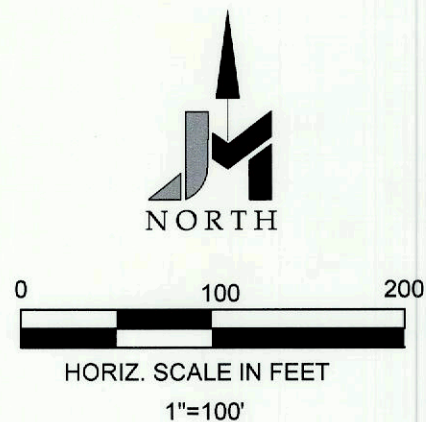
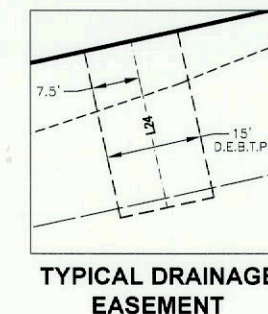


LOCATION MAP  
(No Scale)



- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
- FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION
- POB POINT OF BEGINNING
- FOUND 60D NAIL
- V.A.M. VISIBILITY, ACCESS AND MAINTENANCE
- D.E.B.T.P. DRAINAGE EASEMENT BY THIS PLAT

202329740 PLAT Total Pages: 3



PROPERTY OWNER:  
WPD TRINITY, LLC  
17010 INTERSTATE 20  
CISCO, TX 76437

SURVEYOR:  
MARK T. BROWN, R.P.L.S.  
JACOB AND MARTIN  
1925 FORT WORTH HWY.  
WEATHERFORD, TX 76086  
817-594-9880

- NOTES:
1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
  2. FLOOD STATEMENT:  
By scaled map location of FEMA's Flood Insurance Rate Map, LOMR, Case Number 20-05-00119, with an Effective Date of October 7, 2020, a majority of Block 9, The Reserves at Trinity depicted hereon lies within Special Flood Hazard Area Zone AE (Base Flood Elevation (BFE) established).
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  5. BLOCK 9 AREA: 22.529 Acres (981,353 square feet).
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18355.009.001.00

WESLEY FRANKLIN SURVEY  
ABSTRACT NO. 1955

WESLEY FRANKLIN SURVEY  
ABSTRACT NO. 468

10

LOT 1,  
THE RESERVES AT TRINITY  
CABINET E, SLIDE 405  
PRPCT

LOT 2R1,  
THE RESERVES AT TRINITY  
CABINET F, SLIDE 290  
PRPCT

CURVE DATA						
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	
C1	95.27'	90.00'	60°39'09"	90.89'	N07°08'39"E	
C2	62.83'	60.00'	60°00'00"	60.00'	N53°10'55"W	
C3	50.25'	90.00'	31°59'35"	49.60'	S80°26'07"W	
C4	99.97'	200.00'	28°38'19"	98.93'	S78°45'31"W	
C5	172.25'	695.00'	14°12'01"	171.81'	N32°11'04"W	
C6	72.38'	42.00'	98°43'59"	63.75'	S76°00'02"E	
C7	41.98'	85.00'	28°18'08"	41.56'	S40°47'07"E	
C8	72.73'	63.00'	66°08'39"	68.76'	S21°51'52"E	
C9	60.69'	105.00'	33°06'59"	59.85'	S05°21'02"E	
C10	47.86'	50.00'	54°30'48"	46.06'	S49°19'55"E	
C11	25.39'	36.00'	40°24'16"	24.86'	N36°35'51"E	
C12	32.44'	130.01'	14°17'43"	32.35'	N49°36'38"E	
C13	31.41'	20.00'	89°59'15"	28.28'	S70°04'09"E	

LINE DATA		
LINE NUMBER	LENGTH	BEARING
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L7	33.50'	N50°40'45"W
L8	7.35'	N23°10'55"W
L9	39.33'	S25°04'32"E
L10	32.26'	N66°54'48"W
L11	88.21'	N39°20'30"E
L12	15.01'	S50°53'31"E
L13	32.07'	N39°25'07"E
L14	15.85'	S50°47'07"E
L15	111.35'	S39°18'33"W

