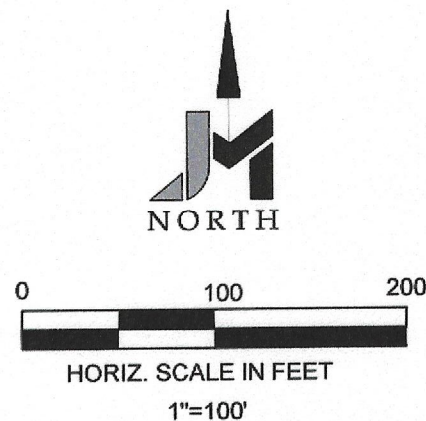
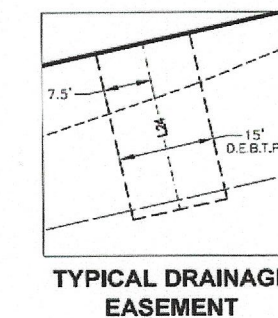


LOTS 1R1, 2R, AND 3R, BLOCK 9
LOCATION MAP
(No Scale)



- 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

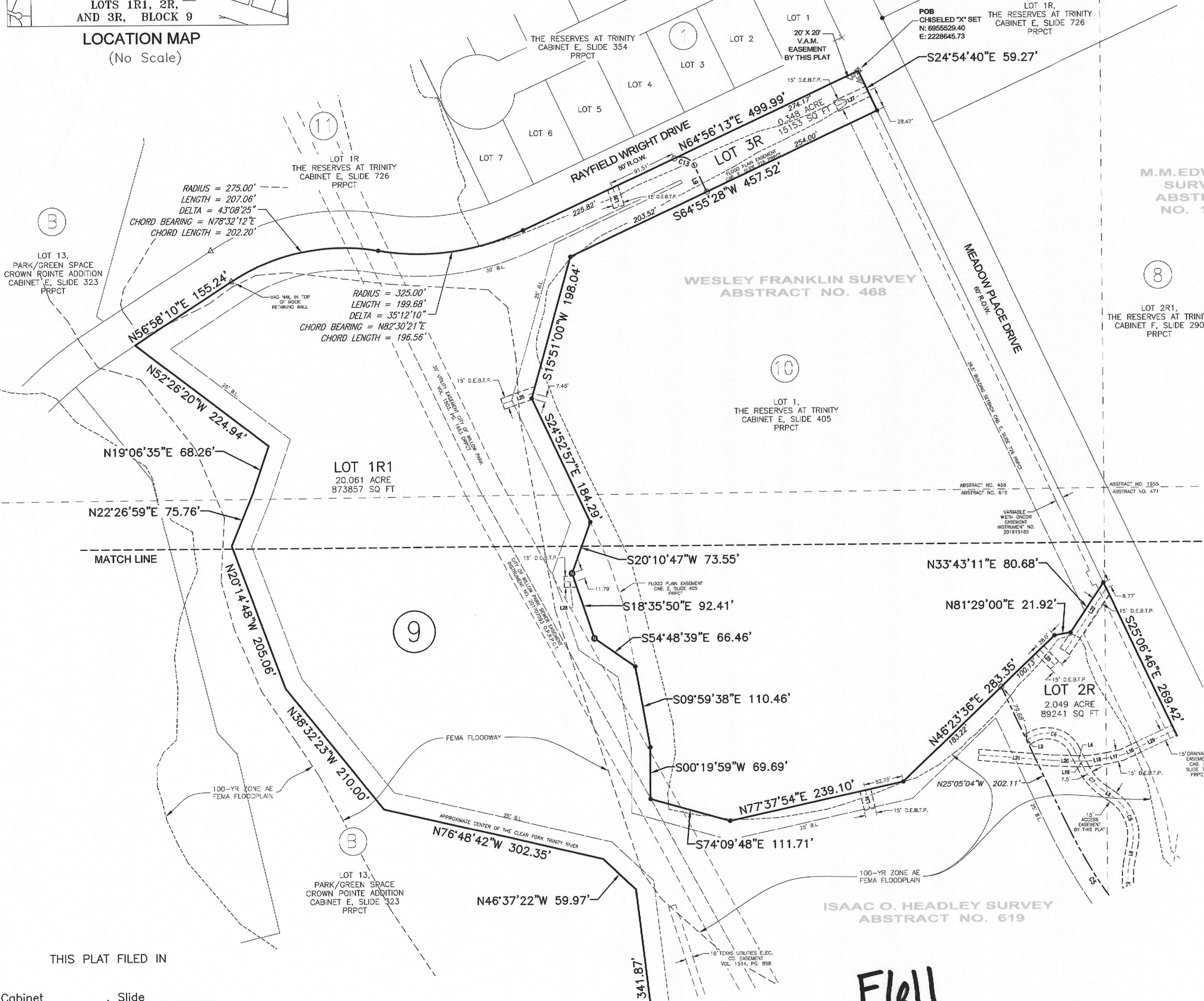
202329740 PLAT Total Pages: 3



JACOB MARTIN
 TBPLS FIRM# 10194493 FIRM# F-2448
 3465 CURRY LANE
 ABILENE, TX 79606
 325-895-1070
 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



M.M. EDWARDS SURVEY
 ABSTRACT NO. 1955

WESLEY FRANKLIN SURVEY
 ABSTRACT NO. 468

ISAAC O. HEADLEY SURVEY
 ABSTRACT NO. 619

- NOTES:
- 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.
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 By scaled map location of FEMA's Flood Insurance Rate Map, LOMR, Case Number 20-06-00119, 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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 At the time of platting the City of Willow Park online resources depict Block 9, The Reserves at Trinity to be Zoned Greenbelt and Public Parking.
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 - BLOCK 9 AREA: 22.529 Acres (981,353 square feet).
 - STREET DEDICATION: 0.071 Acres (3102 square feet).
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 - Texas Law Requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 15 TAC Chapter 18, defines excavation as the movement of the earth by any means.

