

NOTICE OF A REGULAR PLANNING & ZONING MEETING

VIA TELEPHONE/VIDEO CONFERENCE



City of Willow Park
Planning and Zoning Commission
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, February 16, 2021 at 6:00 p.m.

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of Willow Park will conduct, Regular Meeting scheduled for 6:00 p.m, such meeting to be conducted Virtual meeting via video conference, hosted through ZOOM ONLY, on February 16, 2021, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at WillowPark.org

The public dial-in number and meeting information to participate in the telephonic/video meeting is hosted through ZOOM, is as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/84422118461>

Meeting ID: 844 2211 8461

One tap mobile: +13462487799,,84422118461# US (Houston)

Dial in: +1 346 248 7799 US (Houston)

Meeting ID: 844 2211 8461

Find your local number: <https://us02web.zoom.us/j/84422118461>

The public will be permitted to offer public comments telephonically on any agenda item and as permitted by the presiding officer during the meeting.

A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act within 24 hours, after the end of the meeting.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, February 16, 2021 6:00 pm
Agenda

Call to Order

Election of Chair and Vice Chair of Planning and Zoning

Determination of Quorum

Approval of Meeting Minutes for January 19, 2021

Items to be considered and acted upon

1. Consider and act on a Final Plat of Block E, F, G; Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey, Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of IH-20 Service Road North.
2. Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County, Texas, located on Meadow Place Drive.

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on February 9, 2021 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, January 19, 2021 6:00 PM
Minutes

Call to Order

The Meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Acting Chairman Sharon Bruton
Commissioner Billy Weikert
Commissioner Alternate Scott Smith

Absent:

Commissioner Jared Fowler, Rodney Wilkins and Joe Lane

Also, Present:
Betty Chew

Approval of Meeting Minutes for November 17, 2020.

Commissioner Smith made a motion to approve the minutes of the November 17, 2020 Planning and Zoning Commission meeting.

Seconded by Commissioner Weikert.

Motion passed with a vote of 3-0.

Items to be considered and acted upon

- 1. Consider and Act on a request by James and Ruby J. Simons to abandon 30 foot and 60 foot road easements located on Block 15 and Block 16, El Chico Addition, located on Chuck Wagon Trail.**

Betty Chew addressed the Commission stating James and Ruby Simons are requesting the City abandon a 30 foot and a 60 foot road easement which crosses their property. There are no utilities located in these right of way easements. Other right of way easements in this subdivision have been abandoned. The owners will replat the property once the right of way easements are abandoned.



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, January 19, 2021 6:00 PM
Minutes

Motion made by Commissioner Weikert to recommend a 30 foot road easement and a 60 foot road easement on Block 15 and Block 16, El Chico Addition be abandoned and vacated with the property owners replatting the property.

Seconded by Commissioner Smith.

Aye Votes: Acting Chairman Bruton, Commissioners Weikert and Smith.

Motion passed with a vote of 3-0.

Acting Chairman Bruton adjourned the meeting at 6:10 pm.

APPROVED:

Sharon Bruton, Acting Chairman Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: February 16, 2021	Department: Development Services	Presented By: Betty Chew
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AGENDA ITEM: 1

Consider and Act on the Final Plat of Block E, F, G Crown Pointe Addition Phase IV being a 19.80 acre tract of land Wesley Franklin Survey, Abstract No. 468, and McKinney and Williams Survey Abstract No. 954, City of Willow Park, Parker County, Texas, located in the 4200 Block of I-20 Service Road N.

BACKGROUND:

This is a final plat for a proposed 19.80 acre subdivision. The preliminary plat was approved June 11, 2019. The owner proposes to subdivide the property into 3 acreage lots. The property is zoned C/IH-20 Overlay "Commercial/IH-20 Overlay District".

Access to the subdivision will be from the I-20 Service Road and Mary Lou Drive (70' ROW). J.D. Towles Drive a proposed (60' ROW) in this area will be extended west and connect with the I-20 Service Road. J.D. Towles Drive to the east is a minor collector street (60' ROW). Jimma Drive (50' ROW) will extend from the I-20 Service Rd northwest to J.D. Towles Drive. TXDOT has reviewed and issued permits for J.D. Towles Drive and Jimma Drive to tie into the IH-20 Service Road

The subdivision will be served by the City of Willow Park utility system. Water service will be extended, by the developer, from mains in the I-20 Service Road, Mary Lou Drive and J.D Towles Drive. A looped water system will be provided to service the subdivision. Fire hydrants will be installed in the subdivision in compliance with I.S.O. regulations for commercial development. Sanitary sewer service will be provided by utility extension of an 8 inch sanitary sewer main in J.D. Towles Drive. Utility extension will be in accordance with the City Of Willow Park Utility Extension Policy.

