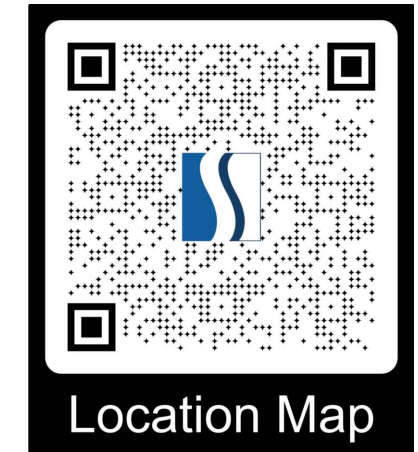


Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

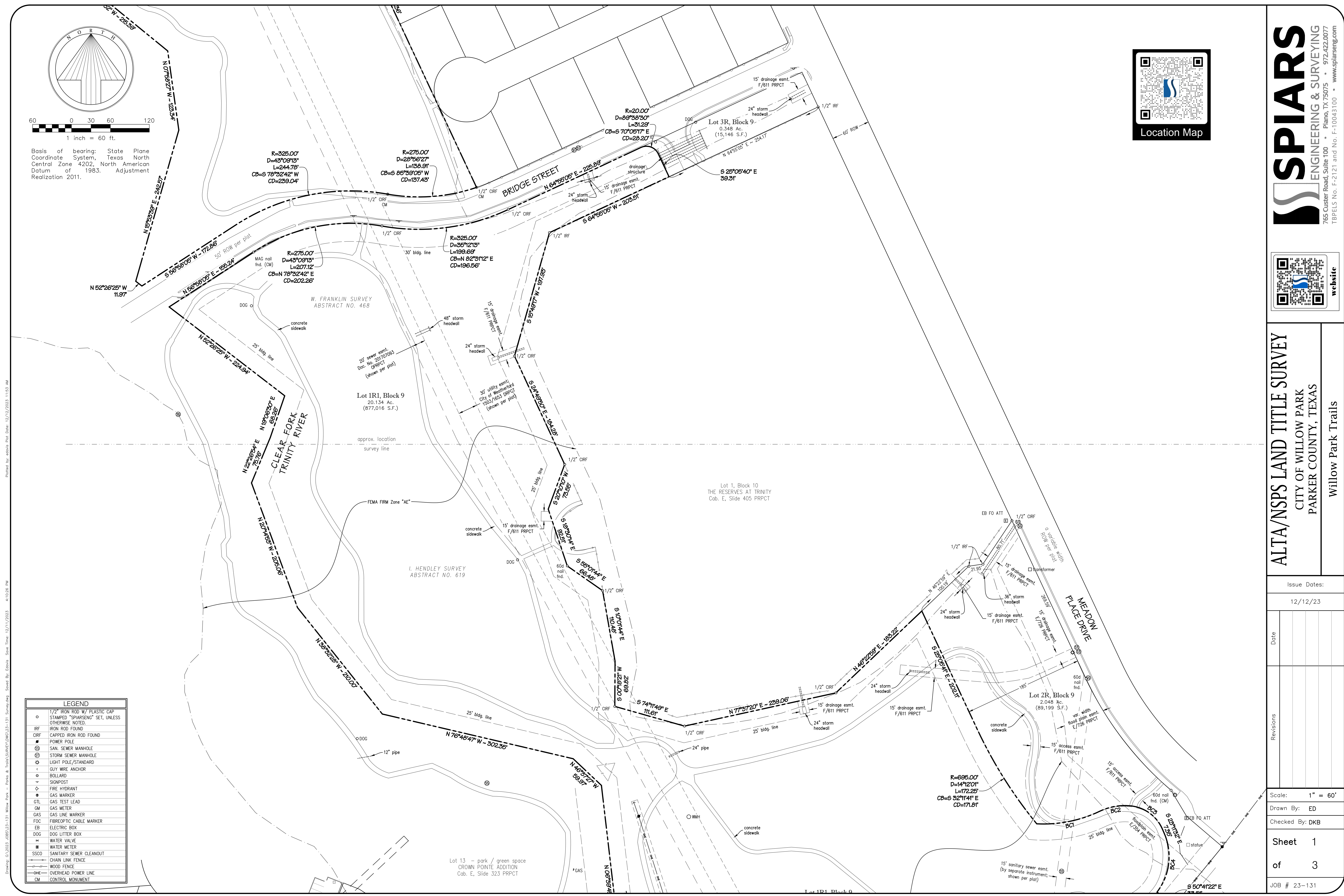


ALTA/NSPS LAND TITLE SURVEY
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS
Willow Park Trails

Issue Dates:
12/12/23

| Date | Revisions |
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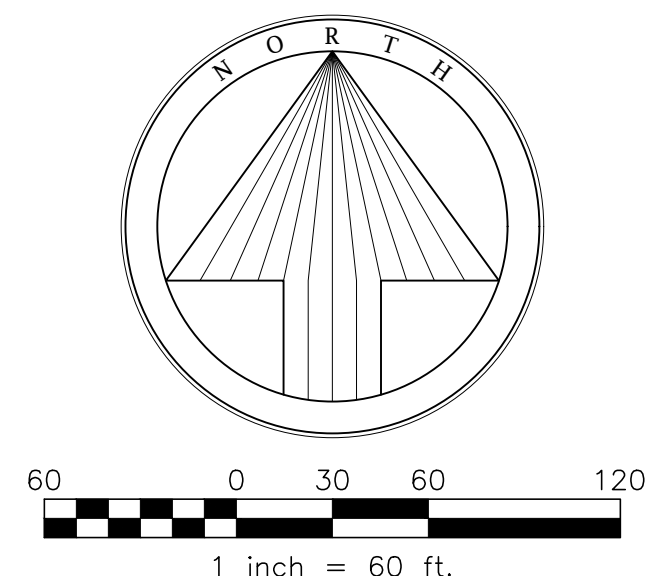
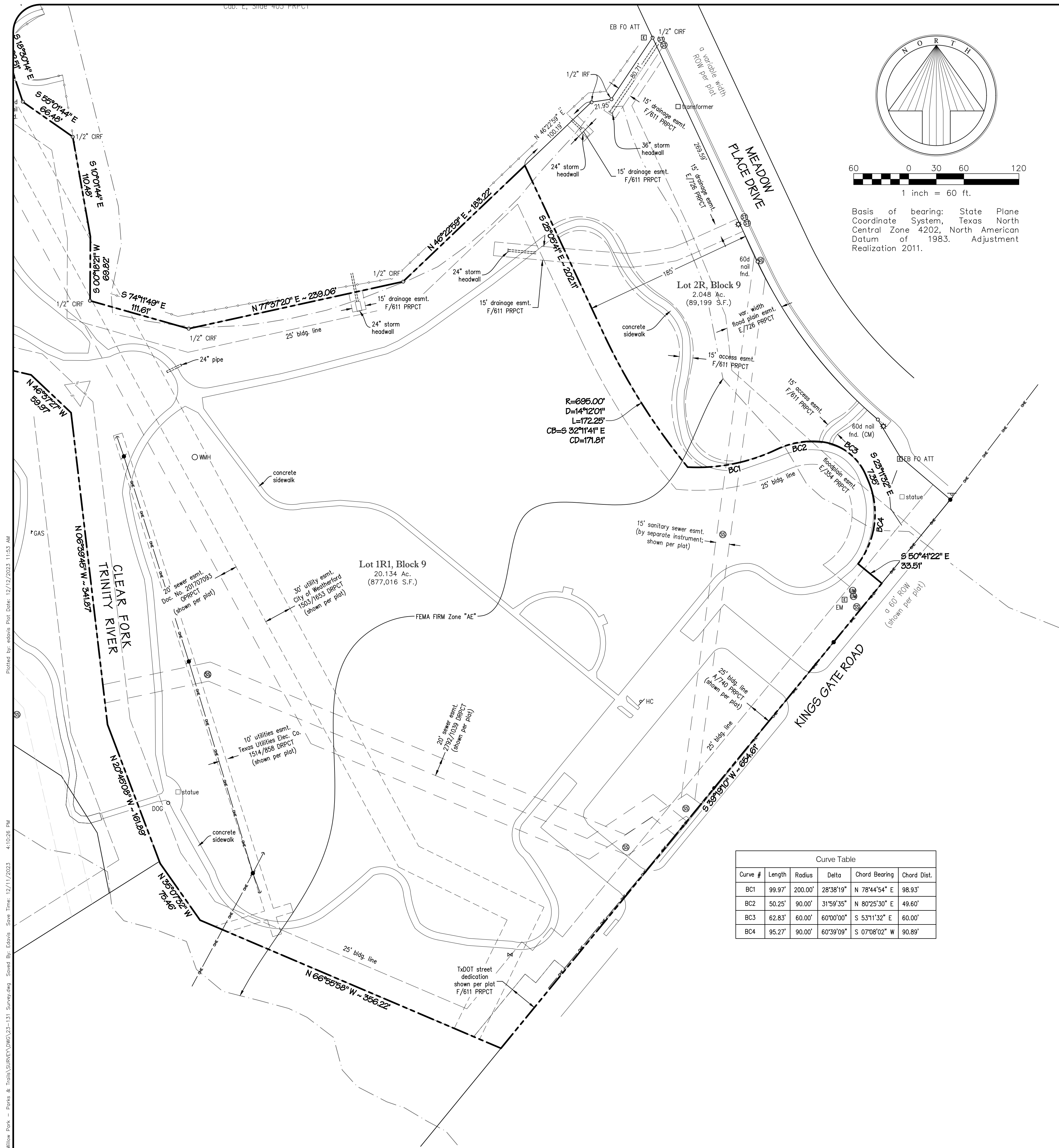
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Drawn By: ED
Checked By: DKB
Sheet 1
of 3
JOB # 23-131



