PLAT CABINET \_E\_\_ SLIDE 726

#### **BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22'
B2	N 35°07'07" W	75.46
B3	N 20°44'43" W	161.89'
B4	N 06°39'20" W	341.87
B5	N 46°37'02" W	59.97
B6	N 76°48'22" W	302.35
В7	N 38°32'03" W	210.00'
B8	N 20°14'28" W	205.06'
B9	N 22°27'19" E	75.76
B10	N 19°06'55" E	68.26'
B11	N 52°26'00" W	289.92'
B12	N 15°54'04" E	242.57
B13	N 07°58'02" W	123.34'
B14	N 50°46'27" W	215.39'
B15	N 00°10'48" E	261.71
B16	N 23°12'58" W	280.36'
B37	S 44°36'33" W	363.88'
B38	S 20°01'39" W	285.41
B39	S 12°53'49" E 180.1	
B40	S 30°25'58" E 244.6	
B41	S 43°10'50" E	181.51'
B42	N 85°58'58" E	205.15'
B43	S 87°23'04" E	126.42'
B44	S 00°36'36" E	183.34'

PAGE 1 OF 5

#### LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°32'56" W	72.38
L2	N 30°52'24" W	46.84
L3	S 56°58'30" W	155.24'
L4	N 56°58'30" E	172.86
L5	N 16°51'38" E	29.20
L6	N 64°55'30" E	29.02
L7	S 68°13'27" E	46.84
L8	S 49°32'56" E	70.61

### LOT CURVE TABLE

CURVE	<b>RADIUS</b>	ARC	CHORD	CHORD
C43	275.00	207.12'	N 78°33'06" E	202.26
C44	325.00	199.69'	N 82°31'37" E	196.56
C45	510.00'	217.85	S 37°18'43" E	216.19'
C46	450.00	192.22	N 37°18'43" W	190.76
C47	275.00	138.91	S 85°39'30" W	137.43
C48	325.00	244.78	S 78°33'06" W	239.04

# FINAL PLAT

LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R & 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11

