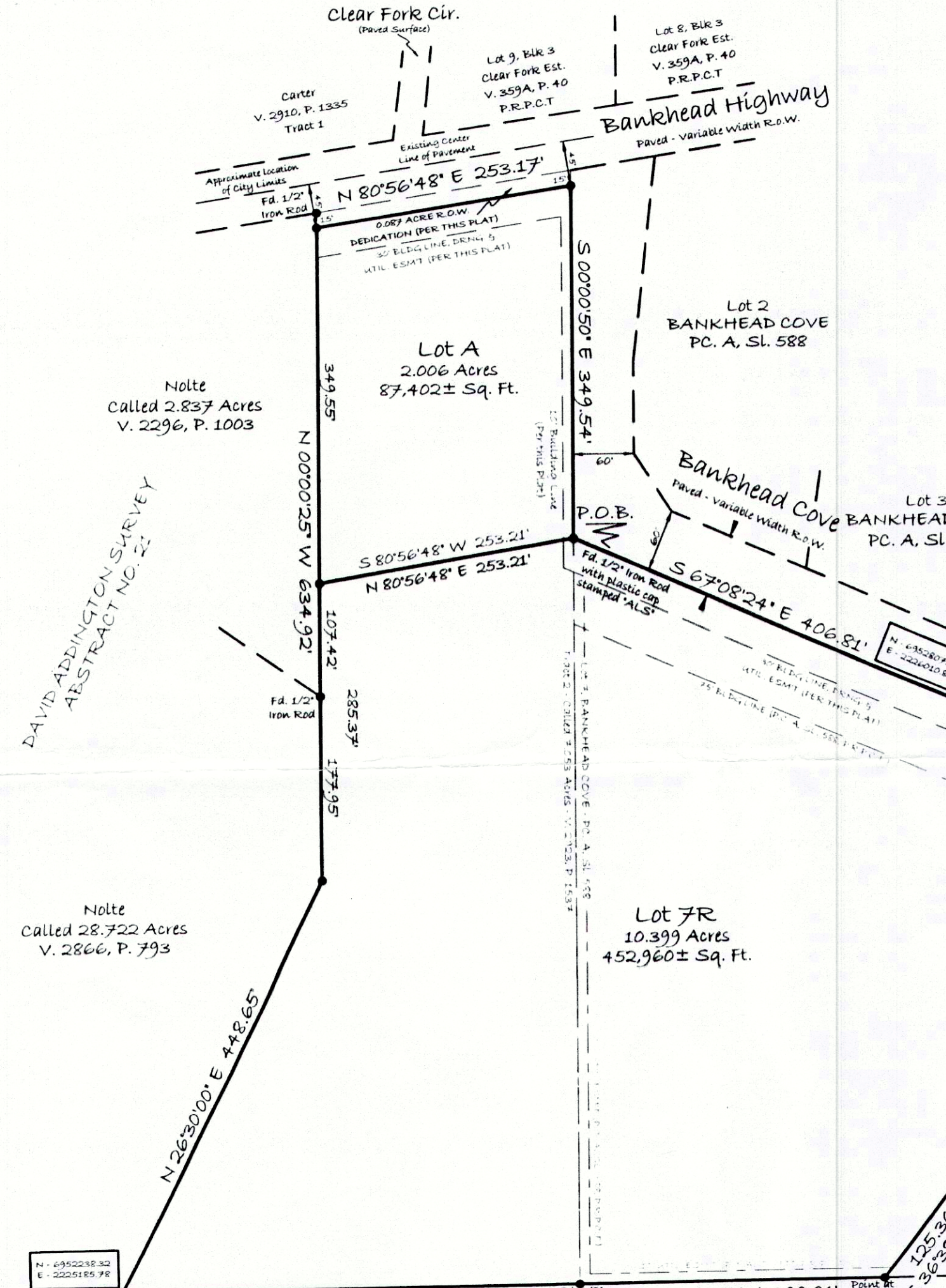
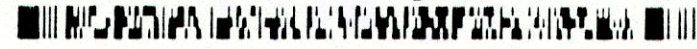


THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

FIRST NATIONAL BANK OF WEATHERFORD  
220 PALO PINTO ST.  
WEATHERFORD, TX 76086  
817-598-4900

201510322 PLAT Total Pages: 1



Nolte  
Called 28.722 Acres  
V. 2866, P. 793

Lot A  
2.006 Acres  
87,402 ± Sq. Ft.

