

10' WATER LINE EASEMENT

LINE	BEARING	DISTANCE
1.1	N 74°02'23" E	32.97
1.2	N 54°02'23" E	41.27
1.3	N 78°02'23" E	30.09
1.4	S 88°43'01" E	97.27
1.5	N 46°23'01" E	41.97
1.6	N 24°23'01" E	28.47
1.7	N 02°23'01" E	15.97
1.8	N 18°12'13" E	43.29
1.9	N 20°14'21" E	88.87
1.10	N 24°43'39" W	31.89
1.11	N 69°43'39" W	28.89
1.12	N 46°23'01" W	23.17
1.13	N 02°23'01" W	13.47
1.14	N 02°23'01" W	27.17
1.15	N 16°23'01" E	13.67
1.16	N 74°02'23" W	11.09
1.17	N 18°12'23" E	10.07
1.18	S 74°02'23" E	26.79
1.19	S 16°23'01" W	10.77
1.20	S 86°23'01" W	13.49
1.21	S 02°23'01" E	22.19
1.22	N 88°34'44" E	182.17
1.23	N 77°19'56" E	226.89
1.24	S 18°40'04" E	10.07
1.25	S 77°19'56" W	227.37
1.26	S 88°34'44" W	182.67
1.27	S 02°23'01" E	126.37
1.28	S 46°23'01" E	16.97
1.29	S 69°43'39" E	28.97
1.30	S 24°43'39" E	44.17
1.31	S 20°14'21" W	92.57
1.32	S 19°19'23" W	42.97
1.33	S 18°19'23" W	196.27
1.34	S 23°40'50" W	21.57
1.35	S 46°10'50" W	48.07
1.36	N 88°49'10" W	100.27
1.37	S 78°02'23" W	26.79
1.38	S 54°02'23" W	140.87
1.39	S 74°02'23" W	24.77
1.40	N 16°23'10" W	10.07

VARIABLE WIDTH UTILITY EASEMENT

1.41	S 77°33'54" E	30.56
1.42	S 78°42'56" W	141.17
1.43	S 77°19'56" W	228.77
1.44	S 69°02'01" W	79.89
1.45	S 18°40'04" E	5.78
1.46	S 77°19'56" W	75.87
1.47	N 18°40'04" W	32.47
1.48	N 77°19'56" W	31.09
1.49	N 38°30'06" W	24.37
1.50	S 87°33'28" W	34.59
1.51	N 34°19'52" W	113.57
1.52	N 18°12'22" E	18.97
1.53	S 34°19'52" E	116.77
1.54	N 87°33'28" E	32.48
1.55	N 18°40'04" W	87.79
1.56	N 38°30'06" W	49.97
1.57	N 67°34'03" W	177.22
1.58	S 24°43'31" W	64.77
1.59	N 64°19'38" W	69.57
1.60	S 24°43'31" W	27.87
1.61A	N 02°23'01" W	15.07
1.61B	S 88°34'44" W	9.18
1.62	N 24°43'31" E	28.67
1.63	S 64°19'38" E	69.34
1.64	N 24°43'31" E	68.88
1.65	S 67°34'03" E	195.37
1.66	S 38°30'06" E	46.48
1.67	S 18°40'04" E	99.43
1.68	S 33°36'01" E	31.57
1.69	N 77°19'56" E	23.27
1.70	S 18°40'04" E	116.67
1.71	N 69°02'01" E	70.37
1.72	N 77°19'56" E	229.89
1.73	N 78°42'16" E	115.48