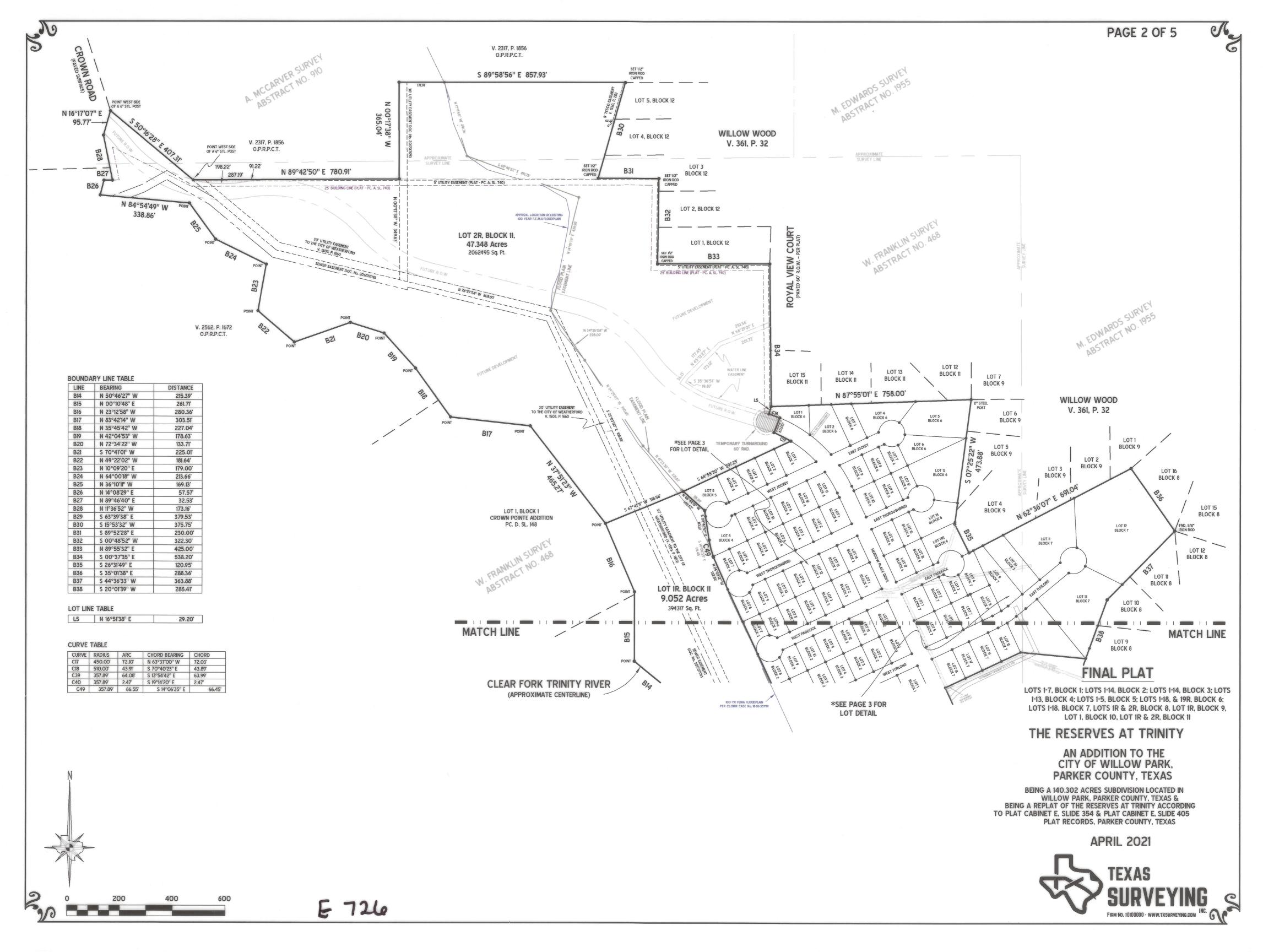
# THE RESERVES AT TRINITY

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

**APRIL 2021** 







BEING A 140.302 ACRES TRACT OF LAND BEING CALLED OUT OF THE A. MCCARVER SURVEY, ABSTRACT NO. 910, THE W. FRANKLIN SURVEY, ABSTRACT NO. 468, THE I. HENDLEY SURVEY, ABSTRACT NO. 619, THE M. EDWARDS SURVEY, ABSTRACT NO. 1955, AND THE J. FROMAN SURVEY, ABSTRACT NO. 471, ALL IN PARKER COUNTY, TEXAS: BEING A REPLAT OF THE RESERVES AT TRINITY, ACCORDING TO PLAT CABINET E, SLIDE 354 AND PLAT CABINET E, SLIDE 405, PLAT RECORDS, PARKER COUNTY, TEXAS: BEING ALL OF THAT CERTAIN DOC. NO. 201612054 AND A PORTION OF DOC. NO. 201612054, CONVEYED TO WPD TRINITY, LLC., ALL OF THOSE CERTAIN TRACTS CONVEYED TO CLARITY HOMES, LLC., IN DOC. NO. 202003488, DOC. NO. 202003488, DOC. NO. 202003488, DOC. NO. 202026569, DOC. NO. 2020226996, DOC. NO. 202033637, DOC. NO. 202032837, DOC. NO. 202024318, DOC. NO. 2020225480, DOC. NO. 202026017, DOC. NO. 202026568, DOC. NO. 202028996, DOC. NO. 202030274, DOC. NO. 2020304665, DOC. NO. 202032837, DOC. NO. 202041061, DOC. NO. 202100275, DOC. NO. 20210118, DOC. NO. 202101976, DOC. NO. 20210335, DOC. NO. 20210335, DOC. NO. 202103359, DOC. NO. 202032837, DOC. NO. 2020326759, DOC. NO. 202037488, DOC. NO. 202033617, DOC. NO. 202103294, LO THOSE CERTAIN TRACTS CONVEYED TO RAVE PROPERTIES IN DOC. NO. 20203203, DOC. NO. 202027018, DOC. NO. 202037018, DOC. NO. 202033539, ALL OF THOSE CERTAIN TRACTS CONVEYED TO VILLAGE HOMES, LP., DOC. NO. 202037018, DOC. NO. 202037018, DOC. NO. 202037018, DOC. NO. 202033539, ALL OF THAT CERTAIN TRACT CONVEYED TO CAMERON ARELLAND AND PAIGE VEHACLES IN DOC. NO. 202033539, ALL OF THAT CERTAIN TRACT CONVEYED TO CAMERON ARELLAND AND FRANCHESKA MIRELES IN DOC. NO. 20203531, ALL OF THAT CERTAIN TRACT CONVEYED TO THAT CERTAIN TRACT CONVEYED TO THAT CERTAIN TRACT CONVEYED TO MORTAN AND NATHANIEL AGUILAR IN DOC. NO. 20203531, ALL OF THAT CERTAIN T