Lot 7R  
10.399 Acres  
452,960 ± Sq. Ft.

LEGAL DESCRIPTION:  
STATE OF TEXAS  
COUNTY OF PARKER

Whereas, Daniel Ray Morgan & Kresta Morgan, being the owners of LOT 7, BANKHEAD COVE, an addition in Parker County, according to the plat as recorded in Plat Cabinet A, Slide 588, Plat Records, Parker County, Texas. Together with Trinity Classic Homes, LLC being the owner of a 7.055 acres tract of land out of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, Parker County, Texas; being all of Tract 2 as conveyed to Trinity Classic Homes, LLC in Volume 2923, Page 1537, Official Public Records, Parker County, Texas; and all of LOT 7, BANKHEAD COVE, as conveyed to Morgan in Clerk File 201324032, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING, at a found 1/2" iron rod with plastic cap stamped "ALS" in the east line of said Trinity Classic Homes, LLC tract, at the apparent northwest corner of said LOT 7, BANKHEAD COVE, same being the southwest corner of the south right of way of Bankhead Cove, a paved surface, for an ell corner and the beginning corner of this tract.

THENCE S 67°08'24" E 406.81 feet along the south right of way line of said Bankhead Cove, to a found 3/8" iron rod at the occupied northerly corner of said LOT 7 & LOT 6, BANKHEAD COVE, for the northeast corner of this tract. WHENCE a found 3/8" iron rod bears S 67°08'24" E 8.63 feet.

THENCE S 0°00'50" E 461.04 feet along the common line of said LOT 7 & said LOT 6, to a point, for a corner of this tract. WHENCE a found 1/2" iron rod with plastic cap stamped "ALS" bears N 1°32'17" W 0.89 feet.

THENCE S 36°38'20" W 125.36 feet along the common line of said LOT 7 & said LOT 6, to a point at a steel fence corner post in the north line of McDAVID ESTATES, PHASE V, according to the plat as recorded in Plat Cabinet B, Slide 245, P.R.P.C.T., for the southeast corner of this tract.

THENCE S 89°23'04" W 300.01 feet along the common line of said BANKHEAD COVE & said McDAVID ESTATES, PHASE V, to a found 1/2" iron rod at the southerly common corner of said LOT 7 & said Trinity Classic Homes, LLC tract, for a corner of this tract.

THENCE S 89°30'43" W along the common line of said Trinity Classic Homes, LLC tract & said McDAVID ESTATES, PHASE V, passing the northeast corner of McDAVID ESTATES, PHASE VI, according to the plat as recorded in Plat Cabinet B, Slide 335, P.R.P.C.T., continuing with the common line of said Trinity Classic Homes, LLC tract & said McDAVID ESTATES, PHASE VI, for a distance of 450.40 feet to a found 1/2" iron rod, at the southeast corner of a called 28.722 acres tract of land described in Volume 2866, Page 793, O.P.R.P.C.T., for the southwest corner of this tract.

THENCE N 26°30'00" E 448.65 feet along the common line of said 28.722 acres tract & said Trinity Classic Homes, LLC tract, to a set 1/2" iron rod with plastic cap stamped "Carter Aleo", for a corner of this tract.

THENCE N 0°00'25" W at 177.95 feet pass the easterly common corner of said 28.722 acres tract & a 2.837 acres tract of land described in Volume 2296, Page 1003, O.P.R.P.C.T., for a total distance of 650.11 feet, to a found 1/2" iron rod, in the south right of way line of Bankhead Highway, a paved surface, for the northwest corner of this tract.

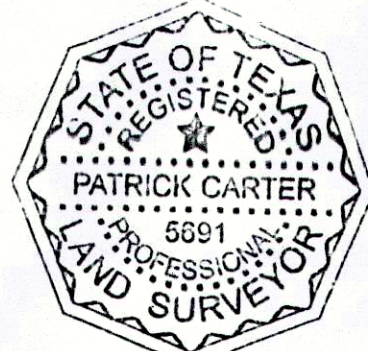
THENCE N 80°56'48" E 253.17 feet to a set 1/2" iron rod with plastic cap stamped "Carter Aleo", at the intersection of the south right of way line of said Bankhead Highway & the west right of way line of said Bankhead Cove, for the northeast corner of this tract.