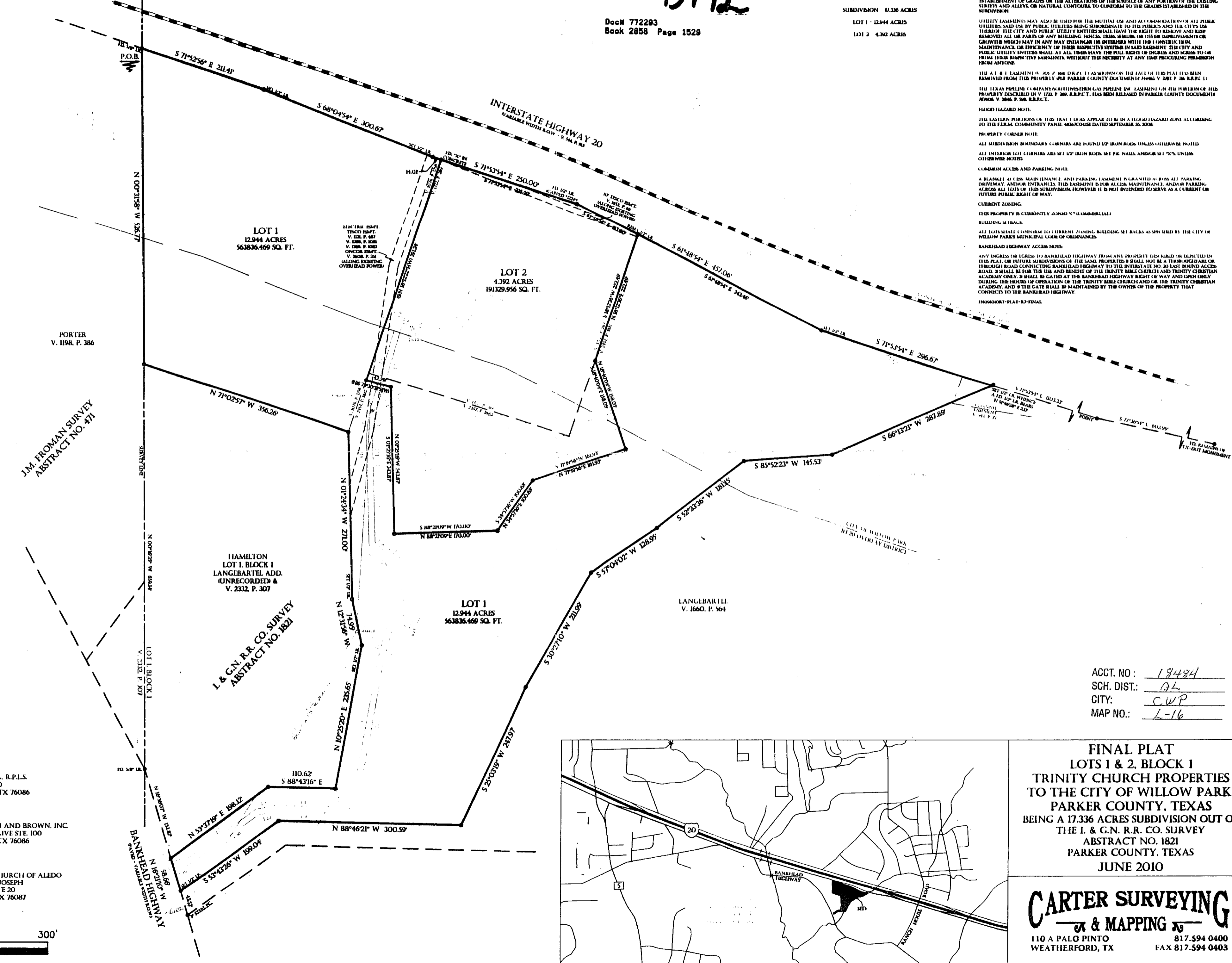
CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD LENGTH
C1	255.07	76.72	N 07°32'07" E	76.407
C2	245.07	76.59	S 07°32'07" W	76.387

