

Δ 22°29'53"  
R 310.00'  
L 121.73  
T 61.66  
Ch B N59°43'55"E  
Ch L 120.95'

Δ 23°10'59"  
R 620.00'  
L 250.86  
T 127.17  
Ch B S29°34'46"E  
Ch L 249.16'

Δ 57°44'53"  
R 325.00'  
L 327.57  
T 179.22  
Ch B N12°30'18"W  
Ch L 313.88'

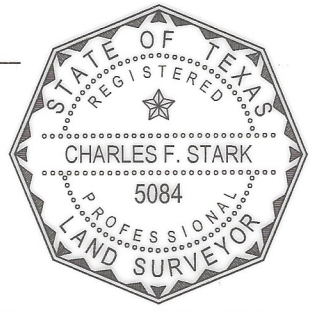
**NOTE:**  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED  
C.F. STARK, RPLS 5084

**NOTE:**  
BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

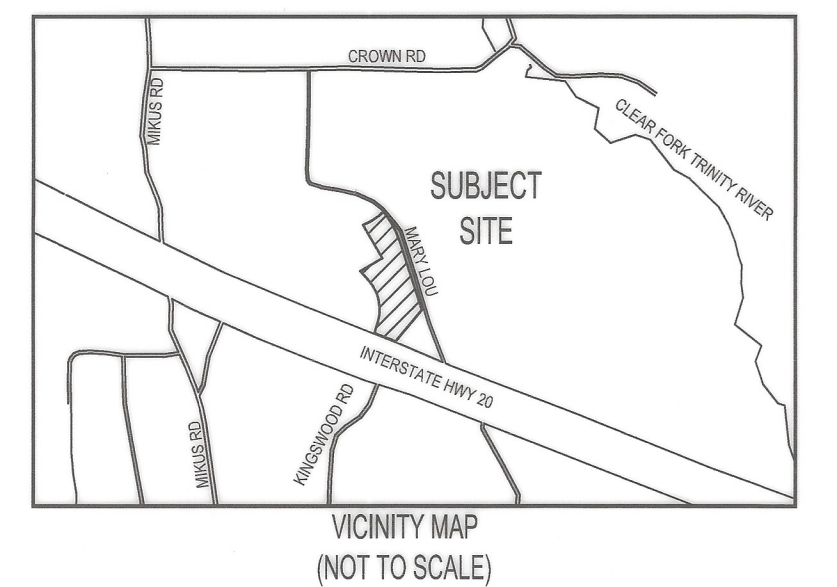
**FLOOD STATEMENT:**  
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED APRIL 05, 2019 MAP NO. 48367C0425F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

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.

*Charles F. Stark*  
Charles F. Stark, RPLS  
Texas Registration No. 5084  
8/5/21



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



202131831 PLAT Total Pages: 1

**APPROVED BY CITY OF WILLOW PARK**  
APPROVED BY CITY COUNCIL  
CITY OF WILLOW PARK  
SIGNED: *Jim Gray* 8-10-21  
MAYOR  
ATTEST: *Antonia Scott* 8/10/21  
CITY SECRETARY

