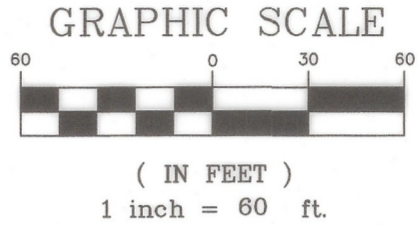


SHEET 2 OF 3
SHEET 1 OF 3

LOT 6 BLOCK 8
LOT 5 BLOCK 8
LOT 4 BLOCK 8
LOT 3 BLOCK 8

LOT 2R1, BLOCK 8
14.687 ACRES
(639,772 Sq. Ft.)



LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'JBI' SET
(CM)	CONTROLLING MONUMENT
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
NTS	NOT TO SCALE
P.R.P.C.T.	MAP RECORDS, PARKER COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.E.	WATER EASEMENT

202229545 PLAT Total Pages: 4

18355.008.002.00

18355
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CWP
K-15

FINAL PLAT
THE RESERVES AT TRINITY
LOT 2R1, BLOCK 8
BEING A REPLAT OF LOT 2R, BLOCK 8
THE RESERVES AT TRINITY
INST. NO. 202115581, PLAT RECORDS,
PARKER COUNTY, TEXAS

14.687 ACRES OUT OF THE
W. FRANKLIN SURVEY, ABSTRACT NO. 468
J. FROMAN SURVEY, ABSTRACT NO. 471
M. EDWARDS SURVEY, ABSTRACT NO. 1195

CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

CANVAS WP OWNER, LP **OWNER/DEVELOPER**

206 N. Main Street (713) 851-6592
Wheaton, IL, 60187
Contact: John Morgan

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**

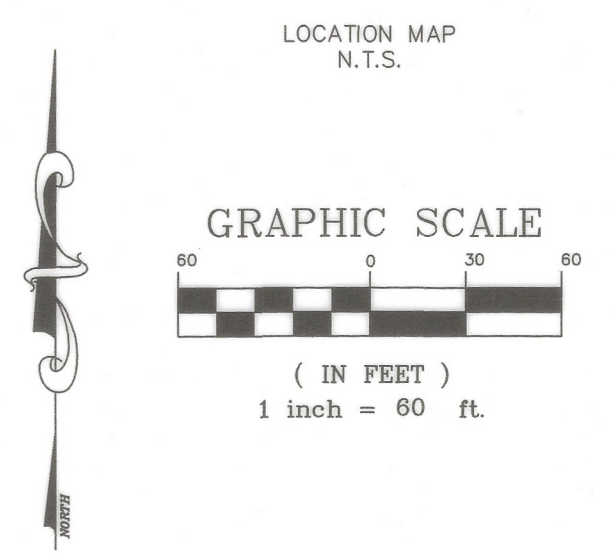
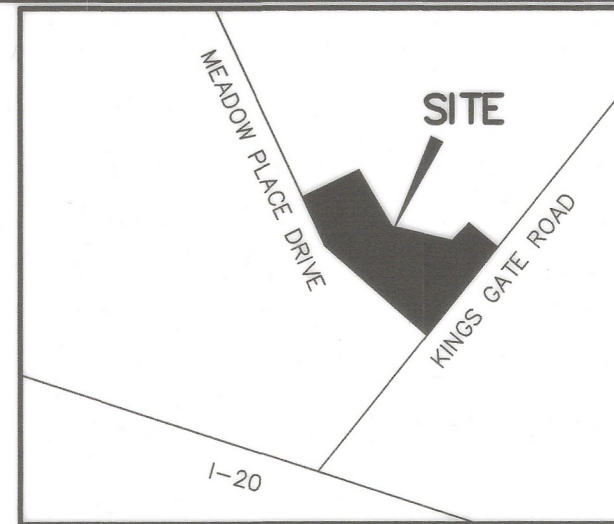
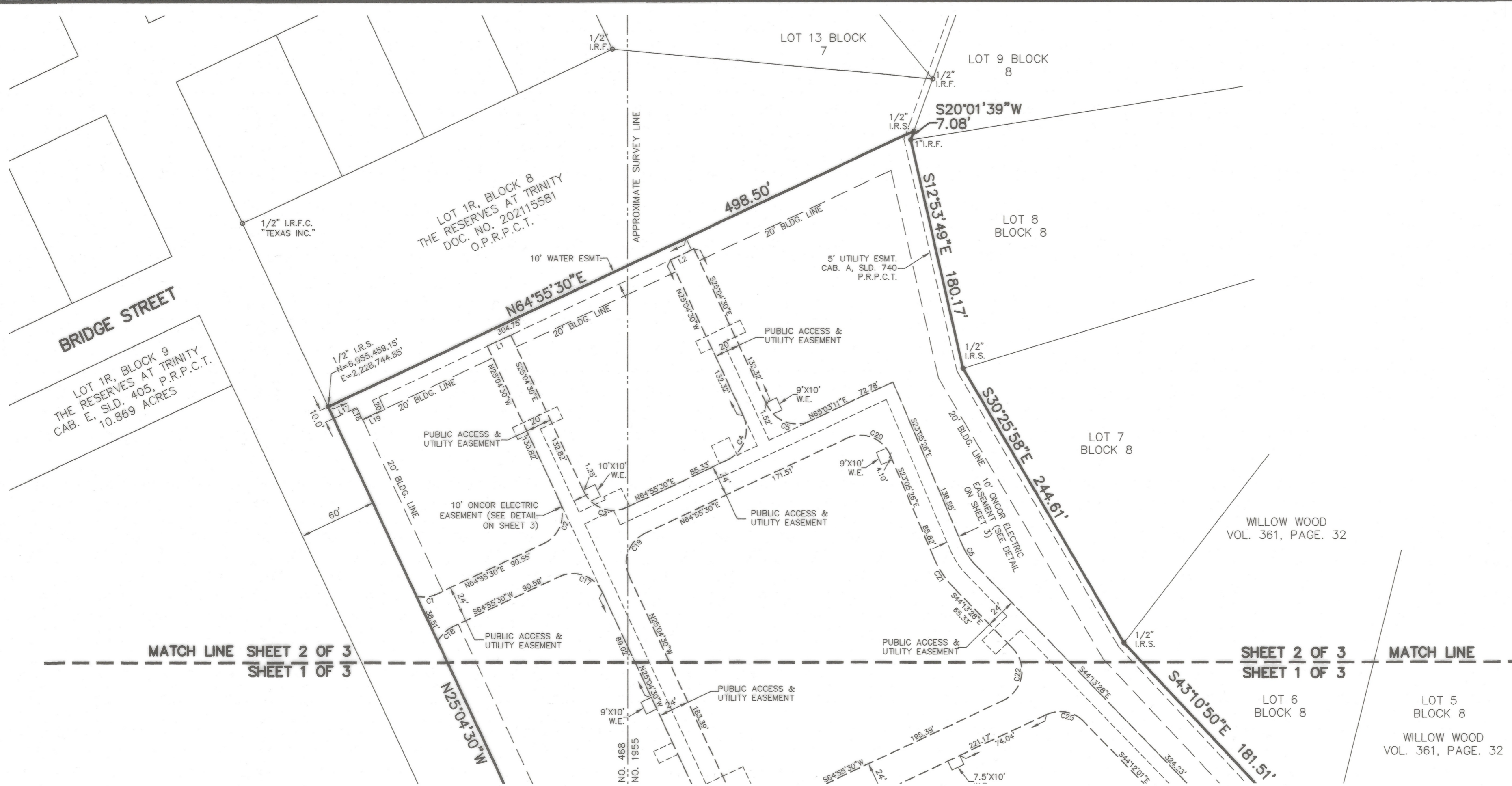
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

DATE: 07/28/2022

Sheet 1 of 4

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Plotted by: dbell Plot Date: 8/2/2022 3:18 PM
Drawing: H:\Projects\HHR006-Willow Park\Phase 1\Surveying\dwg\XHHR006-PT.dwg Saved By: dbell Save Time: 7/28/2022 3:33 PM



LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
(CM)	CONTROLLING MONUMENT
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
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PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.E.	WATER EASEMENT