THENCE S 0°00'50" E 344.73 feet along the west right of way line of said Bankhead Cove to the POINT OF BEGINNING. Bearings derived from G.P.S. observations performed by Carter Surveying & Mapping, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202.

Surveyor's Certification

I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5691, 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.

Patrick Carter, Registered Professional Land Surveyor No. 5691  
Carter Surveying & Mapping, Inc.  
208 S. Front Street - Aledo, Texas 76008  
ANO1063-PLAT - JUNE 2014



STATE OF TEXAS  
COUNTY OF PARKER  
Approved by the Commissioner of the Court of Parker County, Texas,  
this the 16 day of May, 2015

County Judge  
James A. Galey Commissioner Precinct 1  
Carl Wald Commissioner Precinct 3  
Carolyn Commissioner Precinct 2

OWNER - CALLED 7.055 ACRES:  
TRINITY CLASSIC HOMES, LLC  
ATTN: DANIEL MORGAN  
P.O. BOX 1894  
BURLESON, TX 76097  
817-680-9556

OWNER - LOT 7:  
DANIEL & KRESTA MORGAN  
7 BANKHEAD COVE  
ALEDO, TX 76008

SURVEYOR:  
PATRICK CARTER, RPLS 5691  
CARTER SURVEYING & MAPPING  
208 S. FRONT ST. - PO BOX 651  
ALEDO, TX 76008  
817-441-5263 (F) 817-441-1033

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*

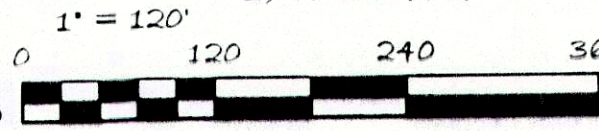
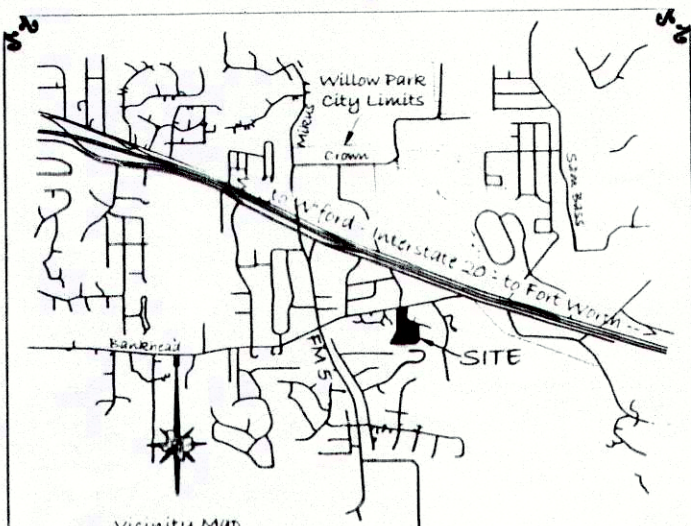
201510322  
05/26/2015 10:54 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

**CITY OF WILLOW PARK**

*R.L. Henderson* Mayor  
DATE: 3/10/15

*Camille Butts* City Secretary  
DATE: 3/12/15

*[Signature]* City Administrator



**D-412**

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Trinity Classic Homes, LLC, owner, does hereby certify and adopt this plat designating the herein above described property as LOT A & LOT 7R, BANKHEAD COVE, an addition in the E.T.J. of the City of Willow Park, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Trinity Classic Homes, LLC, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, 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 of Willow Park.
- The City of Willow Park 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 public utilities being subordinate to the public's and City use thereof.
- The City of Willow Park and public utilities 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 the easements.
- The City of Willow Park and public utilities 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.
- All modifications to this document shall be by means of plat and approved by the City of Willow Park.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

THE STATE OF TEXAS  
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

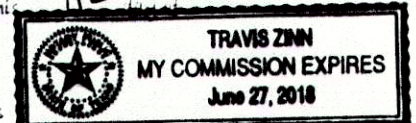
WITNESS, my hand, this the 11th day of March, 2015

Daniel Morgan (Lot 7)  
Kresta Morgan (Lot 7)  
Daniel Morgan (7.005 Acres)  
Trinity Classic Homes, LLC

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Daniel Morgan, 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 consideration therein expressed.