D142

Doc# 772293  
Book 2858 Page 1529

AREA CALCULATIONS  
SUBDIVISION 11.36 ACRES  
LOT 1 - 12.94 ACRES  
LOT 2 - 4.392 ACRES

STATEMENT ACKNOWLEDGING EASEMENTS  
WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OR ASSIGNED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OR ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTIGUOUS TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.  
UTILITY EASEMENTS MAY ALSO BE USED FOR THE INITIAL USE AND AS CONDUITS FOR ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND THE CITY FOR THROUGH THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH WHICH MAY IN ANY WAY INTERFERE OR DISTURB WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THESE RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE.  
THE A & T EASEMENT OF 20' 0" (R.F.P.) IS SHOWN ON THE FACE OF THIS PLAT HAS BEEN REMOVED FROM THE PROPERTY OF PARKER COUNTY DOCUMENT# 1984 V. 2002 P. 308 R.F.P. (1)  
THE TEXAS PIPELINE COMPANY (WESTERN GAS PIPELINE INC. EASEMENT) ON THE PORTION OF THIS PROPERTY DESCRIBED IN V. 1922 P. 308 R.F.P.C.T. HAS BEEN RELEASED IN PARKER COUNTY DOCUMENT# 1984 V. 2004 P. 308 R.F.P.C.T.  
HURD HAZARD NOTE:  
THE EASTERN PORTION OF THIS TRACT APPEARS TO BE IN A HURD HAZARD ZONE ACCORDING TO THE FIRM COMMUNITY PANEL 484X/058 DATED SEPTEMBER 26, 2006.  
PROPERTY CORNER NOTE:  
ALL SUBDIVISION BOUNDARY CORNERS ARE FOUND UP IRON RODS UNLESS OTHERWISE NOTED.  
ALL INTERIOR CORNERS ARE SET UP IRON RODS SET PER NAILS AND/OR SET PER UNLESS OTHERWISE NOTED.  
COMMON ACCESS AND PARKING NOTE:  
A BARRIAD ACCESS MAINTENANCE AND PARKING EASEMENT IS GRANTED AS TO ALL PARKING DRIVEWAY AND/OR EGRESS TO THE BARRIAD FOR ACCESS, MAINTENANCE AND/OR PARKING, ALONG ALL LOTS IN THIS SUBDIVISION, HOWEVER IT IS NOT INTENDED TO SERVE AS A CURRENT OR FUTURE PUBLIC RIGHT OF WAY.  
CURRENT ZONING:  
THIS PROPERTY IS CURRENTLY ZONED C-1 (COMMERCIAL).  
BUILDING SETBACK:  
ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SETBACKS AS SPECIFIED BY THE CITY OF WILLOW PARK MUNICIPAL CODE OF ORDINANCES.  
BARRIAD HIGHWAY ACCESS NOTE:  
ANY INGRESS OR EGRESS TO BARRIAD HIGHWAY FROM ANY PROPERTY DESCRIBED OR IMPLICATED IN THIS PLAT OR FUTURE SUBDIVISIONS OF THE SAME PROPERTY SHALL NOT BE A THROUGH HIGHWAY OR THROUGH ROAD CONNECTING BARRIAD HIGHWAY TO THE INTERSTATE 20 EAST BOUND ACCESS ROAD. IT SHALL BE FOR THE USE AND BENEFIT OF THE TRINITY BIBLE CHURCH AND TRINITY CHRISTIAN ACADEMY ONLY. IT SHALL BE GATED AT THE BARRIAD HIGHWAY RIGHT OF WAY AND OPEN ONLY DURING THE HOURS OF OPERATION OF THE TRINITY BIBLE CHURCH AND/OR THE TRINITY CHRISTIAN ACADEMY, AND THE GATE SHALL BE MAINTAINED BY THE OWNERS OF THE PROPERTY THAT CONNECTS TO THE BARRIAD HIGHWAY.  
[NUMERICAL] PLAT-BY-FINAL



PORTER  
V. 1198, P. 386

J.M. FROMAN SURVEY  
ABSTRACT NO. 471

I. & G.N. R.R. CO. SURVEY  
ABSTRACT NO. 1821

HAMILTON  
LOT 1, BLOCK 1  
LANGEBARTEL ADD.  
(UNRECORDED) &  
V. 2332, P. 307

LOT 1  
12.94 ACRES  
563836.469 SQ. FT.