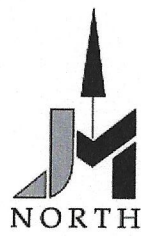
CURVE DATA						LINE DATA			LINE DATA		
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING
C1	95.27'	80.00'	60°39'09"	90.89'	N07°08'39"E	L1	48.88'	S30°58'19"E	L16	24.92'	S64°55'10"W
C2	62.83'	60.00'	60°00'00"	60.00'	N53°10'55"W	L2	72.38'	S49°33'16"E	L17	21.69'	S78°15'47"W
C3	50.25'	90.00'	31°59'36"	49.60'	S80°28'07"W	L3	2.71'	N54°37'58"E	L18	23.84'	S81°28'49"W
C4	99.97'	200.00'	28°38'19"	98.93'	S78°45'31"W	L4	26.48'	S26°38'03"E	L19	17.18'	S89°37'47"W
C5	172.25'	695.00'	14°12'01"	171.81'	N32°11'04"W	L5	15.30'	S54°56'11"E	L20	29.07'	N87°08'55"W
C6	72.38'	42.00'	98°43'25"	63.75'	S76°00'02"E	L6	24.54'	S11°12'28"W	L21	102.68'	N85°12'01"W
C7	41.98'	85.00'	28°18'08"	41.56'	S40°47'07"E	L7	33.50'	N50°40'45"W	L22	101.77'	S33°43'11"W
C8	72.73'	63.00'	66°08'39"	66.76'	S21°51'52"E	L8	7.35'	N23°10'55"W	L23	29.28'	S43°36'24"E
C9	60.69'	105.00'	33°06'59"	59.85'	S05°21'02"E	L9	39.33'	S25°04'32"E	L24	26.50'	S12°22'06"E
C10	47.86'	80.00'	54°50'48"	46.06'	S49°19'55"E	L10	32.26'	N66°54'48"W	L25	43.52'	S70°25'15"W
C11	25.39'	36.00'	40°24'16"	24.86'	N36°35'51"E	L11	88.21'	N39°20'30"E	L26	27.21'	S17°17'46"E
C12	32.44'	130.01'	14°17'43"	32.35'	N49°36'38"E	L12	15.01'	S50°53'31"E	L27	47.41'	S65°05'20"W
C13	31.41'	20.00'	89°59'15"	28.28'	S70°04'09"E	L13	32.07'	N39°25'07"E	L28	14.41'	S89°07'06"W
						L14	15.85'	S50°47'07"E	L29	53.05'	S64°55'10"W
						L15	111.35'	S39°18'33"W			