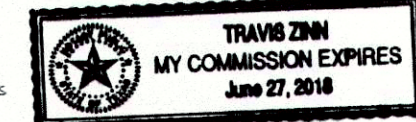
March, 2015.  
Travis Zinn  
Notary Public in and for the State of Texas



STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Kresta Morgan, 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 consideration therein expressed.

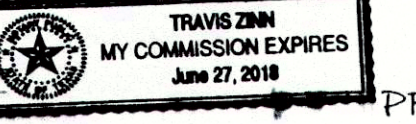
March, 2015.  
Travis Zinn  
Notary Public in and for the State of Texas



STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Daniel Morgan, 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 consideration therein expressed.

March, 2015.  
Travis Zinn  
Notary Public in and for the State of Texas



ACCT. NO.: 4470000000  
SCH. DIST.: A2  
CITY: Aledo  
MAP NO.: R-16

UTILITY EASEMENTS NOTE

ANY PUBLIC FRANCHISE UTILITY, INCLUDING THE CITY OF WILLOW PARK, SHALL HAVE THE RIGHT TO USE, MAINTAIN, REPAIR, REPLACE, OR REMOVE ANY OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS, ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS NOTE

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOOD HAZARD NOTE

AT THE TIME OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" AREAS, DETERMINED TO BE LOCATED OUTSIDE THE 200 ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 14504002E, DATED SEPTEMBER 2008 FOR UP TO DATE FLOOD HAZARD INFORMATION, PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV).

SURVEYOR'S NOTES

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST & ENCUMBER THIS PROPERTY.

PROPERTY CORNERS

ALL CORNERS ARE SET 1" INCH IRON RODS WITH CRANIE PLASTIC CAP STAMPED "CARTER 5691" UNLESS OTHERWISE NOTED.

MODIFICATION & LIEN NOTE

ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF WILLOW PARK.

ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

ENCUMBRANCES, RESTRICTIONS & COVENANTS  
IF ENCUMBRANCES, RESTRICTIONS OR COVENANTS WILL BE REMOVED BY THIS REPLAT

SPECIAL NOTICE

SELLING A PORTION OF THIS ASSESSOR BY METES AND BOUNDARIES IS A VIOLATION OF LOCAL AND STATE LAW AND IS SUBJECT TO FINES, WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.

BEFORE CONSTRUCTION

BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING THE RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

WATER & SEWER SERVICES

WATER IS PROVIDED BY PRIVATE ON-SITE FACILITIES.

SEWER IS PROVIDED BY PRIVATE ON-SITE FACILITIES

GROUNDWATER CERTIFICATION

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN RELATED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 252.002. BUYER IS TO QUESTION THE SELLER AS TO THE AVAILABILITY.

DRAINAGE NOTE

NO LOT TO LOT DRAINAGE WILL BE ALLOWED.

PURPOSE OF REPLAT NOTE

THE PURPOSE OF THIS REPLAT IS TO REARRANGE TO LOT 7 AND CREATE LOT A.

E.T.J. STATEMENT

THIS PROPERTY IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK.

COVENANTS AND RESTRICTIONS STATEMENT

THIS REPLAT SUBJECT TO THE RESTRICTIVE COVENANTS LISTED IN VOLUME 1582, PAGE 1245, P.R.P.C.T.

LAND USE TABLE:

TOTAL GROSS ACREAGE	12.492
NUMBER OF RESIDENTIAL LOTS	2
NUMBER OF NON-RESIDENTIAL LOTS	N/A
NON-RESIDENTIAL ACREAGE	N/A
RESIDENTIAL ACREAGE	12.405
PRIVATE PARK ACREAGE	N/A
PUBLIC PARK ACREAGE	N/A
STREET & ALLEY ACREAGE	0.087

PRELIMINARY REPLAT

LOT A & LOT 7R, BANKHEAD COVE, an addition to the E.T.J. of the City of Willow Park, Parker County, Texas

A 12.405 acres subdivision of 7.055 acres out of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, Parker County, Texas and LOT 7, BANKHEAD COVE, according to the plat as recorded in Plat Cabinet A, Slide 588, Plat Records, Parker County, Texas

Survey Date: June 2014  
Plat Date: February 2015

**CARTER SURVEYING & MAPPING, INC.**  
208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008  
(P) 817-441-LAND (5263) - (F) 817-441-1033

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10370.001.007.00