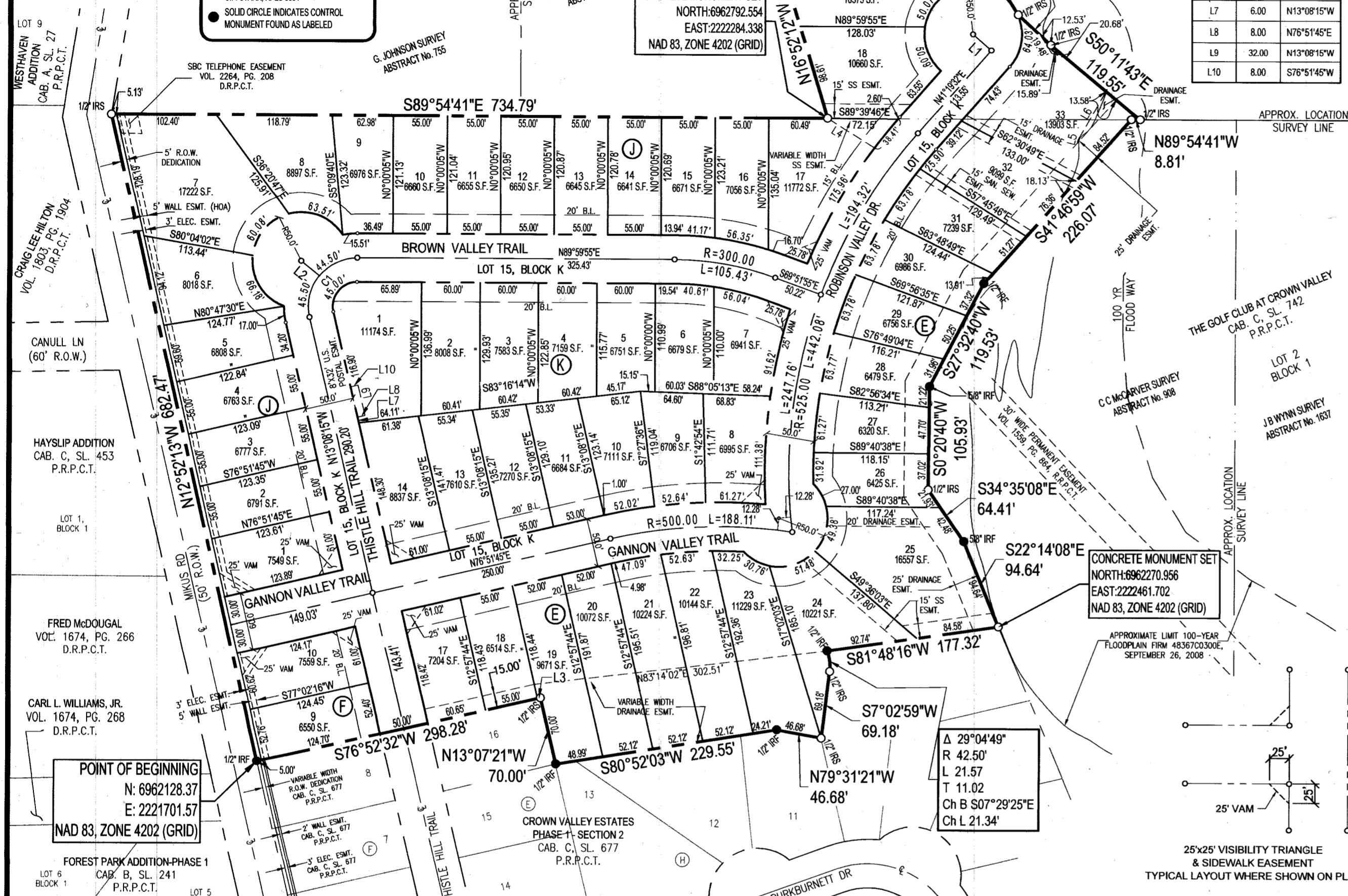


**SYMBOL LEGEND:**  
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED C.F. STARK, RPLS 5084  
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	90.00	50.00	103° 08' 10"	S38° 25' 50"W	78.33

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	25.00	N48°40'28"W
L2	24.22	N50°59'54"W
L3	2.92	S76°52'32"W
L4	56.68	S57°45'46"E
L5	3.93	N14°09'39"E
L6	56.92	N29°52'40"E
L7	6.00	N13°08'15"W
L8	8.00	N76°51'45"E
L9	32.00	N13°08'15"W
L10	8.00	S76°51'45"W



- 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 plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
  - Bearings and 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.
  - 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.