BEGINNING AT 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 VOLUME 361-A, PAGE 32, PLAT RECORDS OF PARKER COUNTY, TEXAS, IN THE CALLED NORTH RIGHT OF WAY OF KINGS GATE ROAD FOR THE MOST SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 39°19'35" W 1594,92 FEET ALONG SAID KINGS GATE ROAD TO A POINT, IN THE APPROXIMATE CENTERLINE OF CLEAR FORK TRINITY RIVER, FOR THE MOST SOUTHERLY CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER THE FOLLOWING COURSES AND DISTANCES:

N 65°55'33" W 356.22 FEET

N 35°07'07" W 75.46 FEET, BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT I, BLOCK B OF CROWN POINTE ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS: ACCORDING TO THE PLAT AS RECORDED IN PC. D, SL. 148, P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID CROWN POINTE ADDITION
THE FOLLOWING COURSES AND DISTANCES:
N 20°44'43" W 161.89 FEET
N 66'39'20" W 59.97 FEET
N 76'48'22" W 302.35 FEET
N 36'39'20" W 59.97 FEET
N 20°1428" W 205.06 FEET
N 20°14'28" W 205.06 FEET
N 20°27'19" E 75.76 FEET
N 59'06'55" E 68.26 FEET
N 52°26'00" W 289.92 FEET
N 15'54'04" E 24.257 FEET
N 15'54'04" E 24.257 FEET
N 07'58'02" W 123.34 FEET

N 15°54'04" E 242:57 FEET
N 07°59'02" W 123:34 FEET
N 50°46'27" W 215:39 FEET
N 50°46'27" W 215:39 FEET
N 00°10'48" E 261:71 FEET
N 23°12'58" W 280:36 FEET
N 37°51'23" W 465:27 FEET
N 37°51'23" W 465:27 FEET
N 83°42'14" W 303.51 FEET
N 83°42'14" W 303.51 FEET
N 35°45'42" W AT 78.28 FEET PASS A POINT BEING THE EASTERLY COMMON CORNER OF LOT 2, BLOCK B, OF SAID CROWN POINTE ADDITION AND THAT CERTAIN TRACT
OF LAND AS DESCRIBED IN V. 2562, P. 1672, O.P.R.P.C.T., AND IN ALL 227.04 FEET TO A POINT, FOR A CORNER OF THIS TRACT.

THENCE TO POINTS FOR CORNERS ALONG THE APPROXIMATE CENTERLINE OF SAID CLEAR FORK TRINITY RIVER AND THE EAST LINE OF SAID V. 2562, P. 1672 THE FOLLOWING COURSES AND DISTANCES:
N 42°04′53″ W 178.63 FEET
N 72°34′22″ W 133.71 FEET
S 70°41′01″ W 225.01 FEET

N 49°22'02" W 181.64 FEE' N 10°09'20" E 179.00 FEET N 64°00'18" W 213.66 FEE'

N 36°10'11" W 169.13 FEET N 84°54'49" W 338.86 FEET

THENCE N 89°46'40" E 32.53 FEET
THENCE N 11°36'52" W 173.16 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.

THENCE N 16°17'07" E 95.77 FEET TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, BEING THE WESTERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR THE NORTH CORNER OF THIS TRACT.

THENCE S 50°16'28" E 407.31 FEET ALONG SAID V. 2317, P. 1856 TO A POINT ON THE WEST SIDE OF A 6" STEEL POST, AT THE SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 2317, P. 1856, O.P.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE SAID V. 2317, P. 1856 THE FOLLOWING COURSES AND DISTANCES:

N 89°42'50" E 780.91 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

N 00°17'38" W. 365.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

S 89°58'56" E 857.93 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT 5, BLOCK 12 OF SAID WILLOW WOOD ADDITION, FOR THE NORTHEAST CORNER OF THIS TRACT.

