202010877 PLAT Total Pages: 1

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SH 1 OF 3	PLAT LAYOUT
SH 2 OF 3	EASEMENT LOCATIONS
SH 3 OF 3	DEDICATION

N
W E
S

GRAPHIC SCALE 1"=100'
100 0 100 200

TRACIE SWAYDEN LIVING TRUST
INST. NO. 201728201
O.R.P.C.T.

LOT 2, BLOCK 1
WILLOW PARK BAPTIST CHURCH
CABINET E, SLDIE 375
P.R.P.C.T.

1/2" IRON ROD FOUND
S73°23'56"E 71.58'
1/2" IRON ROD FOUND
S82°37'41"E 91.68'
1/2" IRON ROD FOUND
N49°22'49"E 235.61'
25' BUILDING LINE
10' UTILITY EASEMENT
MARY LOU DR. (60' R.O.W.)
30' BUILDING LINE
10' WATER ESMT.
S79°17'47"E 101.80'
30'
30'
39' BUILDING LINE
S49°43'00"E 39.60'
26' FIRELANE & UTILITY EASEMENT
15' SEWER EASEMENT

Δ 63°22'50"
R 380.00'
L 420.36
T 234.60
Ch B S47°36'22"E
Ch L 399.25'

Δ 29°34'46"
R 470.00'
L 242.64
T 124.09
Ch B S64°30'24"E
Ch L 239.96'

Δ 3°27'28"
R 620.00'
L 37.42
T 18.71
Ch B S47°59'17"E
Ch L 37.41'

POINT OF BEGINNING
N:6956259.321
E:2224350.2762
NAD 83, ZONE 4202 (GRID)

J.D. TOWLES DR. (60' R.O.W.)
S87°17'36"W 92.51'
P.O.C.
S48°28'58"W 57.27'

N04°31'01"E 399.75'
25' BUILDING LINE
15' DRAINAGE EASEMENT

CRAIG CRONJE UPSTROM
FIRST & SECOND TRACT
INST. NO. 2011782522
O.R.P.C.T.;

BAR-KO LAND COMPANY, LLC
INST. NO. 201902388
INST. NO. 201925444
INST. NO. 201925445
O.P.R.P.C.T.

LOT 1, BLOCK H
9.27 AC.
(403,945 S.F.)

ANGLE IRON FOUND
N21°53'09"W 185.12'
ANGLE IRON FOUND
N41°45'51"W 30.11'

30' DRAINAGE EASEMENT
15'
25' BUILDING LINE
10' UTILITY EASEMENT
S87°17'53"W 43.57'
25' BUILDING LINE
S79°02'08"W 390.21'
60'
55' R.O.W.

Δ 26°58'31"
R 725.00'
L 341.33
T 173.89
Ch B N73°48'38"E
Ch L 338.19'

5' RIGHT-OF-WAY DEDICATION
0.07 AC. (3,107 S.F.)

Δ 38°48'55"
R 255.00'
L 172.75
T 89.84
Ch B S67°53'25"W
Ch L 169.47'

LOT 5, BLOCK A
CROWN POINTE
ADDITION PHASE II
CABINET E, SLIDE 159
P.R.P.C.T.

30' 40'

MARY LOU DR. (70' R.O.W.)

LOT 1, BLOCK G
CROWN POINTE ADDN
PHASE 4
(PLAT PENDING)

J.D. TOWLES DR. (60' R.O.W. RECORDING PENDING)

LOT 1, BLOCK F
CROWN POINTE ADDN
PHASE 4
(PLAT PENDING)

LOT 1, BLOCK E
CROWN POINTE ADDN
PHASE 4
(PLAT PENDING)

I.H. 20 SERVICE RD.

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 4/15/20
Charles F. Stark, RPLS
Texas Registration No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

ACCT. NO.: 11708
SCH. DIST.: AL
CITY: CWP
MAP NO.: K-15

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

NOTE:

ALL PROPERTY CORNERS ARE ½ INCH IRON RODS WITH RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

Final Plat

Lot 1, Block H

CROWN POINTE ADDITION PHASE V

An Addition to the City of Willow Park
Parker County, Texas

Being 9.27 Acres Situated in the
McKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas

20954.007.000.00
20468.016.000.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET E, SLIDE 499
DATE

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

OWNER:
BAR-KO LAND COMPANY, LLC
2121 McLENDON ROAD
WEATHERFORD, TX 76088

JOB No. 404-9588
DATE FEB. 2020
SHEET 1 of 3

USER: CHUCK STARK
PLOTTED ON: 4/15/2020 3:56 PM
FILE NAME: R:\BARRON STARK CIVIL\PROJECTS\404-9588 - PROPOSED 150 UNIT INDEPENDENT LIVING\200 CAD\00 DWG\00 PLAT\404-9588 CROWN POINTE PH 5 FINAL PLAT.DWG