Stormwater in the subdivision flows primarily west to east with the west part of the subdivision Stormwater flowing northwest. An existing TXDOT culvert passes under IH-20 east of the subdivision. There are two box culverts (Double 5'X5') being installed in Mary Lou Drive. The stormwater drainage plan has been approved by the City Engineer.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat as presented.

EXHIBITS:

Plat Application
Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: JANUARY 5, 2021

Address (if assigned): _____

Name of Additions: CROWN POINTE ADDITION, PHASE IV

Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF MARY LOU LANE

Number of Lots: 3 Gross Acreage: 19.80 Zoning: C # of New Street Intersections: 2

IH20 OVERLAY

PROPERTY OWNER:

Name: MIT-MAR LAND, LP

Contact: JIM MARTIN, MARTIN LAND

Address: 66470 S. F.M. 56

Phone: 817-441-2102

City: GLEN ROSE

Fax: _____

State: TX Zip: 76043

Email: Jim@MartinLandSales.com

Signature: _____

APPLICANT:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

SURVEYOR:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, RPLS

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

ENGINEER:

Name: BARRON-STARK ENGINEERS

Contact: CHARLES F. STARK, PE

Address: 6221 SOUTHWEST BLVD, #100

Phone: 817-296-9550

City: FORT WORTH

Fax: 817-231-8144

State: TX Zip: 76132

Email: chucks@barronstark.com

Signature: _____

PRINCIPAL CONTACT: _____ Owner Applicant _____ Surveyor _____ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: TRI - COUNTY

Water Provider: CITY OF WILLOW PARK

Wastewater Provider: CITY OF WILLOW PARK

Gas Provider (if applicable): ATMOS TEXAS GAS

APPLICATION FEES

\$25 PER LOT

~~\$375.00 \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR~~

~~\$19 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR~~
\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Fees Collected: \$ _____

\$ _____

\$ _____

\$ _____

Receipt Number: _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: CROWN POINTE ADDITION, PHASE IV
 Applicant: BARRON-STARK ENGINEERS, CHUCK STARK
 Property Owner(s): MIT-MAR LAND, LP
 Location of Addition: INTERSTATE HIGHWAY NO. 20 WEST OF CROWN LANE

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- | | | |
|---|-----------|-------|
| A. Preliminary Plat Application (original signatures) | <u>NA</u> | _____ |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital) | <u>7</u> | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | <u>7</u> | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital) | <u>7</u> | _____ |
| E. Tree Survey | <u>7</u> | _____ |
| F. Location and Dimensions of Existing Structures | <u>7</u> | _____ |
| G. Sectionalizing or Phasing of Plats | <u>7</u> | _____ |
| H. Zoning Classification of All Properties Shown on the Plat | <u>7</u> | _____ |
| I. Dimensions of all Proposed or Existing Lots | <u>7</u> | _____ |
| J. Location of 100-year Flood Limits Where Applicable | <u>7</u> | _____ |

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- | | | |
|---|-------------------|------------|
| A. Final Plat Application (original signatures) | <u>✓</u> | <u>✓</u> |
| B. Final Plat Drawing (5 paper copies & 1 digital copy) | <u>✓</u> | <u>✓</u> |
| C. Drainage Study (5 paper copies & 1 digital) | <u>✓</u> | <u>✓</u> |
| D. Submit 1 mylar copy and 1 paper copy from county filing | <u>✓</u> | <u>✓</u> |
| E. Written Metes and Bounds Description | <u>✓</u> | <u>✓</u> |
| F. Dimensions of All Proposed or Existing Lots | <u>✓</u> | <u>✓</u> |
| G. Area in acres for each lot | <u>✓</u> | <u>✓</u> |
| H. Any Existing Structures which Encroach and Setback Lines | <u>N/A</u> | <u>N/A</u> |
| I. Parker County Tax Certificate | <u>✓ w/ Mylar</u> | <u>✓</u> |
| J. Plans for all water & sewer lines | <u>✓</u> | <u>✓</u> |
| K. Plans for fire hydrants | <u>✓</u> | <u>✓</u> |
| L. Plans for all proposed streets and sidewalks | <u>✓</u> | <u>✓</u> |