FINAL PLAT

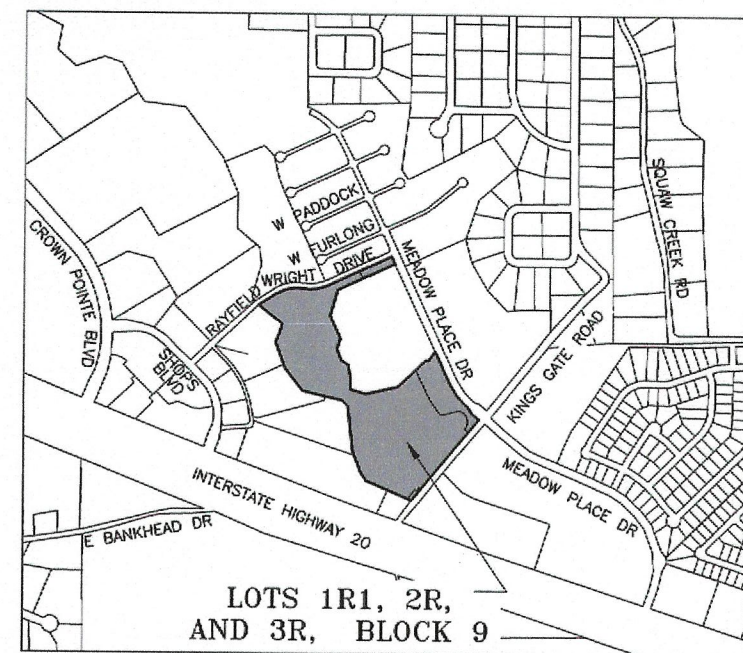
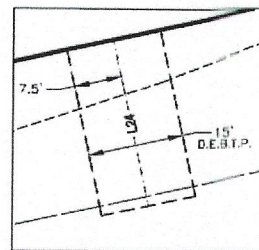
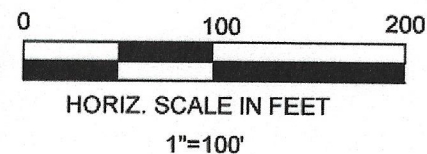
Plat of
 LOTS 1R1, 2R, AND 3R, BLOCK 9,
 THE RESERVES AT TRINITY,
 being a replat of Lot 1R, Block 9, in the City of
 Willow Park, Parker County, Texas, as shown on plat
 thereof recorded in Cabinet E, Slide 726,
 Parker County Plat Records.

THIS PLAT FILED IN
 Cabinet _____, Slide _____

FL11



- 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



LOCATION MAP
(No Scale)