MATCH LINE SHEET 2 OF 3 SHEET 1 OF 3

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	16.55'	037°55'18"	25.00'	8.59'	N83°53'09"E	16.25'
C2	39.27'	090°00'00"	25.00'	25.00'	N19°55'30"E	35.36'
C3	39.27'	090°00'00"	25.00'	25.00'	S70°04'30"E	35.36'
C4	40.06'	090°00'00"	25.50'	25.50'	N19°55'30"E	36.06'
C5	37.17'	083°31'37"	25.50'	22.77'	S66°50'18"E	33.97'
C6	18.44'	021°08'02"	50.00'	9.33'	S33°39'27"E	18.34'
C7	16.38'	019°09'00"	49.00'	8.27'	N34°38'58"W	16.30'
C8	37.24'	085°21'33"	25.00'	23.05'	S67°45'16"E	33.89'
C9	42.90'	019°49'27"	124.00'	21.67'	S79°28'41"W	42.69'
C10	39.27'	090°00'00"	25.00'	25.00'	S44°23'24"W	35.36'
C11	34.15'	039°56'11"	49.00'	17.80'	N19°21'30"E	33.47'
C12	28.10'	064°24'05"	25.00'	15.74'	N07°07'33"E	26.64'
C13	39.27'	090°00'00"	25.00'	25.00'	N70°04'30"W	35.36'
C14	16.63'	038°06'30"	25.00'	8.63'	S45°52'18"W	16.32'
C15	16.63'	038°06'28"	25.00'	8.63'	N83°58'44"E	16.32'
C16	39.27'	090°00'06"	25.00'	25.00'	N19°55'30"E	35.36'
C17	39.27'	090°00'00"	25.00'	25.00'	N70°04'30"W	35.36'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C18	16.49'	037°40'14"	25.08'	8.56'	S46°05'23"W	16.20'
C19	39.27'	090°00'00"	25.00'	25.00'	S19°55'30"W	35.36'
C20	40.14'	091°59'02"	25.00'	25.88'	N69°04'59"W	35.96'
C21	27.30'	021°08'02"	74.00'	13.80'	S33°39'27"E	27.14'
C22	47.63'	109°08'58"	25.00'	35.15'	N10°21'01"E	40.74'
C23	39.27'	090°00'00"	25.00'	25.00'	S70°04'30"E	35.36'
C24	39.27'	090°00'00"	25.00'	25.00'	S19°55'30"W	35.36'
C25	28.99'	066°25'44"	25.00'	16.37'	N81°51'38"W	27.39'
C26	6.52'	014°56'32"	25.00'	3.28'	N32°32'46"W	6.50'
C27	39.27'	090°00'00"	25.00'	25.00'	N19°55'30"E	35.36'
C28	39.27'	090°00'00"	25.00'	25.00'	S70°04'30"E	35.36'
C29	39.27'	090°00'00"	25.00'	25.00'	S19°55'30"W	35.36'
C30	42.70'	024°27'54"	100.00'	21.68'	S77°09'27"W	42.38'
C31	39.27'	090°00'00"	25.00'	25.00'	N45°36'36"W	35.36'
C32	17.43'	039°56'12"	25.00'	9.08'	N19°21'29"E	17.07'
C33	50.44'	115°35'55"	25.00'	39.70'	S82°52'28"E	42.31'

LINE TABLE

NO.	BEARING	LENGTH
L1	N64°55'30"E	20.00'
L2	N64°55'30"E	20.00'
L3	S25°04'30"E	29.29'
L4	S00°36'36"E	20.00'
L5	N50°40'25"W	24.00'
L6	N25°04'30"W	28.80'
L7	N39°19'35"E	10.79'
L8	N84°19'35"E	37.63'
L9	N05°40'25"W	10.50'
L10	N84°19'35"E	19.00'
L11	S05°40'25"E	10.50'

LINE TABLE

NO.	BEARING	LENGTH
L12	N84°19'35"E	27.92'
L13	N43°13'49"E	8.43'
L14	N43°13'49"E	11.88'
L15	N84°19'35"E	84.16'
L16	N39°19'35"E	6.64'
L17	N64°55'30"E	19.77'
L18	S25°04'30"E	10.50'
L19	N64°55'30"E	19.00'
L20	N25°04'30"W	10.50'