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

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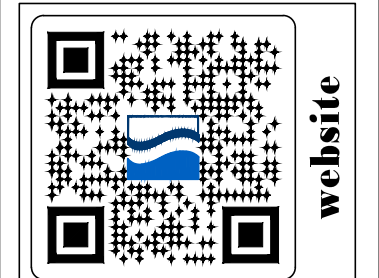


Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North American
 Datum of 1983, Adjustment
 Realization 2011.

| 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 |
| GM | GAS METER |
| — | GAS LINE MARKER |
| FOC | FIBEROPTIC CABLE MARKER |
| EB | ELECTRIC BOX |
| EM | ELECTRIC METER |
| ⊕ | WATER VALVE |
| ⊕ | WATER METER |
| SSCO | SANITARY SEWER CLEANOUT |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | OVERHEAD POWER LINE |
| CM | CONTROL MONUMENT |

| Curve Table | | | | |
|-------------|--------|---------|-----------|---------------|
| Curve # | Length | Radius | Delta | Chord Bearing |
| BC1 | 99.97' | 200.00' | 28°38'19" | N 78°44'54" E |
| BC2 | 50.25' | 90.00' | 31°59'35" | N 80°25'30" E |
| BC3 | 62.83' | 60.00' | 60°00'00" | S 53°11'32" E |
| BC4 | 95.27' | 90.00' | 60°39'09" | S 07°08'02" W |