IV. REQUIRED DOCUMENTS FOR A REPLAT

- | | | |
|---|-----------|-------|
| A. Replat Application (original signatures) | <u>NA</u> | _____ |
| B. Replat Drawing (5 paper copies & 1 digital copy) | <u>7</u> | _____ |
| C. Original Plat for comparison | <u>7</u> | _____ |
| D. Drainage Study (5 paper copies & 1 digital) | <u>7</u> | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing | <u>7</u> | _____ |
| F. Written Metes and Bounds Description | <u>7</u> | _____ |
| G. Dimensions of All Proposed or Existing Lots | <u>7</u> | _____ |
| H. Area in acres for each lot | <u>7</u> | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | <u>7</u> | _____ |
| J. Parker County Tax Certificate | <u>7</u> | _____ |

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- | | | |
|---|-----------|-------|
| A. Amended Plat Application (original signatures) | <u>NA</u> | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital) | <u>7</u> | _____ |
| C. Original Plat for comparison | <u>7</u> | _____ |
| D. Drainage Study (5 paper copies & 1 digital) | <u>7</u> | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing | <u>7</u> | _____ |
| F. Written Metes and Bounds Description | <u>7</u> | _____ |
| G. Dimensions of All Proposed or Existing Lots | <u>7</u> | _____ |
| H. Area in acres for each lot | <u>7</u> | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | <u>7</u> | _____ |

VI. REQUIREMENTS ON ALL PLATS	<u>APPLICANT</u>	<u>STAFF</u>
A. Adjacent Property Lines, Streets, Easements	✓	✓
B. Names of Owners of Property within 200 feet	✓	✓
C. Names of Adjoining Subdivisions	✓	✓
D. Front and Rear Building Setback Lines	✓	✓
E. Side Setback Lines	✓	✓
F. City Boundaries Where Applicable	NA	N/A
G. Date the Drawing was Prepared	✓	✓
H. Location, Width, Purpose of all Existing Easements	✓	✓
I. Location, Width, Purpose of all Proposed Easements	✓	✓
J. Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K. Map Sheet Size of 18"x24" to 24"x36"	✓	✓
L. North Arrow	✓	✓
M. Name, Address, Telephone, of Property Owner	✓	✓
N. Name, Address, Telephone of Developer	✓	✓
O. Name, Address, Telephone of Surveyor	✓	✓
P. Seal of Registered Land Surveyor	✓	✓
Q. Consecutively Numbered Plat Notes and Conditions	✓	✓
R. City of Willow Park Plat Dedication Language	✓	✓
S. Location and Dimensions of Public Use Area	✓	✓
T. Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U. All Existing and Proposed Street Names	✓	✓
V. Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	✓	✓
W. Subdivision Boundary in Bold Lines	✓	✓
X. Subdivision Name	✓	✓
Y. Title Block Identifying Plat Type	✓	✓
Z. Key Map at 1"=2000'	✓	✓
AA. Surveyor's Certification of Compliance	✓	✓
BB. Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC. Show relationship of plat to existing "water, sewage, and drainage	✓	✓

VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	<u>APPLICANT</u>	<u>STAFF</u>
A. A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	WITH MYLAR FINAL PLAT	_____
B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	WITH MYLAR FINAL PLAT	_____
C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	WITH MYLAR FINAL PLAT	_____

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 25 ft. Rear building setback: 25 ft.

Side building setback: 25 ft. Side building setback: 25 ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No

Does the site include any drainage easements? Yes No

Does the site include any roadway/through fare easements? Yes No

Staff Review:

Does the plat include all the required designations? Yes No

Are the setbacks for the building sufficient? Yes No

Are there any easement conflicts? Yes No

Do the proposed easements align with neighboring easements? N/A Yes No

Are the proposed easements sufficient to provide service? Yes No

Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature: BETTY L. CHEW Date: 02/08/2021

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? IH 20 & MARY LOU DRIVE

Is the project serviced by an existing water line? Yes No
If yes, what size line? 8" & 12"