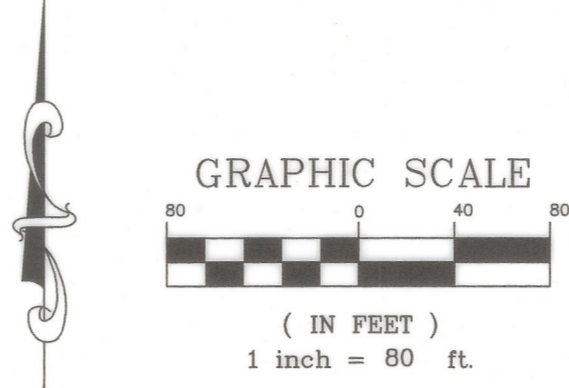
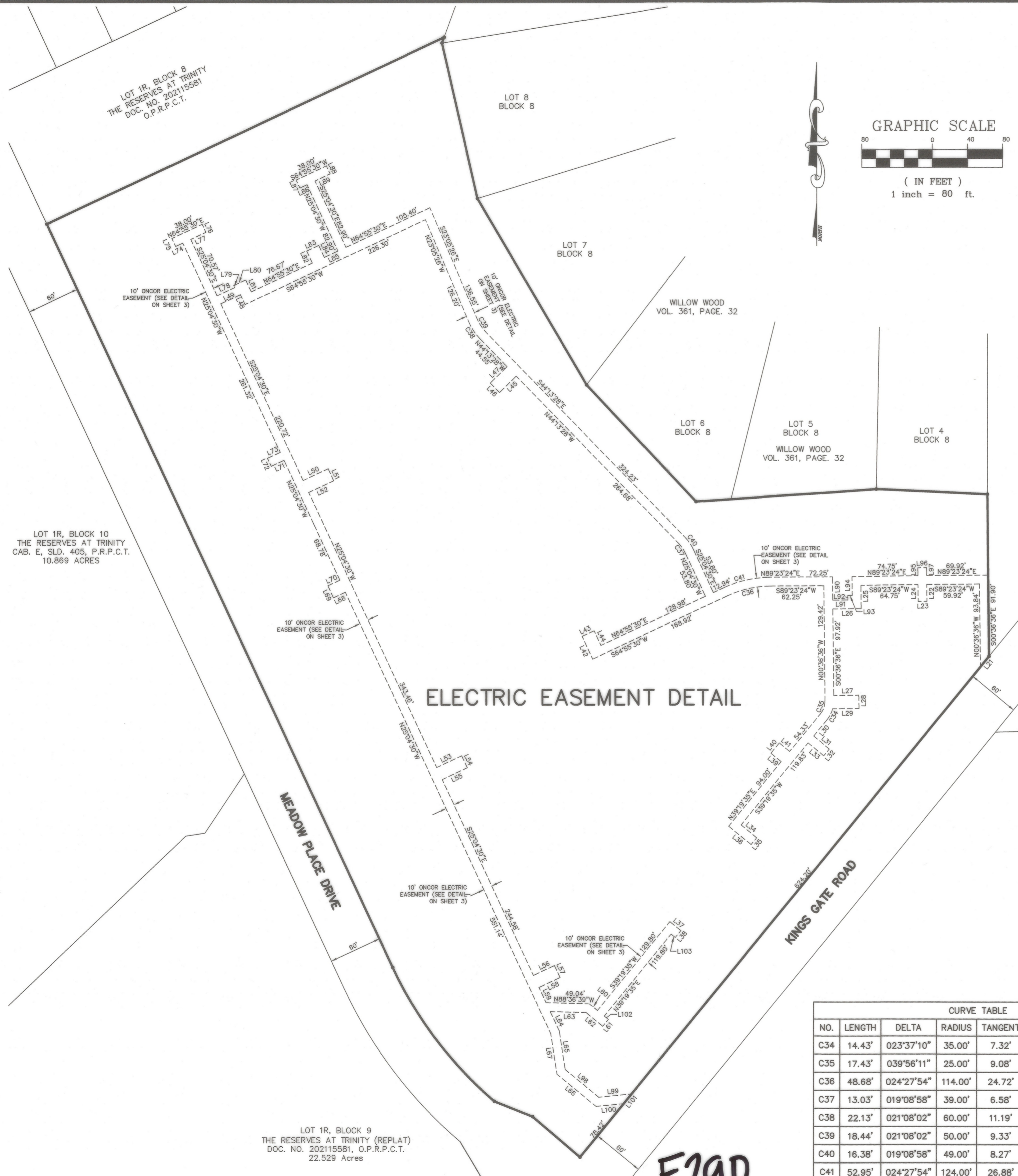
FINAL PLAT
THE RESERVES AT TRINITY
LOT 2R1, BLOCK 8
 BEING A REPLAT OF LOT 2R, BLOCK 8
 THE RESERVES AT TRINITY
 INST. NO. 202115581, PLAT RECORDS,
 PARKER COUNTY, TEXAS