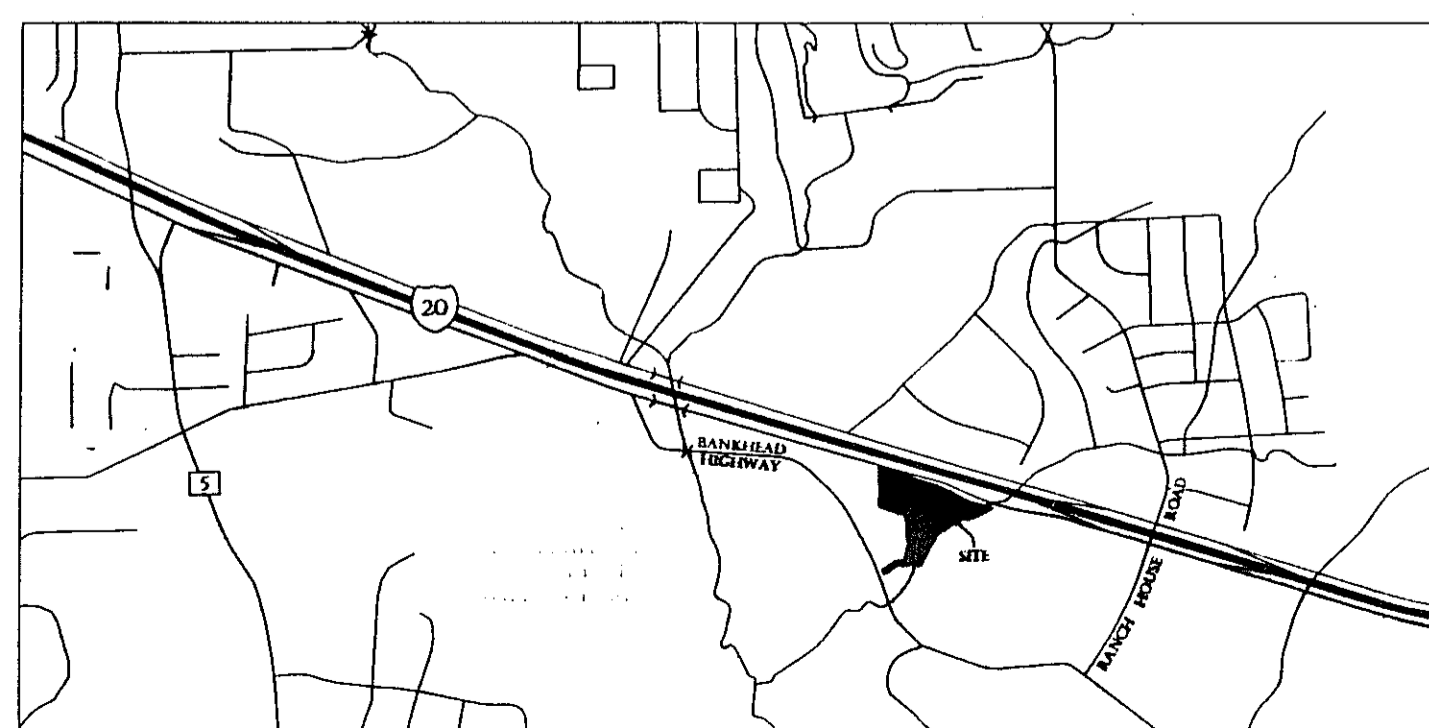
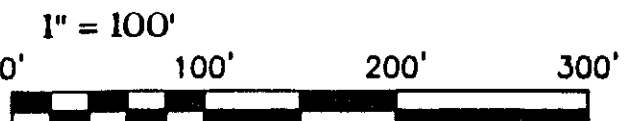
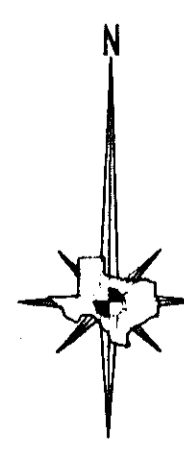
LANGEBARTEL  
V. 1660, P. 964

ACCT. NO.: 18494  
SCH. DIST.: AL  
CITY: CWP  
MAP NO.: L-16

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TX 76086  
817-594-0400

ENGINEER:  
BAIRD HAMPTON AND BROWN, INC.  
1320 SANTA FE DRIVE STE. 100  
WEATHERFORD, TX 76086  
817-596-7575

DEVELOPER:  
TRINITY BIBLE CHURCH OF ALEDO  
CONTACT: KIRK JOSEPH  
4954 E. INTERSTATE 20  
WILLOW PARK, TX 76087  
817-692-7883



FINAL PLAT  
LOTS 1 & 2, BLOCK 1  
TRINITY CHURCH PROPERTIES  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 17.336 ACRES SUBDIVISION OUT OF  
THE I. & G.N. R.R. CO. SURVEY  
ABSTRACT NO. 1821  
PARKER COUNTY, TEXAS  
JUNE 2010

**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO WEATHERFORD, TX 76086  
817.594.0400  
FAX 817.594.0403