

BEING A 10.869 ACRES TRACT OF LAND OUT OF THE W. FRANKLIN SURVEY, ABSTRACT NO. 468 AND THE I. HENDLEY SURVEY, ABSTRACT NO. 619, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT 1 AS DESCRIBED IN DOC. NO. 201612054 O.P.R.P.C.T., BEING ALL OF LOT 1, BLOCK 10, THE RESERVES AT TRINITY, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN PLAT CABINET E, SLIDE 354, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, FOR THE MOST NORTHERLY AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND 1/2" IRON ROD AT 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 PLAT PAGE 32, PLAT RECORDS OF PARKER COUNTY, TEXAS, IN THE CALLED NORTH RIGHT OF WAY OF KINGS GATE ROAD, BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, TRINITY MEADOWS BEARS S 66°10'03" E 1250.48 FEET.

THENCE OVER AND ACROSS SAID DOC. NO. 201612054 THE FOLLOWING COURSES AND DISTANCES:
 S 25°04'30" E 704.90 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.
 S 33°42'41" W 80.71 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 S 81°29'28" W 21.95 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 S 46°23'24" W 283.41 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 S 77°37'45" W 239.06 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 74°11'24" W 111.61 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.
 N 00°18'46" E 69.82 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 10°01'19" W 110.48 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 55°01'19" W 66.48 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 18°29'49" W 92.51 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 20°10'35" E 73.55 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 24°49'25" W 184.28 FEET TO A POINT FOR A CORNER OF THIS TRACT.
 N 15°49'42" E 197.93 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.
 N 64°55'30" E 457.68 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

SURVEYORS CERTIFICATE

THAT I, KYLE RUCKER, 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 WILLOW PARK.

Kyle Rucker
 KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
 104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
 WEATHERFORD@TXSURVEYING.COM - 817-594-0400
 FIELD DATE SEPTEMBER 23, 2019 - JN160553L10B1RP
 PLAT PREPARATION DATED OCTOBER 2019.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WPD TRINITY LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 10, THE RESERVES AT TRINITY, 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, WPD DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY 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, BILLS, 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, ENCLOSURES, 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. 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 PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, REPAIRING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OBTAINING 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 AT PARKER COUNTY, TEXAS
 THIS _____ DAY OF _____, 2019.

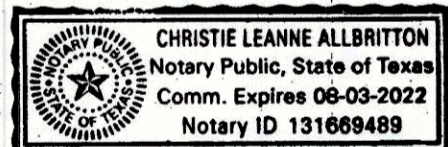
Kyle Rucker
 NAME DATE 10/25/2019

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
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS 25 DAY OF October 2019.

Christie Leanne Allbritton
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND

- SS&M
- STORM DRAIN MANHOLE
- REINFORCED CONCRETE PIPE
- WATER LINE MARKER

- ▨ FLOODWAY (ZONE AE FLOODWAY)
- ▨ 1% ANNUAL CHANCE FLOOD HAZARD (ZONE AE)
- ▨ 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE SHADDED X)
- ▨ AREA OF MINIMAL FLOOD HAZARD (ZONE X)

GENERAL NOTES:

1) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 19-0832 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

- SUBJECT TO THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S):
- V. 353, P. 469 (10' TESCO ESMT - LOCATION UNDETERMINED)
- V. 640, P. 576 (10' TESCO ESMT - LOCATION UNDETERMINED)
- V. 1070, P. 404 (5' SUBV TELEPHONE ESMT - LOCATION UNDETERMINED)
- V. 1496, P. 993 (5' BRAZOS RIVER GAS COMPANY - LOCATION UNDETERMINED)
- V. 1503, P. 1653 (30' UTILITY ESMT - SHOWN)
- V. 1534, P. 907 (20' TU ELEC ESMT - DISTANCES ILLEGIBLE - EXACT LOCATIONS UNDETERMINED)
- V. 1567, P. 1369 (30' SANITARY SEWER ESMT - LOCATION UNDETERMINED)
- DOC# 2079205 (VARIABLE WIDTH ONCOR EASEMENT)

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DOES NOT AFFECT THIS TRACT:
 V. 1035, P. 3; V. 1330, P. 253; V. 1514, P. 858; V. 1811, P. 1; V. 2792, P. 1039; DEED RECORDS, PARKER COUNTY, TEXAS.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD. PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS811) AND THE SURVEYOR'S PROFESSIONAL OPINION.