14.687 ACRES OUT OF THE
 W. FRANKLIN SURVEY, ABSTRACT NO. 468
 J. FROMAN SURVEY, ABSTRACT NO. 471
 M. EDWARDS SURVEY, ABSTRACT NO. 1195
 CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

CANVAS WP OWNER, LP **OWNER/DEVELOPER**
 206 N. Main Street (713) 851-6592
 Wheaton, IL, 60187
 Contact: John Morgan
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Jeff Klement, P.E.
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Drawing: H:\Projects\HHR006-Willow Park\Phase 1\Surveying\dwg\HHR006-PT.dwg Saved By: dbell Save Time: 7/28/2022 3:33 PM
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N64°55'30"E	20.00'	L28	S00°36'36"E	15.00'	L55	S64°55'30"W	31.33'	L82	N25°04'30"W	15.00'
L2	N64°55'30"E	20.00'	L29	S89°23'24"W	29.93'	L56	N64°55'30"E	26.33'	L83	N64°55'30"E	15.00'
L3	S25°04'30"E	29.29'	L30	S39°19'35"W	23.50'	L57	S25°04'30"E	15.00'	L84	S25°04'30"E	15.00'
L4	S00°36'36"E	20.00'	L31	S50°40'25"E	23.00'	L58	S64°55'30"W	26.33'	L85	N64°55'30"E	17.08'
L5	N50°40'25"W	24.00'	L32	S39°19'35"W	10.00'	L59	S25°04'30"E	19.02'	L86	S64°55'30"W	9.00'
L6	N25°04'30"W	28.80'	L33	N50°40'25"W	23.00'	L60	S50°40'25"E	12.00'	L87	N25°04'30"W	10.00'
L7	N39°19'35"E	10.79'	L34	S50°40'25"E	23.00'	L61	S39°19'35"W	10.00'	L88	N25°04'30"E	10.00'
L8	N84°19'35"E	37.63'	L35	S39°19'35"W	10.00'	L62	N50°40'25"W	24.56'	L89	S64°55'30"W	19.00'
L9	N05°40'25"W	10.50'	L36	N50°40'25"W	33.00'	L63	N88°36'39"W	40.62'	L90	S00°36'36"E	26.33'
L10	N84°19'35"E	19.00'	L37	S50°40'25"E	16.00'	L64	S25°04'30"E	24.13'	L91	N89°23'24"E	17.17'
L11	S05°40'25"E	10.50'	L38	S39°19'35"W	10.00'	L65	S08°40'36"E	44.14'	L92	S00°36'36"E	5.00'
L12	N84°19'35"E	27.92'	L39	N50°40'25"W	15.00'	L66	N50°40'25"W	57.39'	L93	S89°23'24"W	5.00'
L13	N43°13'49"E	8.43'	L40	N39°19'35"E	15.00'	L67	N08°40'36"W	46.53'	L94	N00°36'36"W	21.33'
L14	N43°13'49"E	11.88'	L41	S50°40'25"E	15.00'	L68	S64°55'30"W	15.00'	L95	N00°36'36"W	9.00'
L15	N84°19'35"E	84.16'	L42	N25°04'30"W	28.33'	L69	N25°04'30"W	15.00'	L96	N89°23'24"E	10.00'
L16	N39°19'35"E	6.64'	L43	N64°55'30"E	15.00'	L70	N64°55'30"E	15.00'	L97	S00°36'36"E	9.00'
L17	N64°55'30"E	19.77'	L44	S25°04'30"E	18.33'	L71	S64°55'30"W	16.00'	L98	N50°40'25"W	49.41'
L18	S25°04'30"E	10.50'	L45	S45°46'32"W	26.63'	L72	N25°04'30"W	10.00'	L99	N84°19'35"E	37.53'
L19	N64°55'30"E	19.00'	L46	N44°13'28"W	15.00'	L73	N64°55'30"E	16.00'	L100	N84°19'35"E	31.68'
L20	N25°04'30"W	10.50'	L47	N45°46'32"E	26.63'	L74	S64°55'30"W	9.00'	L101	N39°19'35"E	14.14'
L21	S39°19'35"W	15.58'	L48	N25°04'30"W	12.33'	L75	N25°04'30"W	10.00'	L102	S50°40'25"E	6.00'
L22	N00°36'36"W	19.00'	L49	S64°55'30"W	24.58'	L76	S25°04'30"E	10.00'	L103	N50°40'25"W	6.00'
L23	N89°23'24"E	10.00'	L50	N64°55'30"E	31.33'	L77	S64°55'30"W	19.00'			
L24	N00°36'36"W	19.00'	L51	S25°04'30"E	15.00'	L78	N64°55'30"E	22.08'			
L25	S00°36'36"E	26.33'	L52	S64°55'30"W	31.33'	L79	S25°04'30"E	2.67'			
L26	S89°23'24"W	32.17'	L53	N64°55'30"E	31.33'	L80	S64°55'30"W	15.00'			
L27	N89°23'24"E	28.52'	L54	S25°04'30"E	15.00'	L81	S25°04'30"E	15.00'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C34	14.43'	023°37'10"	35.00'	7.32'	S27°31'00"W	14.33'
C35	17.43'	039°56'11"	25.00'	9.08'	N19°21'30"E	17.07'
C36	48.68'	024°27'54"	114.00'	24.72'	S77°09'27"W	48.31'
C37	13.03'	019°08'58"	39.00'	6.58'	N34°38'58"W	12.97'
C38	22.13'	021°08'02"	60.00'	11.19'	S33°39'27"E	22.01'
C39	18.44'	021°08'02"	50.00'	9.33'	S33°39'27"E	18.34'
C40	16.38'	019°08'58"	49.00'	8.27'	S34°38'59"E	16.30'
C41	52.95'	024°27'54"	124.00'	26.88'	N77°09'27"E	52.55'

