

Δ	1°27'52"
R	300.00'
L	7.67'
T	3.83'
Ch B	N32°55'53"W
Ch L	7.67'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	48.01	525.00	5.24	S4°03'50"E	48.00
C2	87.27	450.00	11.11	N6°59'59"W	87.13
C3	101.41	275.00	21.13	N23°07'12"W	100.84

**GENERAL NOTES**

- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plot includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- Basis of Bearing for this plat is the Final Plat for Crown Valley Addition, Phase 2, Section 1 as recorded in Cabinet C, Slide 321, Plat Records Parker County, Texas.
- A portion of subject property lies within a FEMA designated flood plain or flood prone area, Parker County FIRM, Panel 48367C0300E, Effective Date Sept. 26, 2008.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All portions of this plat lie within the corporate city limits of the City of Weatherford.
- Visibility, access and maintenance easements:  
The area or areas shown on the plat as "VAM" (visibility, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- Crown Valley Drive is to be privately owned and maintained by Crown Valley Owners Association. Area designated by these street names is a private access, public utility easement platted as Lot 1, Block C
- All Lots within this plat shall include by reference a 5 foot utility easement along all front lot lines and a 5 foot utility and drainage easement along all rear and side lot lines.

**LEGAL DESCRIPTION**

Being a 10.22 acre tract of land situated in the Ann McCarver Survey, Abstract No. 910, in the City of Weatherford, Parker County, Texas and being a portion of the SSB Crown Valley Development, LLC tract as evidenced by deed recorded in CC #201817950, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly southwest corner of said 10.22 acre tract and the northwest corner of Lot 21, Block A, Crown Valley Addition Phase 2, Section 1, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet C, Slide 321, Plat Records Parker County, Texas, said iron rod also being in the east line Lot 2, Block 1, The Golf Club At Crown Valley, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet C, Slide 742 Plat Records Parker County, Texas;

THENCE North 6°41'40" West, with the Golf Club/10.22 acre tract common line, a distance of 351.25 feet to a set 1/2 inch iron rod;

THENCE North 5°19'11" West, continuing with the Golf Club/10.22 acre tract common line, a distance of 251.74 feet to a found 1/2 inch iron rod;

THENCE North 5°41'03" West, continuing with the Golf Club/10.22 acre tract common line, a distance of 284.58 feet to a set 1/2 inch iron rod;

THENCE North 16°13' 22" West, continuing with the Golf Club/10.22 acre tract common line, a distance of 68.97 feet, to a set 1/2 inch iron rod;

THENCE North 37°04'22" West, continuing with the Golf Club/10.22 acre tract common line, a distance of 20.21 feet to a found 5/8 inch iron rod;

THENCE North 56°03'26" East, leaving the Golf Club/10.22 acre tract common line, a distance of 195.67 feet to a found 5/8 inch iron rod for the beginning of a curve to the right having a radius of 300.00 feet, a central angle of 127°52', and a long chord bearing North 32°55'53" West, 7.67 feet;

THENCE along said curve to the right an arc distance of 7.67 feet to a found 5/8 inch iron rod;

THENCE North 57°32'46" East a distance of 145.95 feet to a found 5/8 inch iron rod for the northeast corner of said 10.22 acre tract, said iron rod also being in the west line of Lot 9, Ridgewood, an addition to the City of Willow Park, Texas as recorded in Volume 362-A, Page 81 Plat Records Parker County, Texas;

THENCE South 31°06'26" East, with the Ridgewood/10.22 acre tract common line, a distance of 575.79 feet to a set 1/2 inch iron rod;

THENCE South 0°06'58" East, continuing with the Ridgewood/10.22 acre tract common line, a distance of 266.65 feet to a set 1/2 inch iron rod for the southwest corner of Lot 14, Ridgewood, said iron rod also being in the north line of Lot 1, Holt Addition, an addition to the City of Willow Park, Texas as recorded in Cabinet C, Slide 765 Plat Records Parker County, Texas;

THENCE South 88°39'00" West, with the Holt Addition/10.22 acre tract common line, a distance of 166.94 feet to a set 1/2 inch iron rod;