WOOD ADDITION, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID WILLOW WOOD ADDITION THE FOLLOWING COURSES AND DISTANCES:

S 15°53'32" W 375.75 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.

S 95°52'22" E 23.00 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.

S 00°48'52" W 322.30 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR AN ELL CORNER OF THIS TRACT.

N 89°55'32" E 425.00 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

N 87°55'01" E 758.00 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

S 07°25'22" W 473.88 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER OF THIS TRACT.

S 63'31'49" E 120.95 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER OF THIS TRACT.

S 63'31'49" E 120.95 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT.

S 44"36'33" W 363.88 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 20'01'39" W 285.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 35'01'30" E 181.51 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 35'01'30" E 181.51 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 35'02'5'39" E 205.15 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 35'03'04" E 183.34 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

S 30'03'04" E 183.51 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

BEARINGS DERIVED FROM G.P.S. 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 ORDINANCS OF THE CITY OF WILLOW PARK.

YLE POCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444

TEXAS SURVEYING, INC. - WEATHERFORD BRANCH 104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086



### **BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE		
B1	N 66°55'33" W	356.22		
B2	N 35°07'07" W	75.46		
B3	N 20°44'43" W	161.89'		
B4	N 06°39'20" W	341.87		
B5	N 46°37'02" W	59.97		
B6	N 76°48'22" W	302.35		
B7	N 38°32'03" W	210.00'		
B8	N 20°14'28" W	205.06		
B9	N 22°27'19" E	75.76		
B10	N 19°06'55" E	68.26		
B11	N 52°26'00" W			
		289.92'		
B12	N 15°54'04" E	242.57		
B13	N 07°58'02" W	123.34'		
B14	N 50°46'27" W	215.39'		
B15	N 00°10'48" E	261.71		
B16	N 23°12'58" W	280.36		
B17	N 83°42'14" W	303.51		
B18	N 35°45'42" W	227.04'		
B19	N 42°04'53" W	178.63		
B20	N 72°34'22" W	133.71		
B21	S 70°41'01" W	225.01		
B22	N 49°22'02" W	181.64		
B23	N 10°09'20" E	179.00'		
B24	N 64°00'18" W	213.66'		
B25	N 36°10'11" W	169.13'		
B26	N 14°08'29" E	57.57		
B27	N 89°46'40" E	32.53		
B28	N 11°36'52" W	173.16'		
B29	S 63°39'38" E	379.53		
B30	S 15°53'32" W 375			
B31	S 89°52'28" E	230.00'		
B32	S 00°48'52" W	322.30'		
B33	N 89°55'32" E	425.00		
B34	S 00°37'35" E	538.20'		
B35	S 26°31'49" E	120.95		
B36	S 35°01'38" E	288.36		
B37	S 44°36'33" W	363.88		
B38	S 20°01'39" W			
B39	S 12°53'49" E	180.17		
B40	S 30°25'58" E			
-		244.61		
B41	S 43°10'50" E	181.51		
B42	N 85°58'58" E	205.15'		
B43	S 87°23'04" E	126.42'		

B44 S 00°36'36" E

183.34"

### LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.78'	S 23°08'09" W	31.25'
C2	50.00'	99.12'	N 81°51'51" W	83.67'
C3	50.00	99.12'	N 31°42'50" E	83.67
C4	50.00'	31.78'	S 73°17'10" E	31.25'
C5	50.00'	31.78'	S 23°08'09" W	31.25'
C6	50.00'	99.12'	N 81°51'51" W	83.67
C7	50.00'	99.12'	N 31°42'50" E	83.67
C8	50.00'	31.78	S 73°17'10" E	31.25'
C9	50.00'	31.78'	S 23°08'09" W	31.25'
C10	50.00'	99.12'	N 81°51'51" W	83.67
C11	50.00'	99.12'	N 31°42'50" E	83.67
C12	50.00	31.78'	S 73°17'10" E	31.25'
C13	450.00'	91.96'	N 30°55'46" W	91.80'
C14	50.00'	145.12'	S 88°04'17" W	99.28'
C15	50.00'	116.68	N 58°04'13" E	91.95'
C16	450.00'	122.90'	N 51°12'08" W	122.52'
C17	450.00	72.10'	N 63°37'00" W	72.03'
C18	510.00'	43.91	S 70°40'23" E	43.89'
C19	510.00'	284.64	N 57°09'03" W	280.96
C20	50.00'	104.72	N 64°55'30" E	86.60'
C21	50.00'	52.36'	S 25°04'30" E	50.00'
C22	50.00'	48.90'	S 32°56'33" W	46.97
C23	50.00'	55.82	N 87°03'27" W	52.97
C24	510.00'	91.81	S 30°13'57" E	91.69'
C25	50.00'	59.08'	N 38°46'28" E	55.70'
C26	50.00'	98.00'	S 51°13'32" E	83.05'
C27	50.00'	104.72	S 64°55'30" W	86.60'
C28	50.00'	122.74	N 75°14'59" E	94.16'
C29	50.00'	79.92'	S 11°21'56" W	71.68'
C30	50.00'	59.14	N 88°57'34" W	55.75'
C31	275.00	38.21	N 60°56'40" E	38.18'
C32	275.00'	31.25'	N 53°42'32" E	31.23'
C33	50.00'	99.82	N 47°38'47" E	84.05'
C34	50.00'	87.70'	S 24°54'46" E	76.88'
C35	50.00'	74.28	S 67°53'40" W	67.64
C36	325.00'	43.91	S 54°19'28" W	43.88'
C37	325.00	38.18'	S 61°33'35" W	38.15'
C38	275.00'	30.06	S 68°03'23" W	30.04
C39	357.89	64.08	S 13°54'42" E	63.99'
C40	357.89	2.47	S 19°14'20" E	2.47
C41	275.00	138.91	S 85°39'30" W	137.43'
C42	325.00	244.78	S 78°33'06" W	239.04
C43	275.00'	207.12'	N 78°33'06" E	202.26
C44	325.00	199.69'	N 82°31'37" E	196.56
C45	510.00'	217.85	S 37°18'43" E	216.19'
C46	450.00'	192.22	N 37°18'43" W	190.76
C47	275.00	138.91	S 85°39'30" W	137.43
C48	325.00'	244.78	S 78°33'06" W	239.04

### DRAINAGE ESMT. CURVE TABLE

CURVE	<b>RADIUS</b>	ARC	CHORD BEARING	CHORD
DE-C1	207.50	72.43	N 54°55'30" E	72.06'
DE-C2	192.50'	67.20	S 54°55'30" W	66.85

### DRAINAGE ESMT. LINE TABLE

LINE	BEARING	DISTANCE
DE-L1	N 44°55'30" E	24.91
DE-L2	N 64°55'30" E	268.12
DE-L3	N 25°04'30" W	182.69'
DE-L4	N 64°55'30" E	15.00'
DE-L5	S 25°04'30" E	197.69'
DE-L6	S 64°55'30" W	283.12'
DE-L7	S 44°55'30" W	30.37

#### 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

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SIRUBS, 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 AE FLOODWAY AND, ZONE AE - AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN, SHADED 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. 48367C0300E 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 F.E.M.A. WEBSITE

#### 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

LOT IR, BLOCK 8, IS TO BE THE COMMUNITY CENTER LOT.

LOTS 1 - 7, BLOCK 1, SHALL HAVE NO ACCESS TO BRIDGE STREET

# FINAL PLAT

LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS IR & 2R, BLOCK 8, LOT IR, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11

## THE RESERVES AT TRINITY

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E. SLIDE 354 & PLAT CABINET E. SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

**APRIL 2021** 





CITY OF WILLOW PARK, TEXAS CITY COUNCIL

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS

PLAT APPROVED DATE: APRIL 13, 2021





NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WPD TRINITY, LLC; CLARITY HOMES, LTD; RAVE PROPERTIES, LP; VILLAGE HOMES, LP; GATES AT MEADOW PLACE, LLC; STONEGATE VENTURES, LLC; YURUANID AND PAIGE VELAZOUEZ; CAMERON ARELLANO AND FRANCHESKA MIRELES; ANDRE LE AND CALLEY CASE; MORTAN AND NATHANIEL AGUILAR; THOMAS AND KYLIE MCINTOSH; LOGAN LEHRER AND PEYTON SALAVARRIA; ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-18 & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS IR & 2R, BLOCK 8, LOT IR BLOCK 9, LOT 1, BLOCK 10, LOT IR & 2R, BLOCK II, 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 HEREIN CERTIFY THE FOLLOWING: I. 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 OF 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 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

AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE FASEMENTS FOR THE PURPOSE OF CONSTRUCTING WITNESS MY HAND AT \_\_\_\_\_\_, PARKER COUNTY, TEXAS

4-13-71 4/12/21

4/12/21 4/12/21

FILED AND RECORDED

Lila Deakle

202115581 04/21/2021 11:16 AM Fee: 92.00 Lila Deakle, County Clerk Parker County, Texas PLAT

STATE OF TEXAS COUNTY OF PORTLEY GIVEN UNDER BY HAND AND SEAL OF OFFICE ON THIS THE LOND DAY OF APRIL, 2021. Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7 COUNTY OF TALL ANT 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/SHE EXECUTED THE SAME FOR THE PURPOSE AND GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF COPTIL, 2021. Bridan Junes NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS BRENDEN TODD JAMES Notary Public, State of Texas Comm. Expires 09-16-2024 COUNTY OF Johnson

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED. 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 CONSIDER THE PURPOSE AND CONSI GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF ADDIT 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MCKALA SIMMONS Notary Public, State of Texas Comm. Expires 07-09-2023 Notary ID 132078259

COUNTY OF DENKEY 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/SHE EXECUTED THE SAME FOR THE PURPOSE AND

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED. TIME WILL WILL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE

MCKALA SIMMONS Notary Public, State of Texas Comm. Expires 07-09-2023 Notary ID 132078259

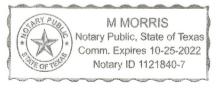
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AND A CONTROL OF THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

COUNTY OF PARKET

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED. SAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND

D AND SEAL OF OFFICE ON THIS THE 2 DAY OF



THEREIN EXPRESSED.

AND AND SEAL OF OFFICE ON THIS THE DAY OF SOLUTION 2021

M MORRIS Notary Public, State of Texas ) Comm. Expires 10-25-2022 Notary ID 1121840-7

COUNTY OF DOWNER RE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY ARED NOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE E AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND DEPORTING THE PURPOSE AND DEPORTIN NUNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF 2021. M MORRIS Notary Public, State of Texa Comm. Expires 10-25-2022 Notary ID 1121840-7 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/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THERBURY PURPOSES AND GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS STATE OF TEXAS
COUNTY OF 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, IND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND

VEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th APRIL 2021. JULIE BENTON Notary Public, State of Texas Notary ID# 12615922-6 My Commission Expires 11-05-2024

ACTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF AT LET

OTRY PUBLIC IN AND FOR THE STATE OF TEXAS

Notary Public, State of Texas Notary ID# 12615922-6 My Commission Expires 11-05-2024

COUNTY OF PACKEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED. IN AND 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

GNEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF ACT . 2021.

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

COUNTY OF PARKET

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 POREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

12 DAY OF AOril 2021 NOTAN JUBIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF PARKEY

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

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/SHE EXECUTED THE SAME FOR THE PURPOSE AND

NO SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2021.

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

COUNTY OF DANKEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY PREARED. 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

NO SEAL OF OFFICE ON THIS THE ADAY OF April, 2021.

M MORRIS Notary Public, State of Texas Comm. Expires 10-25-2022 Notary ID 1121840-7

# FINAL PLAT

LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-14 BLOCK 3; LOTS 1-13, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS IR & 2R, BLOCK 8, LOT IR, BLOCK 9, LOT 1, BLOCK 10, LOT 1R & 2R, BLOCK 11

## THE RESERVES AT TRINITY

AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

BEING A 140.302 ACRES SUBDIVISION LOCATED IN WILLOW PARK, PARKER COUNTY, TEXAS & BEING A REPLAT OF THE RESERVES AT TRINITY ACCORDING TO PLAT CABINET E, SLIDE 354 & PLAT CABINET E, SLIDE 405 PLAT RECORDS, PARKER COUNTY, TEXAS

**APRIL 2021** 



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