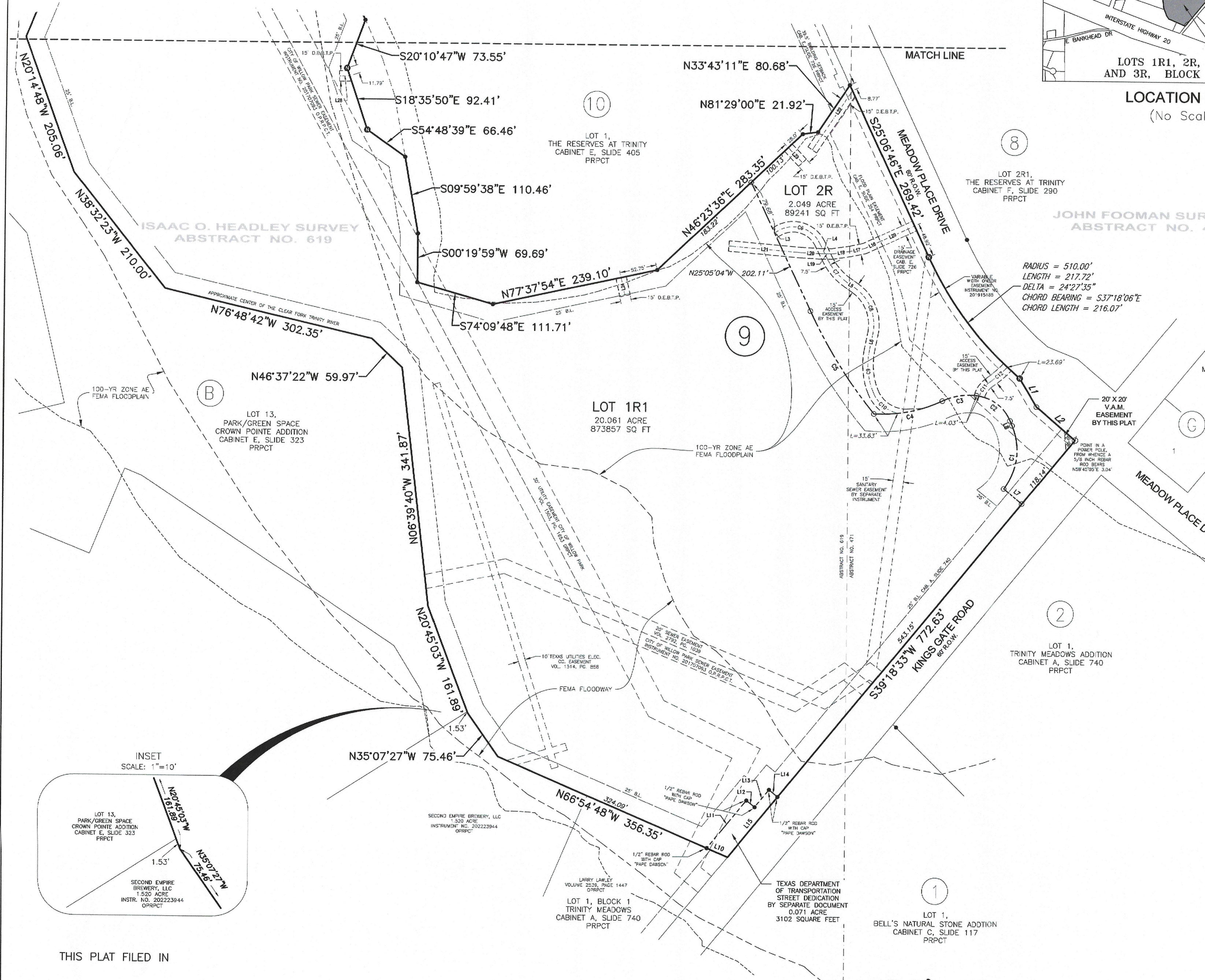


3465 CURRY LANE
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325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880
1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375

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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RADIUS = 510.00'
LENGTH = 217.72'
DELTA = 24°27'35"
CHORD BEARING = S37°18'06"E
CHORD LENGTH = 216.07'

CURVE DATA					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	95.27'	90.00'	60°39'09"	96.89'	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'	895.00'	14°12'01"	171.81'	N32°11'04"W
C6	72.38'	42.00'	98°43'59"	63.75'	S78°00'02"E
C7	41.99'	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°08'59"	59.85'	S05°21'02"E
C10	47.86'	50.00'	54°50'48"	46.06'	S49°19'55"E
C11	25.39'	36.00'	40°24'18"	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 DATA		
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING
L1	46.98'	S30°58'19"E	L16	24.92'	S64°55'10"W
L2	72.38'	S49°33'16"E	L17	21.69'	S78°15'47"W
L3	2.71'	N54°37'58"E	L18	23.84'	S81°28'48"W
L4	26.48'	S26°38'03"E	L19	17.18'	S89°37'47"W
L5	15.30'	S54°56'11"E	L20	29.07'	N87°08'55"W
L6	24.54'	S11°12'28"W	L21	102.68'	N85°12'01"W
L7	33.50'	N50°40'45"W	L22	101.77'	S33°43'11"W
L8	7.35'	N23°10'55"W	L23	29.28'	S43°36'24"E
L9	39.33'	S25°04'32"E	L24	26.50'	S12°22'08"E
L10	32.26'	N66°54'48"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
L13	32.07'	N39°25'07"E	L28	14.41'	S89°07'06"W
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.

F611

THIS PLAT FILED IN

Cabinet _____, Slide _____

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 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 thereof recorded in Cabinet A, Slide 740 of said Plat Records;

THENCE with the approximate centerline 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 Larry Lawley Tract and 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 recorded 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°45'03" 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 8, 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 8;

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.

[Signature]
Signature

STATE OF TEXAS }
COUNTY OF PARKER }

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

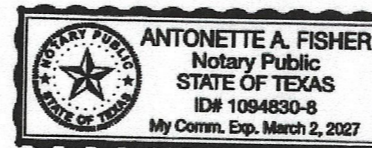
KYLE WILKS

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.

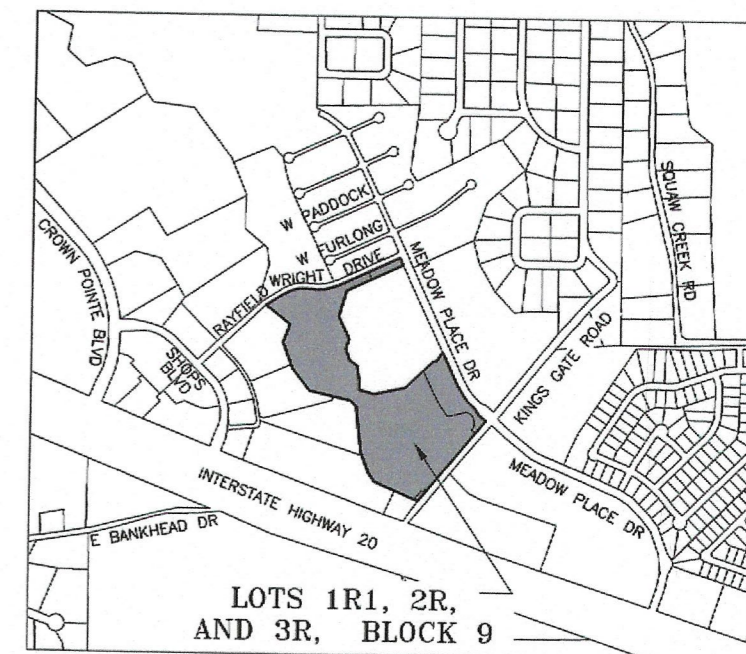
Given under my hand and seal on this 15 day of NOVEMBER, 2023.

[Signature]
Notary Public in and for the State of Texas

03-02-2027
My Board Expires On:



City of Willow Park
Approved on 15 day of NOVEMBER, 2023
[Signature] Mayor
[Signature] Mayor Pro-Tem
[Signature] City Secretary
Planning and Zoning Secretary



LOTS 1R1, 2R,
AND 3R, BLOCK 9

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 76088
817-594-9880

NOTES:

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

202329740
11/15/2023 03:58 PM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT

Plat of

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THE RESERVES AT TRINITY,
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[Signature]
SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

11-08-2023
DATE

THIS PLAT FILED IN

Cabinet F, Slide 611