THENCE North 1°31'04" East, continuing with the Holt Addition/10.22 acre tract common line, a distance of 209.71 feet to a set 1/2 inch iron rod;

THENCE North 88°28'41" East, continuing with the Holt Addition/10.22 acre tract common line, a distance of 23.47 feet to a set 1/2 inch iron rod;

THENCE South 1°21'42" East, continuing with the Holt Addition/10.22 acre tract common line, a distance of 170.66 feet to a set 1/2 inch iron rod for the southwest corner of Lot 2, Holt Addition, said iron rod also being in the north line of Lot 2, Block B, Crown Valley Addition Phase 2, Section 1;

THENCE South 88°36'42" West, with the Crown Valley Section 1/10.22 acre tract common line, a distance of 138.63 feet to a set 1/2 inch iron rod;

THENCE North 6°39'12" West, continuing with the Crown Valley Section 1/10.22 acre tract common line, a distance of 22.68 feet to a set 1/2 inch iron rod;

THENCE South 83°18'20" West, continuing with the Crown Valley Section 1/10.22 acre tract common line, a distance of 190.00 feet to the Point of Beginning and Containing 445,320 square feet, 10.22 acres of land, more or less.

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SSB Crown Valley Development, LLC acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Crown Valley Addition, Phase 2, Section 2, an addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple, to the public use forever, rights-of-way, and other public improvements shown thereon. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated 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 Council of the City of Weatherford. In addition, 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 public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, 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 in said easements. The City of Weatherford and public utility entities shall at all times have the full 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 without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulation and resolutions of the City of Weatherford, Texas.

WITNESS, my hand this the 27th day of November, 2018.

BY: Steven S. Brown  
Name: STEVEN S. BROWN  
Title: MEMBER

ACCT. NO.: 11716  
SCH. DIST.: AL  
CITY: CROWN VALLEY  
MAP NO.: R-15  
all in cwr

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared STEVEN S. BROWN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

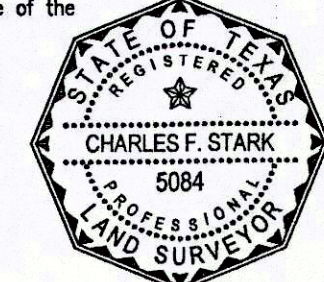
Given under my hand and seal of office, this 27th day of November, 2018.

Robin Turner  
Notary Public in and for the State of Texas  
08-07-21  
My Commission Expires  
ROBIN TURNER  
Notary Public, State of Texas  
Comm. Expires 08-07-2021  
Notary ID 131235974

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

KNOW ALL MEN BY THESE PRESENTS: That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark 11/26/18  
Charles F. Stark, RPLS  
Texas Registration No. 5084



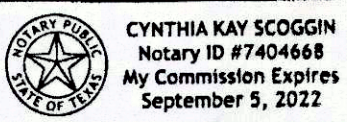
STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles F. Stark, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 26th day of November, 2018.

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

SEPTEMBER 5 2023  
My Commission Expires On:



FINAL PLAT - Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas:

RECOMMENDED BY:  
Pat Schmidt  
Signature of Chairperson

Planning and Zoning Board  
City of Weatherford, Texas  
11/14/18  
Date of Recommendation

APPROVED BY:  
King Amey  
Signature of Mayor

City Council  
City of Weatherford, Texas  
11/27/18  
Date of Approval

WITNESSED BY:  
Malinda Nowell  
City Secretary

12/6/18  
Date

**FINAL PLAT  
CROWN VALLEY ADDITION  
PHASE 2, SECTION 2**

LOCATED IN  
THE ANN MCCARVER SURVEY, ABSTRACT No. 910

CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
24 RESIDENTIAL LOTS  
10.22 ACRES

**E 202**

NOVEMBER 2018 PROJECT #362-9480 SHEET 1 of 1

**B**  
**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 / DEVELOPER**  
SSB CROWN VALLEY DEVELOPMENT, LLC  
1409 Summit Avenue  
Fort Worth, TX 76102  
817-371-6776

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201831464  
12/17/2018 02:37 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT