

**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 PROCURING 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 X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE FIRM MAP No. 48367C0425F DATED APRIL 5, 2019, (NOT SHOWN FOR CLARITY) FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

**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.

**CORNERS NOTE:**

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

**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.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 64°55'30" W	29.02'
L2	S 64°55'30" W	19.94'
L3	S 07°25'22" W	7.07'

**CURVE TABLE**

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	122.74'	S 75°14'59" W	94.16'

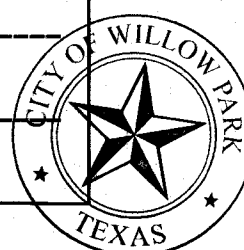
**CITY OF WILLOW PARK, TEXAS  
CITY COUNCIL**

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

PLAT APPROVED  
DATE: DECEMBER 8, 2020

BY: [Signature]  
CITY MAYOR

BY: [Signature]  
CITY SECRETARY



**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
TEXAS SURVEYING, INC.  
104 S. WALNUT STREET  
WEATHERFORD, TX 76086  
817-594-0400

**DEVELOPER:**  
WPD TRINITY, LLC  
17010 INTERSTATE 20  
CISCO, TX 76437  
817-819-2574

ACCT NO: 18355  
SCH DIST: AL

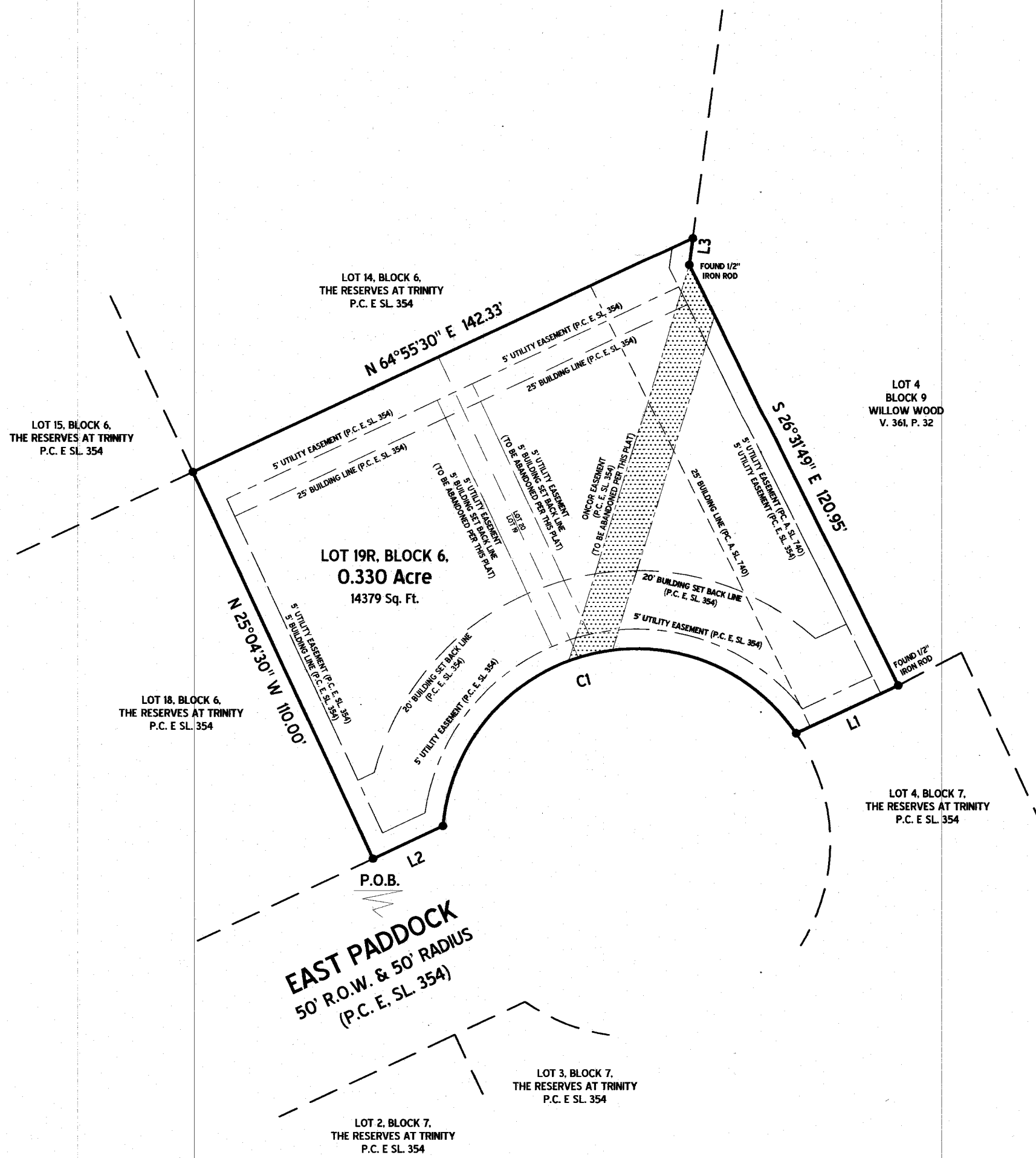
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

[Signature]

202042904  
12/23/2020 09:51 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CAB. E, SLIDE 638



WHEREAS WPD TRINITY, LLC, BEING THE OWNERS OF A 0.330 ACRES TRACT OF LAND; BEING A REPLAT OF LOTS 19 & 20, BLOCK 6, THE RESERVES AT TRINITY, AN ADDITION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN CABINET E, SLIDE 354, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT AS RECORDED IN DOC#20162054 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING 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)

BEGINNING AT A SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC." IN THE NORTH RIGHT OF WAY OF EAST PADDOCK, AT THE COMMON SOUTH CORNER OF LOTS 18 & 19 BLOCK 6, OF SAID THE RESERVES AT TRINITY AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS; AS RECORDED IN PLAT CABINET E, SLIDE 354, PLAT RECORDS OF PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 25°04'30" W 110.00 FEET TO A SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC." AT THE COMMON NORTH CORNER OF SAID LOTS 18 & 19, BEING THE COMMON SOUTH CORNER OF LOTS 14 & 15 OF SAID THE RESERVES AT TRINITY, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 64°55'30" E 142.33 FEET TO A SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC." AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING THE NORTHEAST CORNER OF SAID LOT 20, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07°25'22" W 7.07 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 26°31'49" E 120.95 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF LOT 4, BLOCK 7, OF SAID RESERVES AT TRINITY, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 64°55'30" W 29.02 FEET TO A SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC." IN THE EAST LINE OF EAST PADDOCK, AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER OF THIS TRACT.

THENCE ALONG THE ARC OF SAID EAST PADDOCK AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 122.74 FEET, AND WHOSE CHORD BEARS S 75°14'59" W 94.16 FEET TO A SET 1/2" IRON RODS CAPPED "TEXAS SURVEYING, INC." FOR A CORNER OF THIS TRACT.

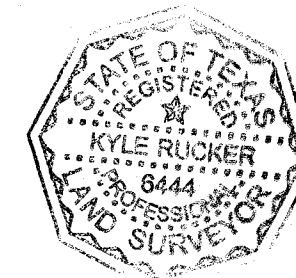
THENCE S 64°55'30" W 19.94 FEET ALONG THE NORTH LINE OF SAID EAST PADDOCK TO THE POINT OF BEGINNING.

**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, 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 MAY 19, 2016 - JN60553RP-119R  
PLAT PREPARATION DATED NOVEMBER 2020.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WPD TRINITY, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 19R, BLOCK 6; 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, 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 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 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 AT Weatherford, PARKER COUNTY, TEXAS

THIS 2nd DAY OF December, 2020.

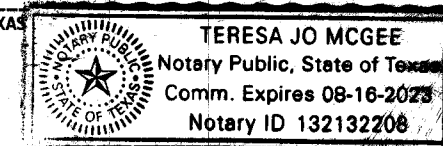
[Signature]  
NAME DATE

STATE OF TEXAS  
COUNTY OF PARKER

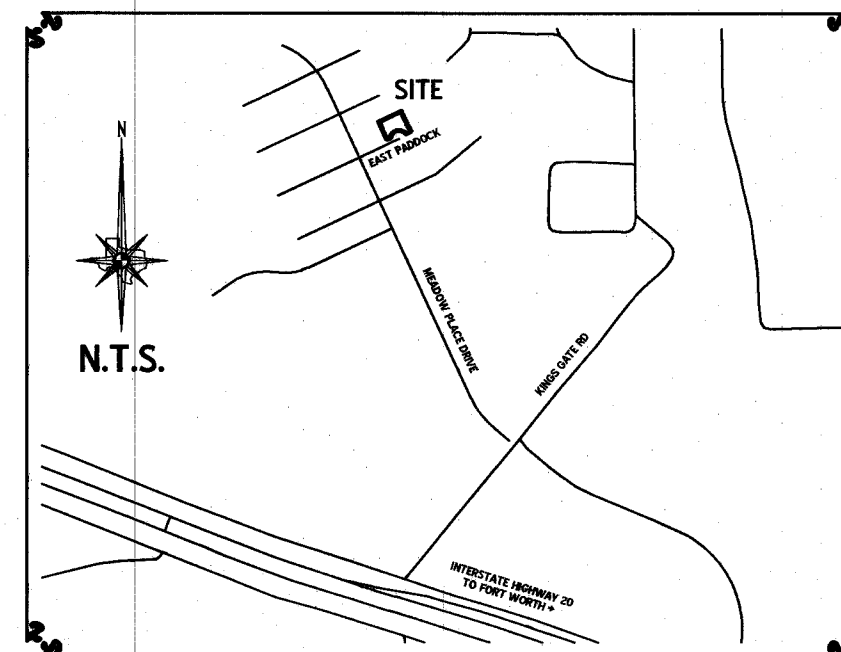
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Kyle Rucker KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE-FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 2nd DAY OF December, 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



18355.006.019.00  
18355.006.020.00



**FINAL PLAT**

LOT 19R, BLOCK 6  
THE RESERVES AT TRINITY  
AN ADDITION  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 0.330 ACRES TRACT OF LAND; BEING A  
REPLAT OF LOTS 19 & 20, BLOCK 6 THE RESERVES AT  
TRINITY, AN ADDITION TO THE CITY OF WILLOW  
PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE  
PLAT AS RECORDED IN CABINET E, SLIDE 354, PLAT  
RECORDS, PARKER COUNTY, TEXAS  
NOVEMBER 2020

