

Basis of bearing: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.



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**ALTA/NSPS LAND TITLE SURVEY**  
CITY OF WILLOW PARK  
PARKER COUNTY, TEXAS  
Willow Park Trails

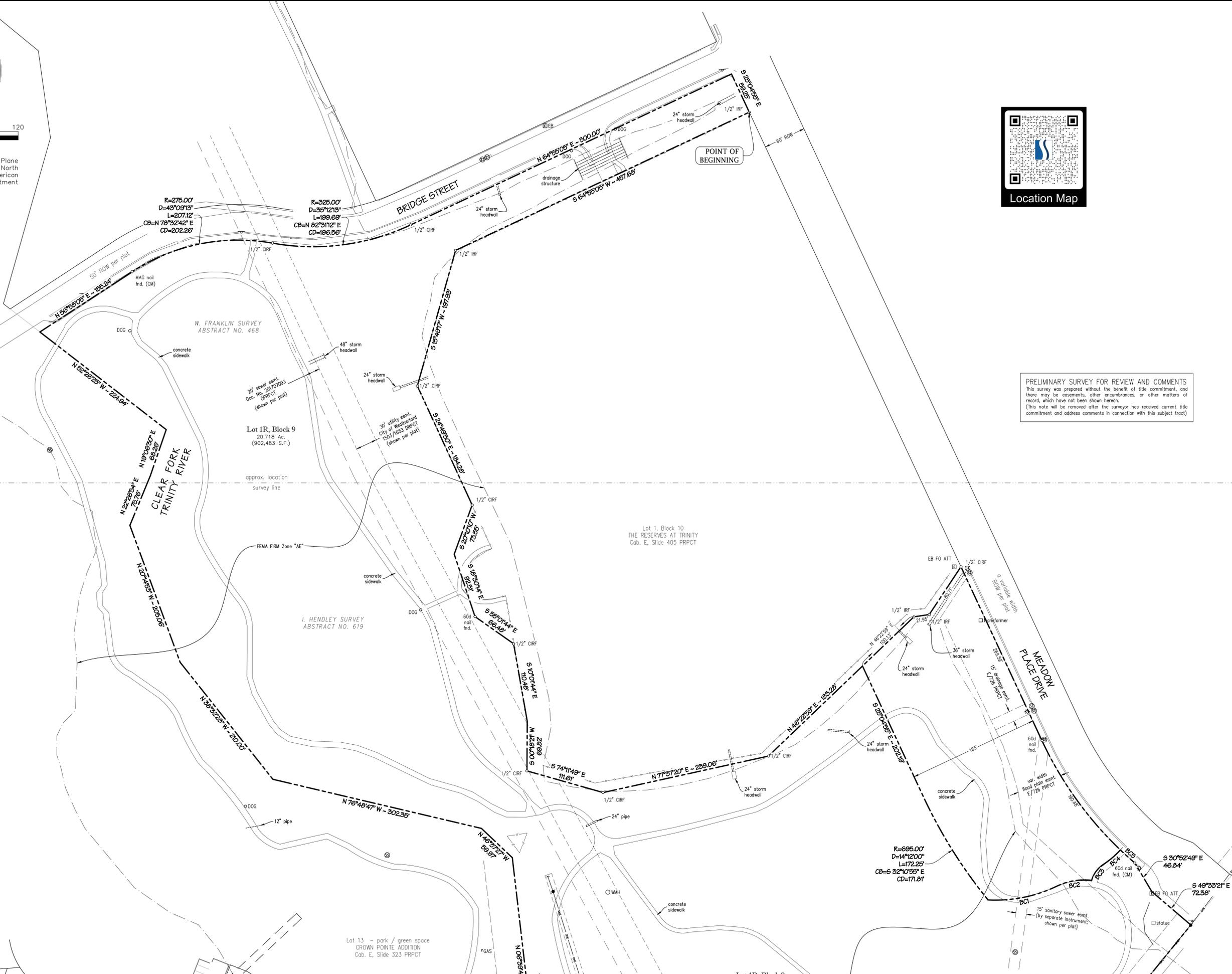
PRELIMINARY SURVEY FOR REVIEW AND COMMENTS  
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.  
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

Issue Dates:  
7/5/23

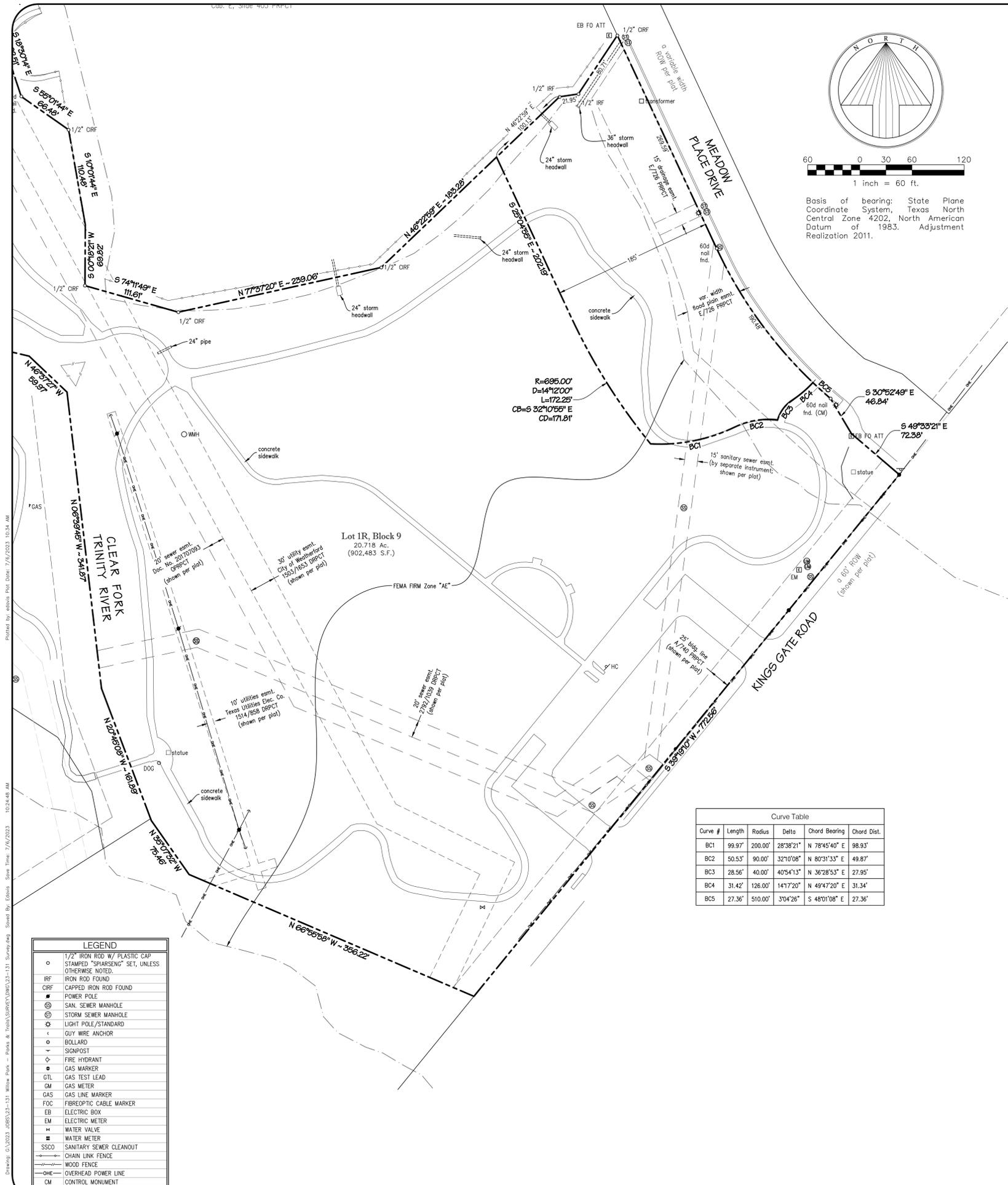
Date	Revisions

Scale: 1" = 60'  
Drawn By: ED  
Checked By: DKB  
Sheet 1  
of 2  
JOB # 23-131

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
■	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
⊙	GUY WIRE ANCHOR
○	BOLLARD
⊙	SIGNPOST
⊙	FIRE HYDRANT
⊙	GAS MARKER
⊙	GAS TEST LEAD
⊙	GAS METER
⊙	GAS LINE MARKER
⊙	FIBROPTIC CABLE MARKER
EB	ELECTRIC BOX
DOG	DOG LITTER BOX
⊙	WATER VALVE
⊙	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



Drawing: C:\2023\085\23-131 Willow Park - Parks & Trails\SURVEY\DWG\23-131 Survey.dwg Saved By: Edovik Save Time: 7/6/2023 10:24:48 AM Plotted by: edovik Plot Date: 7/6/2023 10:34 AM



Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	99.97'	200.00'	28°38'21"	N 78°45'40" E	98.93'
BC2	50.53'	90.00'	32°10'08"	N 80°31'33" E	49.87'
BC3	28.56'	40.00'	40°54'13"	N 36°28'53" E	27.95'
BC4	31.42'	126.00'	14°17'20"	N 49°47'20" E	31.34'
BC5	27.36'	510.00'	3°04'26"	S 48°01'08" E	27.36'

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⊙	OVERHEAD POWER LINE
⊙	CONTROL MONUMENT

**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the W. Franklin Survey, Abstract No. 468, and the I. Hendley Survey, Abstract No. 619, City of Willow Park, Parker County, Texas, being part of Lot 1R, Block 9, The Reserves at Trinity, an addition to the City of Willow Park according to the plat thereof recorded in Cabinet E, Slide 726 of the Plat Records, Parker County, Texas (PRPCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the southwest line of Meadow Place Drive, a variable width right-of-way, for the north corner of Lot 1, Block 10, The Reserves at Trinity, recorded in Cabinet E, Slide 405 PRPCT;