LINE DATA		
LINE NUMBER	LENGTH	BEARING
L16	24.92'	S64°55'10"W
L17	21.69'	S78°15'47"W
L18	23.84'	S81°28'49"W
L19	17.18'	S89°37'47"W
L20	29.07'	N87°08'55"W
L21	102.68'	N85°12'01"W
L22	101.77'	S33°43'11"W
L23	29.28'	S43°36'24"E
L24	26.50'	S12°22'06"E
L25	43.52'	S70°25'15"W
L26	27.21'	S17°17'46"E
L27	47.41'	S65°05'20"W
L28	14.41'	S89°07'06"W
L29	53.05'	S64°55'10"W

18355  
AL  
CWP  
K-15

FINAL PLAT

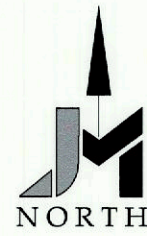
Plat of  
LOTS 1R1, 2R, AND 3R, BLOCK 9,  
THE RESERVES AT TRINITY,  
being a replat of Lot 1R, Block 9, in the City of  
Willow Park, Parker County, Texas, as shown on plat  
thereof recorded in Cabinet E, Slide 726,  
Parker County Plat Records.

FL11

THIS PLAT FILED IN

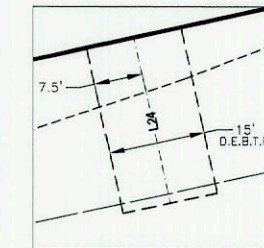
Cabinet \_\_\_\_\_, Slide \_\_\_\_\_



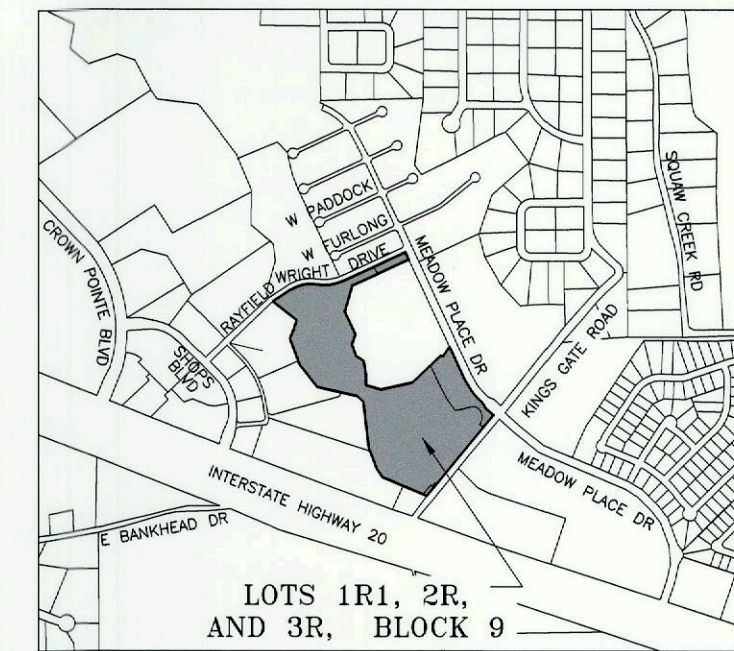


0 100 200  
HORIZ. SCALE IN FEET  
1"=100'

- SET 1/2" REBAR ROD WITH CAP OR "X" CHISELED IN CONCRETE
- FOUND REBAR ROD AS DESCRIBED IN OWNER'S DEDICATION
- POB POINT OF BEGINNING
- FOUND 60D NAIL
- V.A.M. VISIBILITY, ACCESS AND MAINTENANCE
- D.E.B.T.P. DRAINAGE EASEMENT BY THIS PLAT



TYPICAL DRAINAGE EASEMENT



LOCATION MAP  
(No Scale)