FINAL PLAT
THE RESERVES AT TRINITY
LOT 2R1, BLOCK 8

BEING A REPLAT OF LOT 2R, BLOCK 8
 THE RESERVES AT TRINITY
 INST. NO. 202115581, PLAT RECORDS,
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CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

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206 N. Main Street (713) 851-6592
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DATE: 07/28/2022

Sheet 3 of 4

F290

Drawing: H:\Projects\HHR006-Willow Park\Phase 1\Surveying\dwg\HHR006-PT.dwg Saved By: dbell Save Time: 7/28/2022 3:33 PM Plotted by: dbell Plot Date: 8/2/2022 3:18 PM

STATE OF TEXAS

OWNER'S DEDICATION

COUNTY OF PARKER

WHEREAS Canvas WP Owner, LP is the owner of a tract of land located in the City of Willow Park, Parker County, Texas, being part of the W. Franklin Survey, Abstract No. 468, the M. Edwards Survey, Abstract No. 1955, and the J. Froman Survey, Abstract No. 471, all in Parker County, Texas, and being all of Lot 2R, Block 8, The Reserves at Trinity, an Addition to the City of Willow Park according to the Plat thereof recorded as Instrument No. 202111581, Official Public Records, Parker County, Texas, and being more particular described as follows:

BEGINNING at a found one-half inch iron rod at the southeast corner of said Lot 2R, Block 8, being the most southerly corner of Lot 3, Block 8, Willow Wood, an Addition to the City of Willow Park, Parker County, Texas, as recorded in Volume 361, Page 32, Plat Records, Parker County, Texas and being in the northwest right of way of Kings Gate Road (60 foot wide R.O.W.);

THENCE, along said northwest right-of-way of Kings Gate Road, South 39 degrees 19 minutes 35 seconds West, a distance of 732.34 feet to the one-half inch iron rod set for the southwest corner of said Lot 2R, being in the easterly right-of-way line of of Meadow Place Drive (variable width right-of-way);

THENCE, along the westerly line of said Lot 2R and the easterly right-of-way of Meadow Place Drive as follows:

North 49 degrees 32 minutes 56 seconds West, a distance of 70.61 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 68 degrees 13 minutes 27 seconds West, a distance of 46.84 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 24 degrees 28 minutes 30 seconds, having a radius of 450.00 feet, a chord bearing of North 37 degrees 18 minutes 59 seconds West and a chord distance of 190.77 feet a one-half inch iron rod with cap stamped "JBI" set;

North 25 degrees 04 minutes 30 seconds West, a distance of 928.06 feet to a one-half inch iron rod with cap stamped "JBI" set being the northwest corner of said Lot 2R and the southwest corner of Lot 1R, said The Reserves at Trinity Park addition;

THENCE, along the north line of said Lot 2R and the south line of said Lot 1R, North 64 degrees 55 minutes 30 seconds East, distance of 498.50 feet to a one-half inch iron rod with cap stamped "JBI" set for the northeast corner of said Lot 2R, being in the westerly line of Block 8 of Willow Wood, an addition to the City of Willow Park as recorded in Volume 361, Page 32, Plat Records, Parker County, Texas;