2) AT THE TIME OF THIS SURVEY, THIS PROPERTY IS LOCATED IN THE FOLLOWING SPECIAL FLOOD ZONE HAZARD AREAS: ZONE AE - AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO MAP NO. 48367C0425E. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

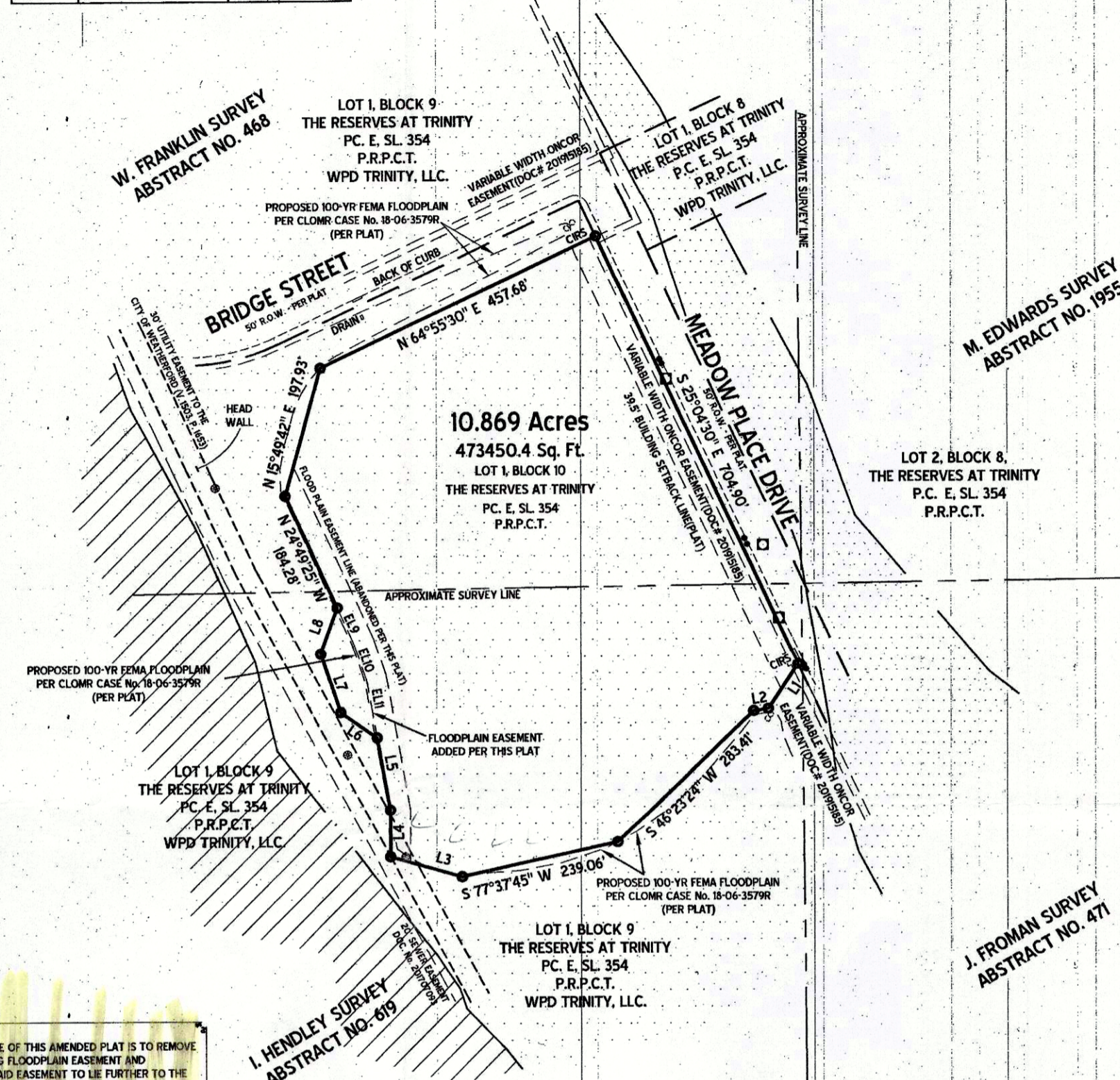
3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

7) ALL CORNERS ARE FOUND 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

8) APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRS.ORG)

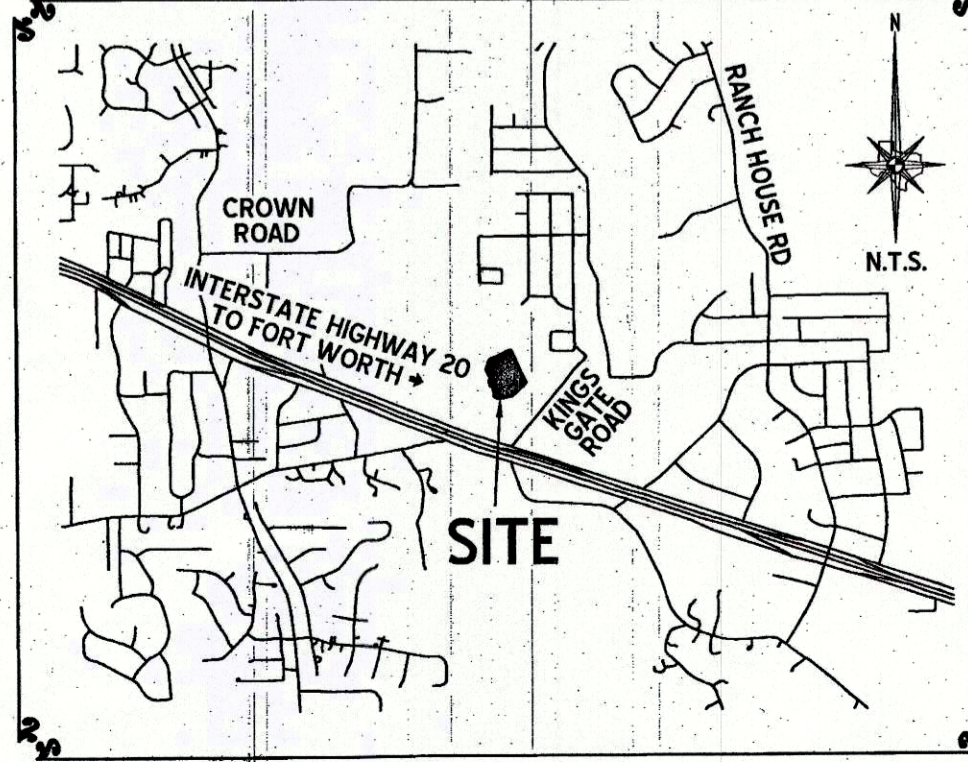
LINE	BEARING	DISTANCE
L1	S 33°42'41" W	80.71'
L2	S 81°29'28" W	21.95'
L3	S 74°11'24" E	111.61'
L4	S 00°18'46" W	69.82'
L5	N 10°01'19" W	110.48'
L6	N 55°01'19" W	66.48'
L7	S 18°29'49" E	92.51'
L8	N 20°10'35" E	73.55'
EL9	S 24°49'25" E	61.33'
EL10	S 18°26'06" E	55.27'
EL11	S 10°22'39" E	87.93'



THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE EXISTING FLOODPLAIN EASEMENT AND RELOCATE SAID EASEMENT TO BE FURTHER TO THE WEST THAN ITS CURRENT LOCATION.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakie
 201928830
 10/28/2019 03:25 PM
 Fee: 75.00
 Lila Deakie, County Clerk
 Parker County, Texas
 PLAT

PLAT CAB. E, SLIDE 405



ACCT. NO.: 18355
 SCH. DIST.: AL
 CITY: WWP
 MAP NO.: 1-14
 %

STATEMENT ACKNOWLEDGING EASEMENTS:
 WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES 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 SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. 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 ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

FLOOD HAZARD NOTE:
 AT THE TIME OF THIS SURVEY, THIS PROPERTY IS LOCATED IN THE FOLLOWING SPECIAL FLOOD ZONE HAZARD AREAS: ZONE AE FLOODWAY AND ZONE AE - AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN, SHADDED X - AREA SUBJECT TO THE 0.2% ANNUAL CHANCE FLOOD AND ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM MAP NO. 48367C0425E DATED SEPTEMBER 26, 2008 AND MAP NO. 48367C0425F DATED APRIL 5, 2019. (NOT SHOWN FOR CLARITY) FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

PROPERTY CORNER NOTE:
 ALL PROPERTY CORNERS ON OUTER BOUNDARY ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED. ALL LOT CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

COMMON ACCESS AND PARKING NOTE:
 A BLANKET ACCESS, MAINTENANCE, AND PARKING EASEMENT IS GRANTED ACROSS ALL PARKING, DRIVEWAY, AND/OR ENTRANCES. THIS EASEMENT IS FOR ACCESS, MAINTENANCE, AND/OR PARKING ACROSS ALL LOTS OF THIS SUBDIVISION, HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.

BUILDING SETBACK:
 ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OF ORDINANCES.

LIEN HOLDER NOTE:
 THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.

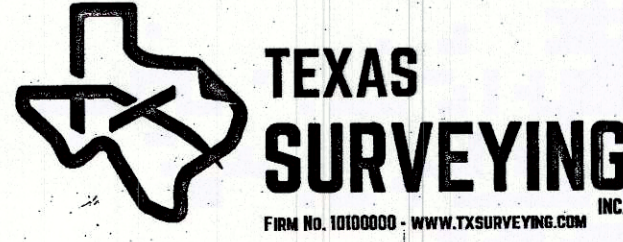
SUBSURFACE UTILITIES:
 UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING:
 ALL FUTURE CONSTRUCTION AND/OR DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO CURRENT ZONING DISTRICT REGULATIONS OF THE CITY OF WILLOW PARK. DROUGHT TOLERANT AND NATIVE SPECIES OF PLANTS ONLY TO BE USED IN LANDSCAPING AND GREEN SPACE. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

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: Oct 24, 2019
 BY: *[Signature]* CITY ADMINISTRATOR
 BY: *[Signature]* CITY SECRETARY



AMENDED PLAT
 LOT 1, BLOCK 10,
 THE RESERVES AT TRINITY
 AN ADDITION
 TO THE CITY OF WILLOW PARK,
 PARKER COUNTY, TEXAS
 BEING A 10.869 ACRES SUBDIVISION LOCATED IN
 WILLOW PARK, PARKER COUNTY, TEXAS
 OCTOBER 2019



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