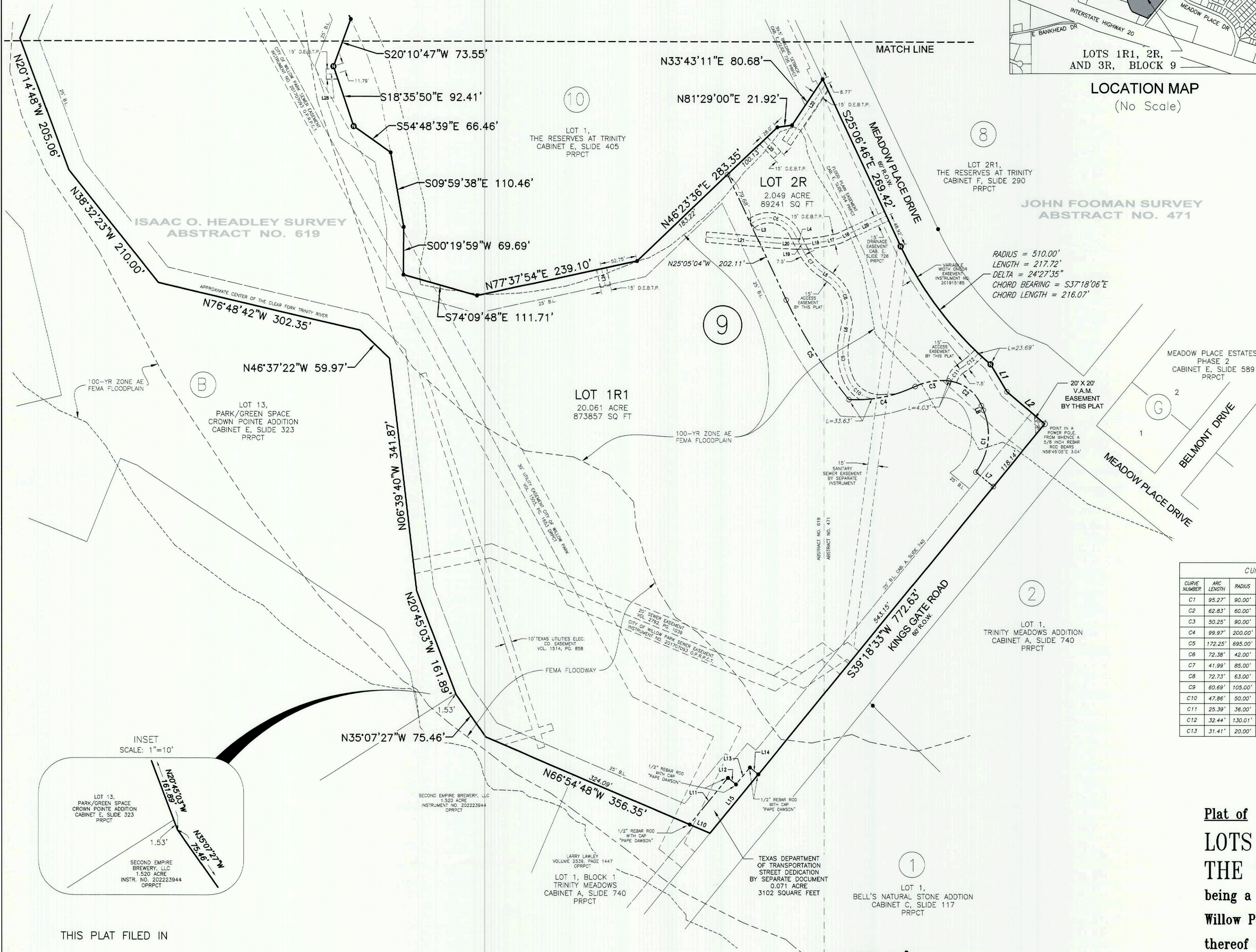


3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070  
1925 FORT WORTH HWY.  
WEATHERFORD, TX 76086  
817-594-9880  
1014 BROADWAY STREET  
LUBBOCK, TX 79414  
806-368-6375