THENCE, along the westerly line of said Block 8, Willow Wood addition as follows: South 20 degrees 01 minutes 39 seconds West, a distance of 7.08 feet to a one-half inch iron rod found;

South 12 degrees 53 minutes 49 seconds East, a distance of 180.17 feet to a one-half inch iron rod set;

South 30 degrees 25 minutes 58 seconds East, a distance of 244.61 feet to a one-half inch iron rod set;

South 43 degrees 10 minutes 50 seconds East, a distance of 181.51 feet a one-half inch iron rod set;

North 85 degrees 58 minutes 58 seconds East, a distance of 205.15 feet to a one-half inch iron rod set;

South 87 degrees 23 minutes 04 seconds East, a distance of 126.42 feet to the one-half inch iron rod found;

South 00 degrees 36 minutes 36 seconds East, a distance of 183.34 feet to the **POINT OF BEGINNING** and containing 639,772 square feet or 14.687 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

STATE OF TEXAS

OWNER'S DEDICATION

COUNTY OF PARKER

Now, therefore, know all men by these presents:

That, **CANVAS WP OWNER, LP**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **THE RESERVES AT TRINITY, LOT 2R1, BLOCK 8**, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Watermark Equity Group does herein certify the following: 1. The streets and alleys are dedicated for street and alley purposes, 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances, 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat, 4. No building, 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 Willow Park, 5. The City of Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. 6. 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 Willow Park's use thereof, 7. The City of Willow Park and public utilities shall have the right to remove and keep removed all or parts 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 in the easements, 8. 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 permission from anyone, 9. All modifications to this document shall be by means of plat and approved by the City of Willow Park.

Witness my hand this the 3rd day of August, 2022.

Richard Duffy
RICHARD DUFFY (AUTHORIZED SIGNATURE)
CANVAS WP OWNER, LP

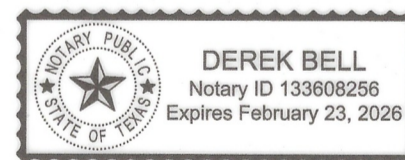
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared RICHARD DUFFY, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the 3rd day of August, 2022.

Derek Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS
AFTER DATE OF APPROVAL

PLAT APPROVED DATE: 8-3-22

BY: *John Morgan*
CITY MAYOR

BY: *Cynthia B. Logan*
CITY SECRETARY



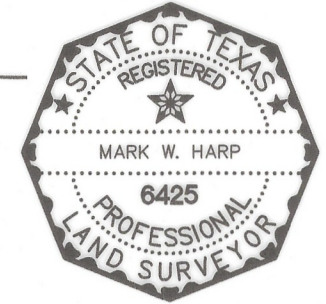
F290

SURVEYORS CERTIFICATE

Know All Men By These Presents:
That I, MARK W. HARP, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Princeton, Collin County, Texas

Dated this 3rd day of August, 2022.

Mark W. Harp
Mark W. Harp, R.P.L.S. No. 6425



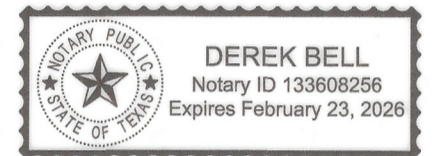
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared MARK W. HARP, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the 3rd day of August, 2022.

Derek Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT
**THE RESERVES AT TRINITY
LOT 2R1, BLOCK 8**

BEING A REPLAT OF LOT 2R, BLOCK 8
THE RESERVES AT TRINITY
INST. NO. 20211581, PLAT RECORDS,
PARKER COUNTY, TEXAS

14.687 ACRES OUT OF THE
W. FRANKLIN SURVEY, ABSTRACT NO. 468
J. FROMAN SURVEY, ABSTRACT NO. 471
M. EDWARDS SURVEY, ABSTRACT NO. 1195

CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

CANVAS WP OWNER, LP OWNER/DEVELOPER

206 N. Main Street (713) 851-6592
Wheaton, IL, 60187
Contact: John Morgan

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

DATE: 07/28/2022

Sheet 4 of 4

Plotted by: dbell Plot Date: 8/2/2022 3:18 PM
Drawing: H:\Projects\HHR006-Willow Park\Phase 1\Surveying\dwg\X\HHR006-PT.dwg Saved By: dbell Save Time: 7/28/2022 3:33 PM