- All streets shall be privately owned and maintained by the Home Owners Association. Association. Area designated by these street names is a private access, public utility easement platted as Lot 15, Block K.
- All Lots in this subdivision are subject to the following building line set backs:  
Front = 20 feet  
Side = 5 feet  
Rear = 15 feet  
Corner Lot Side Building Setback = 15'
- 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.
- All portions of the Sanitary Sewer Easement recorded in Volume 1559, Page 864 within the bounds of this plat have been abandoned. Refer Clerk Document No. 202036773.

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET **E** SLIDE **626**

COUNTY CLERK STAMP  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Lila Deakle  
 202040746  
 12/08/2020 11:54 AM  
 Fee = 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

STATE OF TEXAS  
 COUNTY OF PARKER  
 I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.  
 Charles F. Stark, RPLS  
 Texas Registration No. 5084  
 DATE: 11/16/20



LEGAL DESCRIPTION  
 Being a 12.92 acre tract of land situated in the C.C. McCarver Survey, Abstract No. 908, and the Nathaniel Watson Survey, Abstract No. 1665, in the City of Weatherford, Parker County, Texas, being that certain tract of land described in deed to MIT-MAR LAND, LP, recorded in Instrument Number 202005999, Official Public Records Parker County, Texas and being more particularly described, as follows:

BEGINNING at a found 1/2 inch iron rod in the east line of Mikus Road, for the most westerly southwest corner of said 12.92 acre tract and being South 76°52'32" West, a distance of 3.26 feet from the northwest corner of Lot 8, Block F, Crown Valley Estates Phase 1, Section 2, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet C, Slide 677, Plat Records Parker County, Texas;

THENCE North 12°52'13" West, with the east line of Mikus Road, a distance of 682.47 feet to a set 1/2 inch iron rod for the northwest corner of said 12.92 acre tract, said iron rod also being the southwest corner of that certain City of Weatherford tract as evidenced by deed recorded in Volume 280, Page 201, Deed Records Parker County, Texas;

THENCE South 89°54'41" East, with the City of Weatherford/12.92 acre tract common line, a distance of 734.79 feet to a set 1/2 inch iron rod for an interior ell corner of said 12.92 acre tract;

THENCE North 16°52'12" West, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 199.31 feet to a set 1/2 inch iron rod;

THENCE North 68°54'37" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 64.85 feet to a set 1/2 inch iron rod;

THENCE South 33°37'07" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 49.85 feet to a set 1/2 inch iron rod;

THENCE South 32°01'36" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 62.41 feet to a set 1/2 inch iron rod;

THENCE South 47°04'26" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 45.56 feet to a set 1/2 inch iron rod;

THENCE South 50°11'43" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 119.55 feet to a set 1/2 inch iron rod for the most easterly corner of said 12.92 acre tract, said iron rod also being on the north line of 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 89°54'41" West, with the Golf Club/12.92 acre tract common line, a distance of 8.81 feet to a set 1/2 inch iron rod;

THENCE South 41°46'59" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 226.07 feet to a found 1/2 inch iron rod;

THENCE South 27°32'40" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 119.53 feet to a found 5/8 inch iron rod;

THENCE South 0°20'40" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 105.93 feet to a set 1/2 inch iron rod;

THENCE South 34°35'08" East, continuing with the Golf Club/12.92 acre tract common line, a distance of 64.41 feet to a found 5/8 inch iron rod;

THENCE South 22°14'08" East, continuing with the Golf Club/12.92 acre tract common line, a distance of 94.64 feet to a set 1/2 inch iron rod for the most easterly southeast corner of said 12.92 acre tract and the northeast corner of Lot 10, Block H, Crown Valley Estates Phase 1, Section 2;

THENCE South 81°48'16" West, with the Phase 1, Section 2/12.92 acre tract common line, a distance of 177.32 feet to a found 1/2 inch iron rod for the beginning of a non-tangent curve to the right having a radius of 42.50 feet, a central angle of 29°04'49", and a long chord bearing South 7°29'25" East, 21.34 feet;

THENCE along said curve to the right, continuing with the Phase 1, Section 2/12.92 acre tract common line, an arc distance of 21.57 feet to a set 1/2 inch iron rod;