THENCE along the north, west, and south lines of Lot 1, Block 10, the following:

- S 64°55'05" W, 457.68 feet to a 1/2" iron rod found;
- S 15°49'17" W, 197.93 feet to a 1/2" iron rod with plastic cap found;
- S 24°49'50" E, 184.28 feet to a 1/2" iron rod with plastic cap found;
- S 20°10'10" W, 73.55 feet;
- S 18°30'14" E, 92.51 feet to a 60d nail found;
- S 55°01'44" E, 66.48 feet to a 1/2" iron rod with plastic cap found;
- S 10°01'44" E, 110.48 feet;
- S 00°18'21" W, 69.82 feet to a 1/2" iron rod with plastic cap found;
- S 74°11'49" E, 111.61 feet to a 1/2" iron rod with plastic cap found;
- N 77°37'20" E, 239.06 feet to a 1/2" iron rod with plastic cap found;

And N 46°22'59" E, 183.28 feet to a point for corner, from which a 1/2" iron rod found bears N 46°22'59" E, 100.13 feet;

THENCE into and through Lot 1R, Block 9, the following:

- S 25°04'55" E, 202.19 feet;
- A tangent curve to the left having a central angle of 14°12'00", a radius of 695.00 feet, a chord of S 32°10'55" E - 171.81 feet, an arc length of 172.25 feet;
- A non-tangent curve to the left having a central angle of 28°38'21", a radius of 200.00 feet, a chord of N 78°45'40" E - 98.93 feet, an arc length of 99.97 feet;
- A reverse curve having a central angle of 32°10'08", a radius of 90.00 feet, a chord of N 80°31'33" E - 49.87 feet, an arc length of 50.53 feet;
- A non-tangent curve to the right having a central angle of 40°54'13", a radius of 40.00 feet, a chord of N 36°28'53" E - 27.95 feet, an arc length of 28.56 feet;
- And reverse curve having a central angle of 14°17'20", a radius of 126.00 feet, a chord of N 49°47'20" E - 31.34 feet, an arc length of 31.42 feet to a point on the southwest line of Meadow Place Drive;

THENCE along the southwest line thereof, the following:

- A non-tangent curve to the left having a central angle of 03°04'26", a radius of 510.00 feet, a chord of S 48°01'08" E - 27.36 feet, an arc length of 27.36 feet to a 60d nail found;
- S 30°52'49" E, 46.84 feet;
- And S 49°33'21" E, 72.38 feet to a point in a power pole being the intersection of Meadow Place Drive with the northwest line of Kings Gate Road, a 60-foot right-of-way (as shown per plat);

THENCE S 39°19'10" W, 772.56 feet along the northwest line of Kings Gate Road to the intersection thereof with the centerline of the Clear Fork of the Trinity River, being the most southerly corner of Lot 1R, Block 9;

THENCE along the Clear Fork, the following:

- N 66°55'58" W, 356.22 feet;
- N 35°07'32" W, 75.46 feet;
- N 20°45'08" W, 161.89 feet;
- N 06°39'45" W, 341.87 feet;
- N 46°37'27" W, 59.97 feet;
- N 76°48'47" W, 302.35 feet;
- N 38°32'28" W, 210.00 feet;
- N 20°14'53" W, 205.06 feet;
- N 22°26'54" E, 75.76 feet;
- N 19°06'30" E, 68.26 feet;

And N 52°26'25" W, 224.94 feet to a point for the southwest corner of the right-of-way of Bridge Street, a 50-foot wide right-of-way (per plat);

THENCE along the south line of Bridge Street, the following:

N 56°58'05" E, 155.24 feet to a MAG nail found;

A tangent curve to the right having a central angle of 43°09'13", a radius of 275.00 feet, a chord of N 78°32'42" E - 202.26 feet, an arc length of 207.12 feet to a 1/2" iron rod with plastic cap found;

A reverse curve having a central angle of 35°12'13", a radius of 325.00 feet, a chord of N 82°31'12" E - 196.56 feet, an arc length of 199.69 feet to a 1/2" iron rod with plastic cap found;

And N 64°55'05" E, 500.00 feet to a point being the intersection of Bridge Street with Meadow Place Drive;

THENCE S 25°04'55" E, 59.25 feet along the southwest line of Meadow Place Drive to the POINT OF BEGINNING with the subject tract containing 902,483 square feet or 20.718 acres of land.

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**SURVEYOR'S CERTIFICATE**

To: \_\_\_\_\_, First American Title Insurance Company, Republic Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 06/30/23.

Date of Plat or Map: 7/3/23



Darren K. Brown, RPLS 5252

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48367C0425F, effective on 4/5/2019. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).



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 Willow Park Trails

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Sheet 2

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