PROPERTY OWNER:  
WPD TRINITY, LLC  
17010 INTERSTATE 20  
CISCO, TX 76437

SURVEYOR:  
MARK T. BROWN, R.P.L.S.  
JACOB AND MARTIN  
1925 FORT WORTH HWY.  
WEATHERFORD, TX 76086  
817-594-9880

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C7	41.99'	85.00'	28°18'08"	41.58'	S40°47'07"E
C8	72.73'	63.00'	66°08'39"	66.76'	S21°51'52"E
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L9	39.33'	S25°04'32"E	L24	26.50'	S12°22'06"E
L10	32.26'	N66°54'49"W	L25	43.52'	S70°25'15"W
L11	88.21'	N39°20'30"E	L26	27.21'	S17°17'46"E
L12	15.01'	S50°53'31"E	L27	47.41'	S65°05'20"W
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L14	15.85'	S50°47'07"E	L29	53.05'	S64°55'10"W
L15	111.35'	S39°18'33"W			

## FINAL PLAT

Plat of  
LOTS 1R1, 2R, AND 3R, BLOCK 9,  
THE RESERVES AT TRINITY,  
being a replat of Lot 1R, Block 9, in the City of  
Willow Park, Parker County, Texas, as shown on plat  
thereof recorded in Cabinet E, Slide 726,  
Parker County Plat Records.



OWNER'S DEDICATION

Whereas WPD TRINITY, LLC, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

BEING a 22.529 acre tract of land, all of Lot 1R, Block 9, The Reserves at Trinity, an addition in the City of Willow Park as shown in plat recorded in Cabinet E, Slide 726, Plat Records Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set chiseled "X" in the top of a concrete sidewalk (N=6,955,529.40' and E=2,228,645.73') in the south right-of-way of Rayfield Wright Drive (formerly known as Bridge Street), and being in the west right-of-way of Meadow Place Drive, and being the northeast corner of said Lot 1R, Block 9;

THENCE S 24°54'40" E 59.27 feet with said west right-of-way of said Meadow Place Drive to a found 1/2 inch rebar rod being the northeast corner of Lot 1, Block 10, The Reserves at Trinity, recorded in Cabinet E, Slide 405, Plat Records, Parker County, Texas;

THENCE with the common line of said Lot 1R, Block 9 and Lot 1, Block 10 the following calls:

- S 64°55'28" W 457.52 feet to a found 1/2 inch rebar rod;
- S 15°51'00" W 198.04 feet to a found 1/2 inch capped rebar rod marked "RLG INC";
- S 24°52'57" E 184.29 feet to a found 1/2 inch capped rebar rod marked "RLG INC";
- S 20°10'47" W 73.55 feet to a found 60D Nail;
- S 18°35'50" E 92.41 feet to a found 60D Nail;
- S 54°48'39" E 66.46 feet to a found 1/2 inch capped rebar rod marked "RLG INC";
- S 09°59'38" E 110.46 feet to a found 1/2 inch rebar rod;
- S 00°19'59" W 69.69 feet to a found 1/2 inch capped rebar rod marked "TEXAS SURVEYING INC";
- S 74°09'48" E 111.71 feet to a found 1/2 inch capped rebar rod marked "TEXAS SURVEYING INC";
- N 77°37'54" E 239.10 feet to a found 1/2 inch capped rebar rod marked "RLG INC";
- N 46°23'36" E 283.35 feet to a found 1/2 inch rebar rod;
- N 81°29'00" E 21.92 feet to a found 1/2 inch rebar rod;
- N 33°43'11" E 80.68 feet to a found 1/2 inch rebar rod being the southeast corner of said Lot 1, Block 10 and being in the southwest right-of-way of said Meadow Place Drive;

THENCE with the common line of said Lot 1R, Block 9 and the west right-of-way of said Meadow Place Drive the following calls:

- S 25°06'46" E 269.42 feet to a found 60D Nail for the beginning of a curve to the left, having a radius of 510.00, a delta angle of 24°27'35", and a long chord of S 37°18'06" E 216.07 feet;
- along said curve to the left an arc length of 217.72 feet to a found 60D Nail;
- S 30°58'19" E 46.98 feet to a set 1/2 inch capped rebar rod marked "J&M BOUNDARY";
- S 49°33'16" E 72.38 feet to a point in a power pole in the northwest right-of-way of Kings Gate Road and being the most easterly southeast corner of said Lot 1R, Block 9, from whence a 5/8 inch rebar rod bears, N 58°45'05" E 3.04 feet;

THENCE S 39°18'33" W 772.63 feet with the common line of said Lot 1R, Block 9, and said northwest right-of-way of Kings Gate Road to a point in the approximate centerline of Clear Fork Trinity River, same being the northeast corner of a called 2-acre tract of land conveyed in a Warranty Deed to Larry Lawley recorded in Volume 2539, Page 1447, Official Public Records, Parker County, Texas and said 2-acre tract being the most southerly portion of Lot 1, Block 1 of the Trinity Meadows Addition to the City of Willow Park as shown on the plat of thereof recorded in Cabinet A, Slide 740 of said Plat Records;

THENCE with the approximate centerline of of said Clear Fork Trinity River, over and across said Lot 1, Block 1, and being the west line of said Lot 1R, Block 9 the following calls:

- N 66°54'48" W at 217.13 feet passing the northwest corner of said Lawley Tract and of said most southerly portion of Lot 1, Block 1, same being the northeast corner of a 1.52-acre tract conveyed in Warranty Deed with Vendor's Lien to Second Empire Brewery, LLC recoded in Instrument Number 202223944, Official Public Records, Parker County, Texas, in all 356.35 feet to a point;
- N 35°07'27" W 75.46 feet to a point;
- N 20°43'03" W at 1.53 feet passing the most northerly corner of said 1.52-acre tract, same being the common corner of Lot 13, Block B, Crown Point Addition, recorded in Cabinet E, Slide 323 Plat Records, Parker County, Texas, in all 161.89 feet to a point;
- N 06°39'40" W 341.87 feet to a point;
- N 46°37'22" W 59.97 feet to a point;
- N 76°48'42" W 302.25 feet to a point;
- N 38°32'23" W 210.00 feet to a point;
- N 20°14'48" W 205.06 feet to a point;
- N 22°26'59" E 75.76 feet to a point;
- N 19°06'35" E 68.25 feet to a point;
- N 52°26'20" W 224.94 feet to a point in the south right-of-way of said Rayfield Wright Drive, and being the most northerly northeast corner of said Lot 13, Block B;

THENCE with the common line of the north line of said Lot 1R, Block 9 and said south right-of-way of said Rayfield Wright Drive the following calls:

- N 56°58'10" E 155.24 feet to a mag nail found in the top of a rock retaining wall for the beginning of a curve to the right, having a radius of 275.00 feet, a delta angle of 43°08'25", and a long chord of N 78°32'12" E 202.20 feet;
- along said curve to the right the arc length of 207.06 feet to found 1/2 inch capped rebar rod marked "TEXAS SURVEYING INC" for the point of reverse curvature, having a radius 325.00 feet, a delta angle of 35°12'10" and a long chord of N 82°30'21" E 196.56 feet;
- along said curve the arc length of 199.68 feet to a found 1/2 inch capped rebar rod marked "TEXAS SURVEYING INC";
- N 64°56'13" E 499.99 feet to the POINT OF BEGINNING and containing 22.529 acres or 981,353 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That KYLE WILKS does hereby adopt this plat designating the herein above described property as:

FINAL PLAT  
LOTS 1R1, 2R, AND 3R, BLOCK 9  
THE RESERVES AT TRINITY  
BEING A REPLAT OF LOT 1R, BLOCK 9,  
THE RESERVES AT TRINITY AN ADDITION TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS,  
AS SHOWN ON PLAT THEREOF RECORDED IN  
CABINET E, SLIDE 726, PLAT RECORDS,  
PARKER COUNTY, TEXAS

and does hereby dedicate 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.