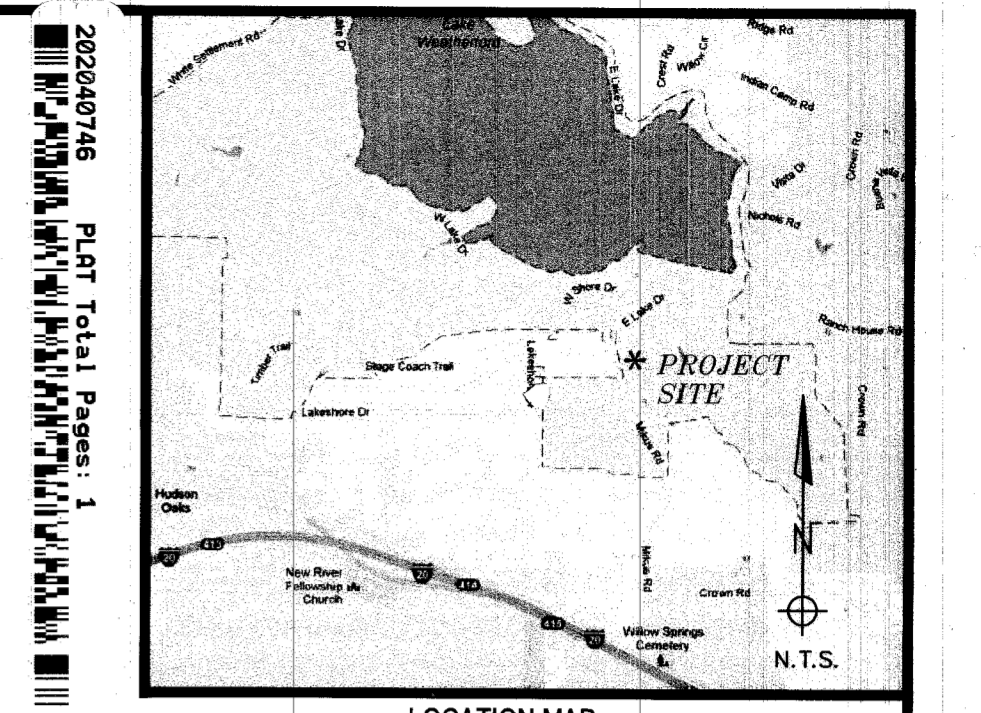
THENCE South 70°25'59" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 69.18 feet to a set 1/2 inch iron rod;

THENCE North 79°31'21" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 46.68 feet to a found 1/2 inch iron rod;

THENCE South 80°52'03" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 229.55 feet to a found 1/2 inch iron rod;

Approval by Planning & Zoning Commission  
 This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration and approval.  
 Dated this 7 day of December 2020  
 By: [Signature]  
 ATTEST: Malinda Nowell, Secretary

Approval by City Council  
 This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.  
 Dated this 7 day of December 2020  
 By: [Signature]  
 ATTEST: Malinda Nowell, Secretary



OWNER'S DEDICATION  
 State of Texas }  
 County of Parker }  
 Date: November 16, 2020

I, the undersigned, owner of the land shown on this plat, and designated herein as Lots 17 through 33, Block E, Lots 9 & 10, Block F, Lots 1 through 20, Block J and Lots 1 through 15, Block K, Crown Valley Phase 1, Section 3, a subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

MIT-MAR LAND, LP  
 2098.001.000.60  
 2098.001.001.00  
 2098.001.000.50  
 2098.001.000.00  
 21665.001.000.00  
 Jim Martin, Member  
 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 Jim Martin, Member of MIT-Mar Land, LP, 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 16 day of November, 2020.  
 R. CHENAULT  
 Notary Public  
 State of Texas  
 ID # 129431195  
 Comm. Expires 05/20/21

My Commission Expires On:  
 RAISED by Lien Holder Ciena Bank  
 by J. Steven Bartley (President)  
 J. Steven Bartley (Pres.)  
 Given under my hand and seal of office  
 This 16th day of Nov. 2020  
 R. CHENAULT  
 Notary Public  
 State of Texas  
 ID # 129431195  
 Comm. Expires 05/20/21

Final Plat  
 Lots 17 through 33, Block E  
 Lots 9 & 10, Block F  
 Lots 1 through 20, Block J  
 and  
 Lots 1 through 15, Block K  
**CROWN VALLEY ESTATES**  
 Phase 1, Section 3  
 Situated in the  
 C.C. MCCARVER SURVEY, ABSTRACT No. 908  
 and the  
 NATHANIAL WATSON SURVEY, ABSTRACT No. 1665  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
 53 RESIDENTIAL LOTS  
 12.92 ACRES