Will the project require the extension of a water line? Yes No

Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line? Yes No
If yes, what size line? 8"

If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

No

Any additional concerns: _____

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: M. GUELKER Date: 02/08/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? N/A

Is the footprint of any built improvement in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? N/A

Is the footprint of any habitable structure in the 100-year flood plain? Yes No

If yes, what is the base flood elevation for the area? N/A

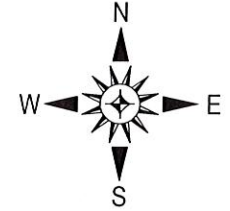
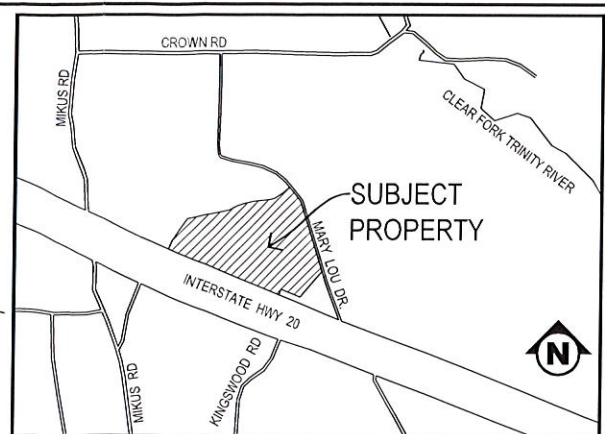
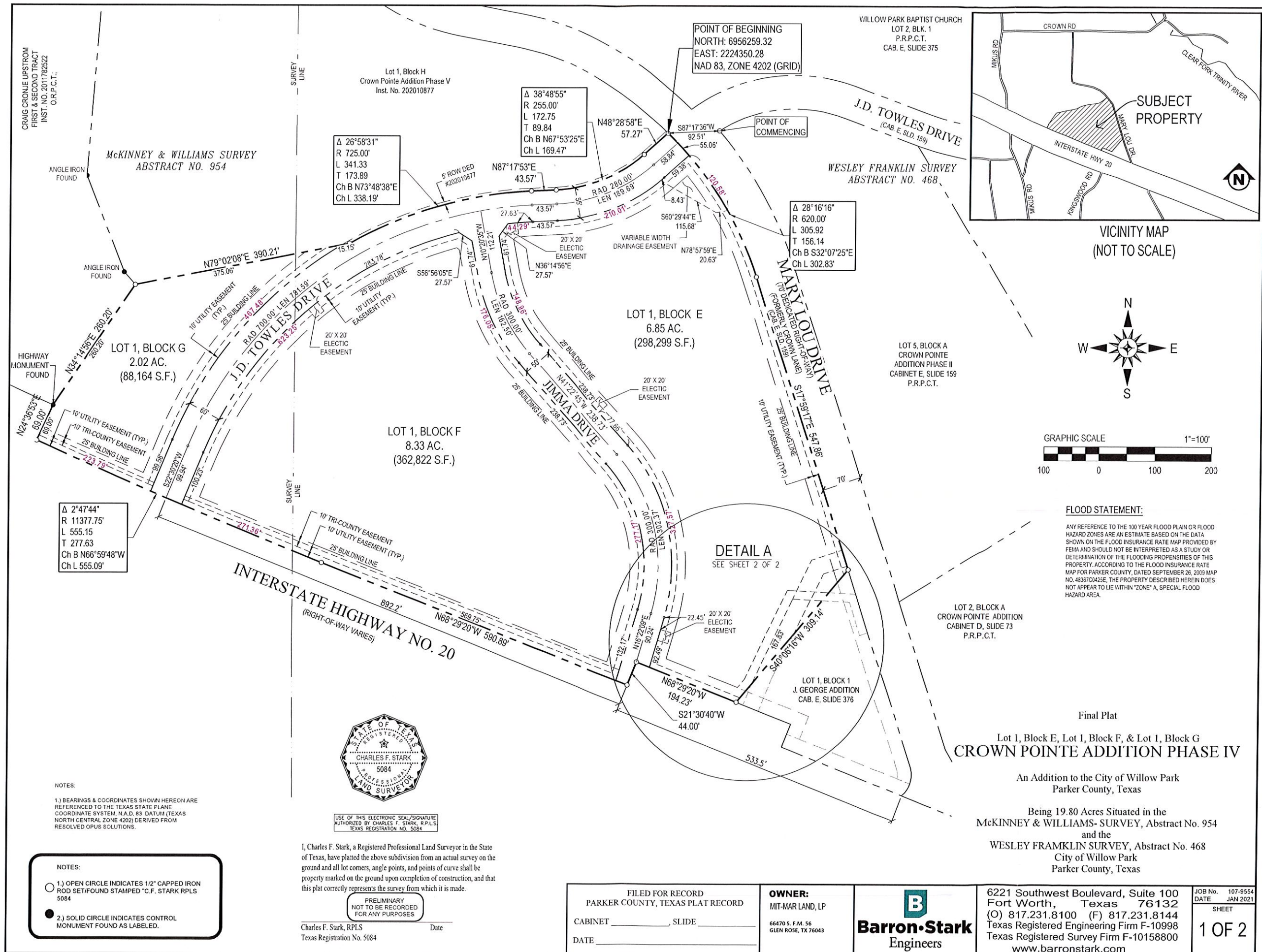
Staff Review:

Base flood elevations confirmed? N/A Yes No

Does the proposed project pose any safety concerns? Yes No

Approved Not Approved Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 02/08/2021



FLOOD STATEMENT:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C0425E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

Final Plat
 Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G
CROWN POINTE ADDITION PHASE IV

An Addition to the City of Willow Park
 Parker County, Texas
 Being 19.80 Acres Situated in the
 MCKINNEY & WILLIAMS- SURVEY, Abstract No. 954
 and the
 WESLEY FRANKLIN SURVEY, Abstract No. 468
 City of Willow Park
 Parker County, Texas

NOTES:
 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

NOTES:
 ○ 1.) OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET/FOUND STAMPED "C.F. STARK RPLS 5084"
 ● 2.) SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED.



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS Date _____
 Texas Registration No. 5084

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET _____, SLIDE _____
 DATE _____

OWNER:
 MIT-MAR LAND, LP
 66470 S. F.M. 56
 GLEN ROSE, TX 76043



6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

JOB No. 107-9554
 DATE JAN 2021
 SHEET
1 OF 2

LEGAL DESCRIPTION

BEING 19.80 acres situated in the WESLEY FRANKLIN SURVEY, Abstract No. 468 and the MCKINNEY & WILLIAMS SURVEY, Abstract No. 954, City of Willow Park, Parker County, Texas, being all of that certain tract of land described in deed to MIT-MAR Land, LP, recorded in Instrument Numbers 201907266 and 201907277 Official Public Records, Parker County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found stamped "C.F. Stark, RPLS 5084", at the intersection of the east line of Mary Lou Drive, (a 70' Dedicated Right-of-Way), and the south line of J.D. Towles Drive (a 60' Dedicated Right-of-Way), said COMMENCING point being the Northwest corner of Lot 5, Block A, CROWN POINTE ADDITION, PHASE II, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 159, Plat Records, Parker County, Texas;

THENCE S 87°17'36" W, a distance of 92.51 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084", in the west line of said Mary Lou Drive (70' Dedicated Right-of-Way), the POINT OF BEGINNING and the most north, northeast corner of the herein described 19.80 acre tract, being at the beginning of a curve to the right, whose radius is 620.00 feet and whose long chord bears S 32°07'25" E, a chord distance of 302.83 feet;

THENCE along the west line of said Mary Lou Drive and along said curve, in a southeasterly direction, through a central angle of 28°16'16", an arc distance of 305.92 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

THENCE S 17°59'17" E, continuing along the west line of said Mary Lou Drive, a distance of 547.86 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northwesterly line of Lot 1, Block 1, J. George Addition, an addition to the City of Willow Park as recorded in Cabinet E, Slide 376, Plat Records Parker County, Texas;

THENCE S 40°06'16" W, along the common line of said MIT-MAR Land, LP tract and said Lot 1, Block 1, a distance of 309.14 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" in the northeast line of Interstate Highway No. 20 (Right-of-Way varies), at the most easterly southeast corner of said MIT-MAR Land, LP tract and being the most westerly southwest corner of said Lot 1, Block 1;

