

Owner Dedication:

Now therefore, know all men by these presents:

That MIT-MAR LAND LP and 121 JIMMA WP LLC, acting herein by and through their duly authorized officers, do hereby certify and adapt this plat designating the herein above described property as Lots 1R-1 and 2R, Block F, CROWN POINTE ADDITION PH 4 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 and 121 JIMMA WP LLC herein certifies the following:

- The public improvements and dedication shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use areas, as shown hereon, are dedicated for the public use forever and for the purpose 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 easement 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 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 and regulations of the City of Willow Park, Texas.

WITNESS, our hands the 4 day of April, 2025

MIT-MAR LAND LP

By: A. Joe Mitchell, Jr.
Name: A. Joe Mitchell, Jr.
Title: Manager

121 JIMMA WP LLC

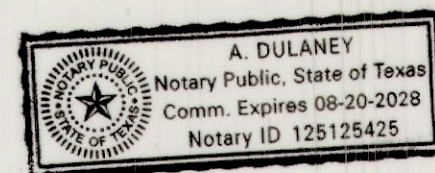
By: Jerry Dipple
Name: Jerry Dipple
Title: President

STATE OF TEXAS
COUNTY OF Parker

Before me, the undersigned authority on this day personally appeared A. Joe Mitchell, Jr. known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 4 day of April, 2025.

A. Dulaney
Notary Public in and for The State of Texas



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:
MIT-MAR LAND LP
5189 E. INTERSTATE 20
WILLOW PARK, TX 76087
CONTACT:
817-447-2255

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 4/2/24
Date
Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084

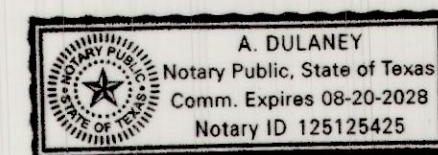
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STATE OF TEXAS
COUNTY OF Parker

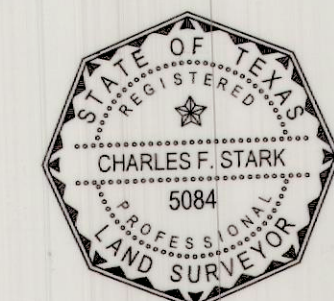
Before me, the undersigned authority on this day personally appeared Jerry Dipple known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 4 day of April, 2025.

A. Dulaney
Notary Public in and for The State of Texas



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



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

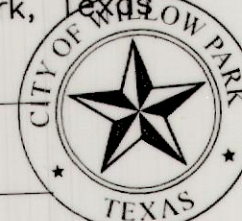
G-089

FINAL PLAT

Approved by the City of Willow Park

APPROVED BY:

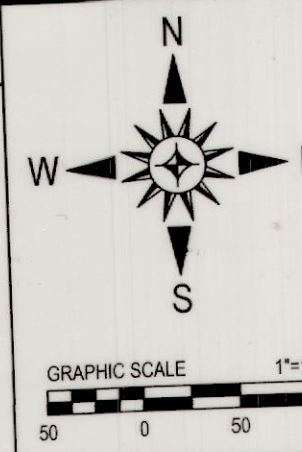
Signed: Paul M... 4/07/25
Mayor Date
Signed: Anna Mc... 4/07/25
City Secretary Date



COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202509316
04/09/2025 03:30 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 25 feet
Rear Building Line = 25 feet
Side Building Line = 10 feet
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Lot 2R = 6.00 acres and Lot 1R-1 = 2.33 acres.
- 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, Texas, dated April 05, 2019 Map No. 48367C0425F, and for Parker County, Texas, the property described herein does not appear to lie within a special flood hazard area.
- 25' Firelane & Cross Access Easement created in Cabinet F, Slide 749 is abandoned in its entirety by this plat.

LEGAL DESCRIPTION

BEING 8.33 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, Parker County, Texas, and being all of Lots 1R and 2, Block F, Crown Pointe Addition Phase 4, an addition to the City of Willow Park, Texas as recorded in Cabinet F, Slide 749, Plat Records Parker County, Texas and being more particularly described, as follows:

BEGINNING at a found 1/2-inch iron rod at the intersection of the east line of J.D. Towles Drive, and the north line of Interstate Highway 20;

THENCE along the east line of said J.D. Towles Drive, North 22°30'34" East, a distance of 100.23 feet to a 1/2" capped iron rod found stamped "Barron Stark" at the beginning of a curve to the right, whose radius is 670.0 feet and whose long chord bears North 49°09'16" East, a chord distance of 601.02 feet;

THENCE along the east line of said J.D. Towles Drive and along said curve to the right, passing through a central angle of 53°17'52", an arc distance of 623.25 feet, to a 1/2" capped iron rod found stamped "Barron Stark" at the beginning of a corner clip formed by the east line of J.D. Towles Drive and the south line of Jimma Drive;

THENCE South 56°56'05" East, along said corner clip, a distance of 27.57 feet to a 1/2" capped iron rod found stamped "Barron Stark";

THENCE South 10°20'35" East, continuing with said southwest line, a distance of 61.74 feet to a 1/2" capped iron rod found stamped "Barron Stark" at the beginning of a curve to the left, whose radius is 325.00 feet and whose long chord bears South 25°51'40" East, a chord distance of 173.90 feet;

THENCE along the south line of Jimma Drive and along said curve to the left, passing through a central angle of 31°02'10", an arc distance of 176.05 to a 1/2-inch capped iron rod found stamped "Barron Stark";

THENCE South 41°22'45" East, continuing along the southern line of Jimma Drive, a distance of 238.73 feet to a 1/2" capped iron rod found stamped "Barron Stark" at the beginning of a curve to the right, whose radius is 275.00 feet and whose long chord bears South 12°30'18" East, a chord distance of 265.59 feet;

THENCE along said curve to the right in a southwesterly direction continuing with said southern line passing through a central angle of 57°44'53", an arc distance of 277.17 feet to a 1/2" capped iron rod found stamped "Barron Stark";

THENCE South 16°22'09" West, continuing with the west line of Jimma Drive a distance of 132.17 feet to a found 1/2-inch iron rod found stamped "Barron Stark" in the west line of Jimma Drive;

THENCE North 68°29'20" West, along the north line of the Interstate Highway No. 20 a distance of 569.75 feet to a found 1/2 inch iron rod found stamped "Barron Stark" in the north line of the Interstate Highway No. 20, at the beginning of a curve to the right, whose radius is 11377.75 and whose long chord bears North 67°42'40" West, a chord distance of 271.36 feet, passing through a central angle of 1°21'59", an arc distance of 271.36 feet to the POINT OF BEGINNING and containing 8.33 acres (362,821 square feet) of land, more or less.

FINAL PLAT

Lot 1R-1 & 2R, Block F

Crown Pointe Addition Phase 4

An Addition to the City of Willow Park

Situated in the

McKinney & Williams Survey Abstract No. 954

Wesley Franklin Survey, Abstract No. 468

Being a Replat Of

Lots 1R and 2, Block F

Crown Pointe Addition Phase 4

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

According to the the Plat recorded in

Cabinet F, Slide 749

Plat Records, Parker County Texas.

MARCH 2025

JOB No. 505-10524
MARCH, 2025

SHEET
1 of 1