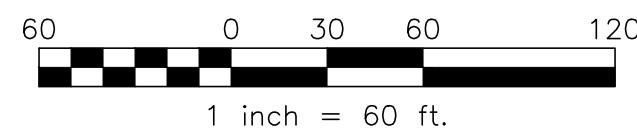
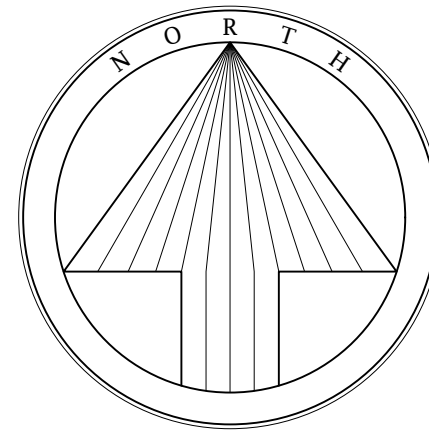
| SURVEY RELATED SCHEDULE "B" - EXCEPTIONS | |
|---|--|
| First American Title Insurance Company, G.F. No. _____, Effective ____/____/2022 | |
| The following easement(s) as set out on plat/map in Cabinet F, Slide 611, Plat Records, Parker County, Texas: | |
| 10(i) | -15' sanitary sewer easement AFFECTS AS SHOWN -15' access easement(s) - multiple locations AFFECTS AS SHOWN -Flood plain easement in Cabinet E, Slide 354, Plat Records, Parker County, Texas AFFECTS AS SHOWN -20' x 20' V.A.M. easement DOES NOT AFFECT -25' building setback line along the north portion of subject property AFFECTS AS SHOWN -30' foot building setback line along the easterly property line AFFECTS AS SHOWN |
| 10(h) | Easement: Electric distribution Recorded: Volume 353, Page 469, Deed Records, Parker County, Texas. DOES NOT AFFECT |
| 10(i) | Easement: Overhead and/or underground electrical line Recorded: Volume 640, Page 576, Deed Records, Parker County, Texas. DOES NOT AFFECT |
| 10(j) | Easement: 5' communications Recorded: Volume 1079, Page 404, Deed Records, Parker County, Texas. NO DESCRIPTION OF LINE GIVEN; UNABLE TO LOCATE |
| 10(k) | Easement: Overhead and/or underground electrical line Recorded: Volume 1330, Page 253, Deed Records, Parker County, Texas. DOES NOT AFFECT |
| 10(l) | Easement: Gas pipeline Recorded: Volume 1496, Page 996, Deed Records, Parker County, Texas. INVALID VOLUME AND PAGE; UNABLE TO ADDRESS |
| 10(m) | Easement for public utilities recorded in Volume 1503, Page 1653, Deed Records, Parker County, Texas. AFFECTS AS SHOWN |
| 10(n) | Easement to TXU Electric Company recorded in Volume 1514, Page 858, Deed Records, Parker County, Texas. AFFECTS AS SHOWN |
| 10(o) | Easement: 20' electric distribution line Recorded: Volume 1534, Page 907, Deed Records, Parker County, Texas. DOES NOT AFFECT |
| 10(p) | Easement: 30' sanitary sewer Recorded: Volume 1567, Page 1369, Deed Records, Parker County, Texas. DOES NOT AFFECT |
| 10(q) | Easement: 20' sewer line Recorded: Volume 2792, Page 1039, of the Deed Records, Parker County, Texas. AFFECTS AS SHOWN |
| 10(r) | Terms, conditions, stipulations, obligations of, and easements granted by Sanitary Sewer Easement filed for record under Clerk's File No. 20170793, Deed Records of PARKER County, Texas. AFFECTS AS SHOWN |
| 10(s) | Easement: Wastewater restrictive easement Recorded: County Clerk's File No. 202301662, Official Public Records, Parker County, Texas. DOES NOT AFFECT |



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

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|--------------|----------|
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| Date | |
| Revisions | |
| Scale: | 1" = 60' |
| Drawn By: | ED |
| Checked By: | DKB |
| Sheet | 2 |
| of | 3 |
| JOB # | 23-131 |