Kyle Wilks  
Signature

STATE OF TEXAS }  
COUNTY OF PARKER }

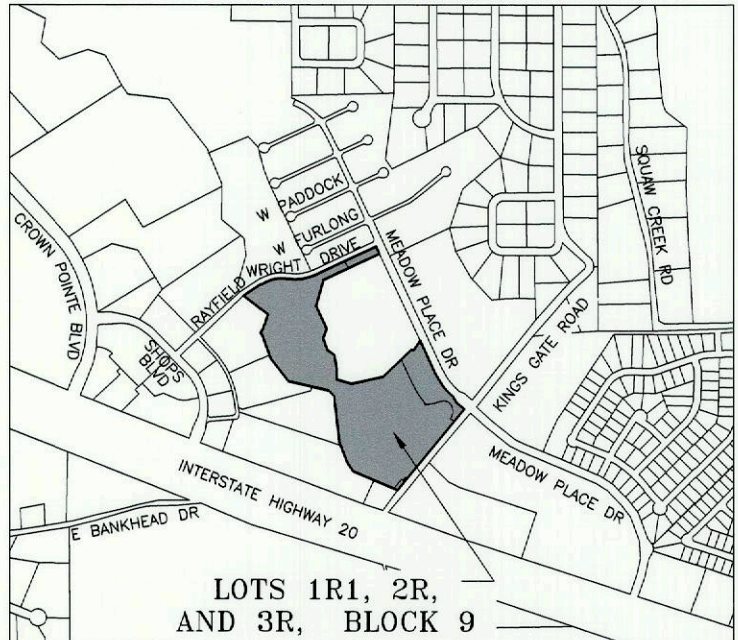
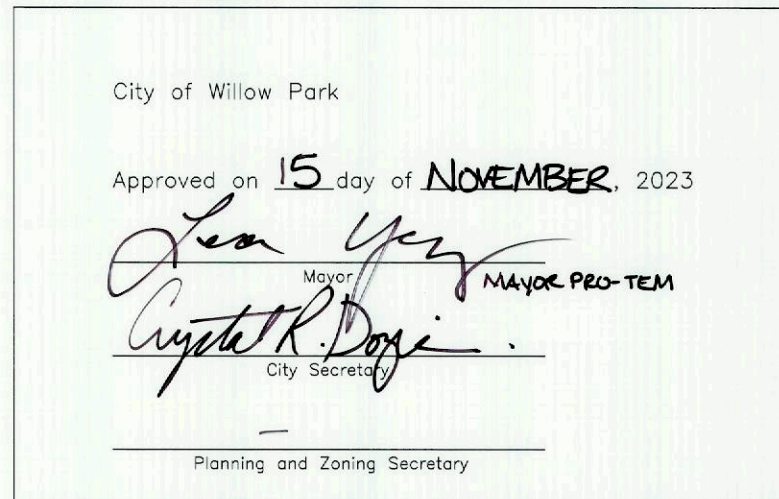
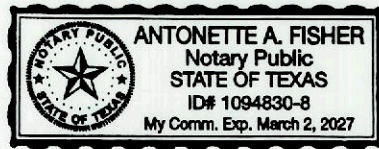
Before me, the undersigned authority, on this day personally appeared

KYLE WILKS  
known to me to be that person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 15 day of NOVEMBER 2023.

Antonette A. Fisher  
Notary Public in and for the State of Texas

03-02-2024  
My Board Expires On:



LOCATION MAP  
(No Scale)

PROPERTY OWNER:  
WPD TRINITY, LLC  
17010 INTERSTATE 20  
CISCO, TX 76437

SURVEYOR:  
MARK T. BROWN, R.P.L.S.  
JACOB AND MARTIN  
1925 FORT WORTH HWY.  
WEATHERFORD, TX 76086  
817-594-9880

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FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle  
202329740  
11/15/2023 03:58 PM  
Fee: 84.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

FINAL PLAT

Plat of

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Mark T. Brown  
SIGNATURE  
MARK T. BROWN  
(PRINT)  
REGISTERED PROFESSIONAL LAND SURVEYOR  
11-08-2023  
DATE

THIS PLAT FILED IN  
F Cabinet, Slide 611