-inch iron rod with cap stamped "CF STARK RPLS 5084" found for the southeast corner of said Lot 3, and being on the north right-of-way line of East Bankhead Highway, a variable width right-of-way;

THENCE South 81°04'43" West, with the south line of said Lot 3, and along the said north right-of-way line, a distance of 294.63 feet to a point for the southwest corner of said Lot 3, from which a 1/2-inch iron rod found bears South 45°02'05" East, a distance of 0.41 feet;

THENCE North 3°36'17" West, departing the said north right-of-way line, and with the west line of said Lot 3, a distance of 564.01 feet to a mag nail found for corner;

THENCE North 21°31'43" East, continuing with the said west line, a distance of 99.57 feet to a mag nail set at the northwest corner of said Lot 3, and being on the aforementioned south right-of-way line of Interstate Highway No. 20;

THENCE with the north line of said Lot 3, and along the said south right-of-way line, the following three (3) calls:

South 68°28'17" East, a distance of 116.67 feet to an aluminum disk stamped "TXDOT" found for corner;

South 59°48'51" East, a distance of 99.69 feet to a 1-inch iron rod found for corner;

South 68°04'06" East, a distance of 101.89 feet to the **POINT OF BEGINNING** and containing 4.0560 acres or 176,681 square feet of land, more or less.

OWNER DEDICATION

Now therefore, know all men by these presents:

That WP I-20 INVESTMENTS, LLC, does hereby certify and adopt this plat designating the herein above described property as LOTS 3R1 & 3R2, 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. WP I-20 INVESTMENTS, LLC, 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 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.
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 6th day of May, 2021.

By: WP I-20 INVESTMENTS, LLC

By: [Signature]
Name: Christian Alvarado, Partner

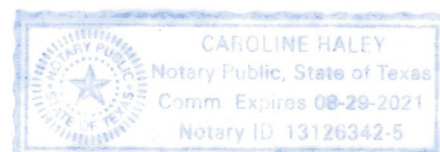
STATE OF TEXAS
COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 6th day of May, 2021

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



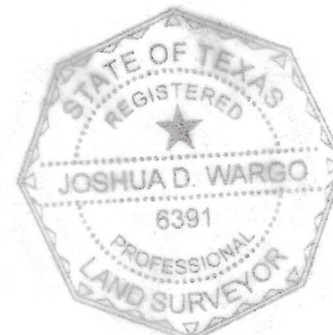
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202118996
05/13/2021 02:34 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E SLIDE 756
DATE _____

APPROVED BY CITY OF WILLOW PARK

APPROVED BY CITY COUNCIL
CITY OF WILLOW PARK
SIGNED: [Signature] 5/13/21
MAYOR DATE
SIGNED: [Signature] 5/13/21
CITY ADMINISTRATOR DATE
[Signature] 5/13/21
City Secretary



This is to verify that I, Joshua D. Wargo, 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 are properly marked on the ground, and that this plat correctly represents the survey from which it is made.

[Signature]
Joshua D. Wargo, RPLS
Texas Registration No. 6391

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the 11 day of May, 2021

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

**FINAL PLAT
LOTS 3R1 & 3R2, BLOCK A
CROWN BLUFF ADDITION**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	4/29/2021	069274102	2 OF 2