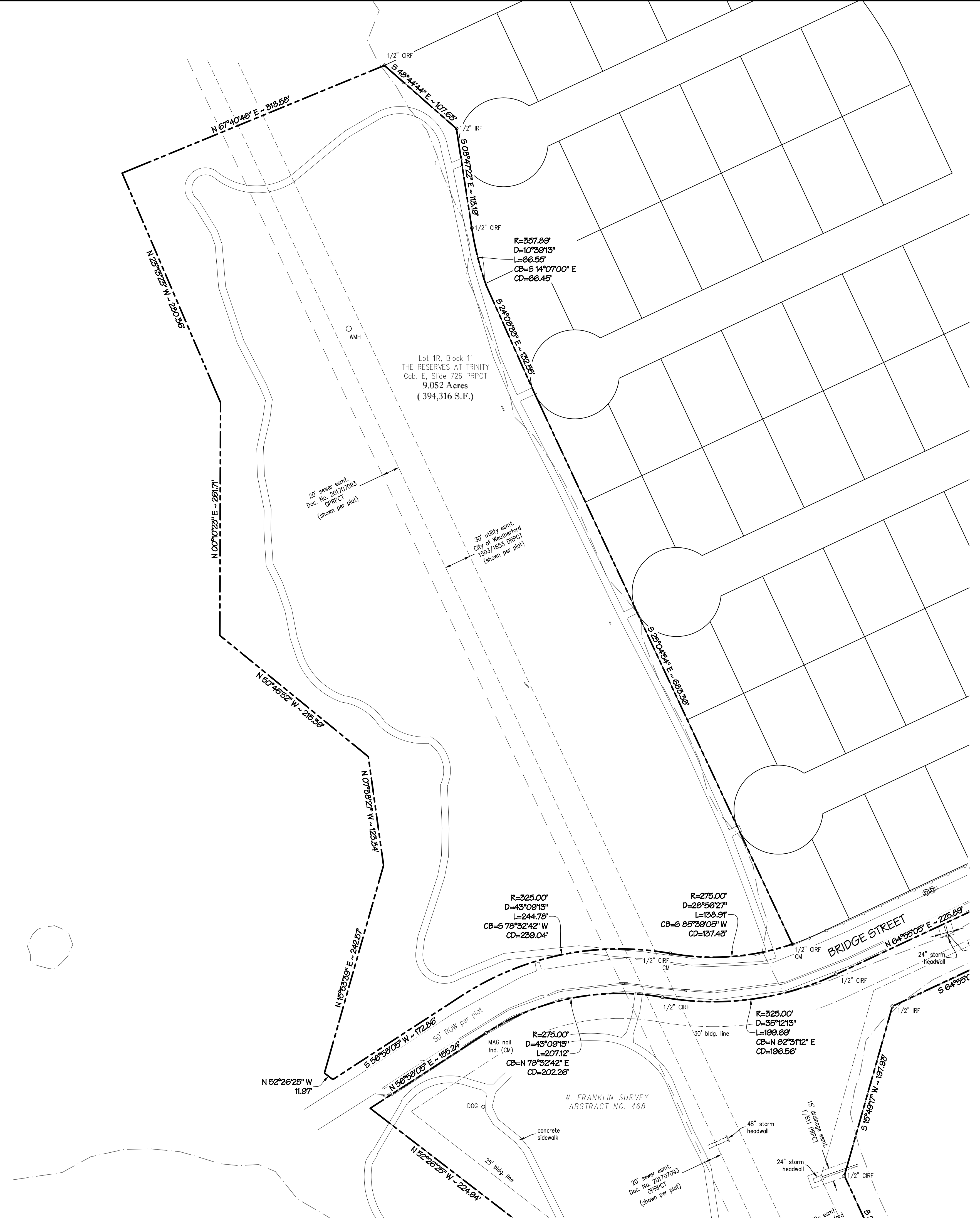
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|--------|---|
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| ○ | STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED. |
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| SSCO | SANITARY SEWER CLEANOUT |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | OVERHEAD POWER LINE |
| CM | CONTROL MONUMENT |



Tract 1:
 Lot 1R1, Block 9, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet F, Slide 611, Plat Records, Parker County, Texas.

Tract 2:
 Lot 1R, Block 11, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas

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

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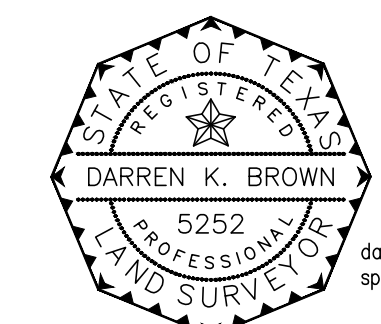
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 Checked By: DKB
 Sheet 3
 of 3
 JOB # 23-131

SURVEYOR'S CERTIFICATE

To: City of Willow Park, Texas, WPD Trinity, First American Title Guaranty Company, Rattikin Title Company, 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: 12/12/23



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).

SPIARS
 ENGINEERING & SURVEYING
 765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPELS No. F-2121, and No. F-10043100 • www.spiarseng.com