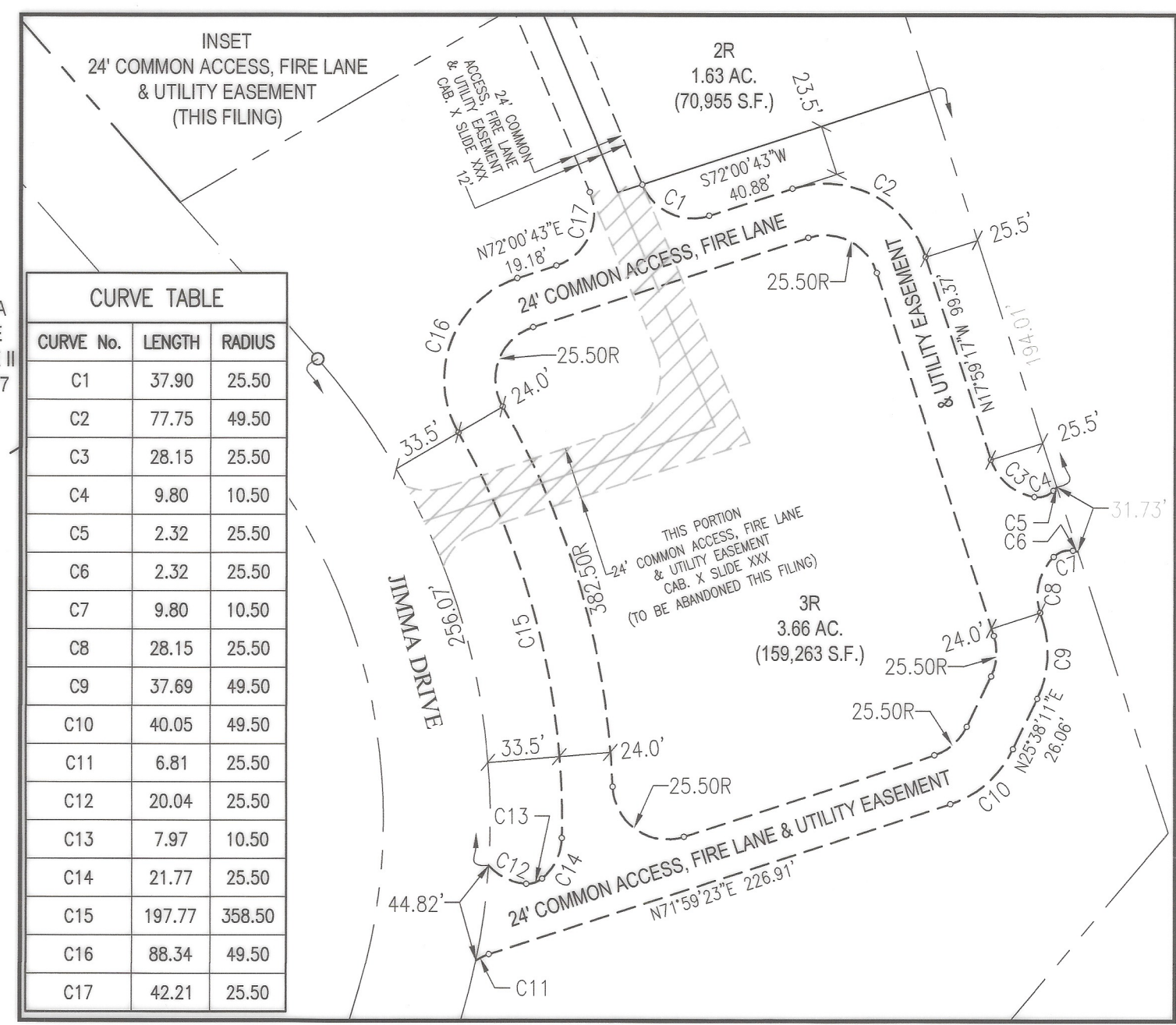
**OWNER DEDICATION:**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, MIT-MAR LAND, LP, acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as Lots 2R and 3R, Block E, CROWN POINTE ADDITION, PHASE IV, 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.

- MIT-MAR LAND, LP, herein certifies the following:
- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
  - The easements, streets, 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 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.
  - The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
  - 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 5<sup>th</sup> day of August, 2021.  
MIT-MAR LAND, LP,  
*Jim Martin*, Member  
STATE OF TEXAS  
COUNTY OF PARKER  
Before Me, the undersigned authority, on this day appeared Jim Martin, known to me to be the person whose name is subscribed to the forgoing instrument.  
Given under my hand and seal of office this the 5<sup>th</sup> day of August, 2021.

*Grant Read*  
Notary Public in and for the State of Texas  
Grant Read  
My Commission Expires  
10/11/2023  
ID No. 132206833



**CURVE TABLE**

CURVE No.	LENGTH	RADIUS
C1	37.90	25.50
C2	77.75	49.50
C3	28.15	25.50
C4	9.80	10.50
C5	2.32	25.50
C6	2.32	25.50
C7	9.80	10.50
C8	28.15	25.50
C9	37.69	49.50
C10	40.05	49.50
C11	6.81	25.50
C12	20.04	25.50
C13	7.97	10.50
C14	21.77	25.50
C15	197.77	358.50
C16	88.34	49.50
C17	42.21	25.50

Final Plat  
Lot 2R & 3R, Block E  
**CROWN POINTE ADDITION PHASE IV**

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

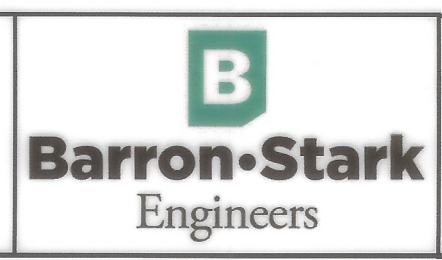
BEING a Re Plat of  
Lots 2 through 5, Block E, CROWN POINTE ADDITION PHASE IV  
an Addition to the City of Willow Park, Parker County, Texas  
according to the Plat recorded in  
Cabinet F, Slide 14, Plat Records  
Parker County, Texas

Also Being 5.29 Acres Situated in the  
WESLEY FRANKLIN SURVEY, Abstract No. 468  
City of Willow Park  
Parker County, Texas

COUNTY CLERK STAMP  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202131831  
08/12/2021 03:34 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

11712  
AL  
CWP  
K-15

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:**  
MIT-MAR LAND, LP  
66470 S. F.M. 56  
GLEN ROSE, TX. 76043

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET F, SLIDE 28  
DATE 8-12-21

USER: GARY GREEN PLOTTED ON: 8/5/2021 1:18 PM FILE NAME: N:\BARRON STARK\SWIFT ENGIN\107-DWG\107-5554-CROWN POINTE PH4 BLOCK E RE PLAT.DWG