Thence N 68°29'20" W with the Interstate 20 northeast line a distance of 194.23 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence S 21°30'40" W, continuing with said northeast line, a distance of 44.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 68°29'20" W, continuing with said northeast line, a distance of 590.89 feet to 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 11377.75 feet and whose long chord bears N 66°59'48" W, a chord distance of 555.09 feet;

Thence along said curve, in a northwesterly direction and continuing with said northeast line, through a central angle of 02°47'44", an arc distance of 555.15 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most westerly southwest corner of said MIT-MAR Land, LP tract;

Thence N 24°36'53" E, continuing with said northeast line, a distance of 69.00 feet to a Highway Monument found at the most southerly corner of that certain tract of land described in deed as Second Tract, to Craig Cronje Upstrom, recorded in Instrument Number 2011782522, Official Records, Parker County, Texas;

THENCE N 34°14'56" E, along the common line of said MIT-MAR Land, LP tract and said Second Tract, a distance of 260.20 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the most southerly corner of Lot 1, Block H, Crown Pointe Addition, Phase V, recorded in Instrument Number 202010877, Official Public Records, Parker County, Texas;

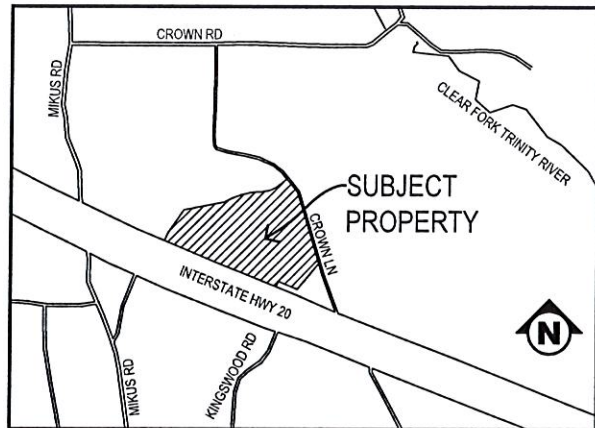
Thence N 79°02'08" E, a distance of 390.21 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the right, whose radius is 725.00 feet and whose long chord bears N 73°48'38" E, a chord distance of 338.19 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 26°58'31", an arc distance of 341.33 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 87°17'53" E, a distance of 43.57 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the beginning of a curve to the left, whose radius is 255.00 feet and whose long chord bears N 67°53'25" E, a chord distance of 169.47 feet;

Thence along said curve, in a northeasterly direction, through a central angle of 38°48'55", an arc distance of 172.75 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084";

Thence N 48°28'58" E, a distance of 57.27 feet to the POINT OF BEGINNING and containing 19.80 acres (862,350 square feet) of land, more or less.



VICINITY MAP (NOT TO SCALE)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MIT-MAR LAND, LP, acting herein by and through their duly authorized representative, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, BLOCK E, LOT 1, BLOCK F, and LOT 1, BLOCK G, CROWN POINTE ADDITION PHASE 4, an addition to the City of Willow Park, Texas ('City') and does hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. MIT-MAR LAND, LP, herein certifies the following:

1. The public improvements and dedication shall be free and clear of all debt, liens, and/ or encumbrances.
2. The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated or shown on this plat.
3. No buildings, 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.
4. The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
5. Utility easement 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 the public utilities being subordinate to the public's and the City's use thereof.
6. The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
7. Any modification of this document shall be by means of plat and shall be approved by the City.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, MY hand this _____ day of _____, 2021.

MIT-MAR LAND, LP

Printed Name: _____

Title: _____

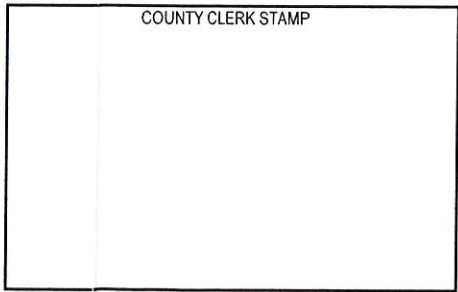
STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

On the _____ day of _____, 2021.

Notary Public in and for the state of Texas



FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 483670425E. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN 'ZONE' A, SPECIAL FLOOD HAZARD AREA.

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES

Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

APPROVED BY CITY OF WILLOW PARK

APPROVED BY _____ CITY COUNCIL
CITY OF WILLOW PARK

SIGNED: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY SECRETARY _____ DATE _____

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____

DATE _____

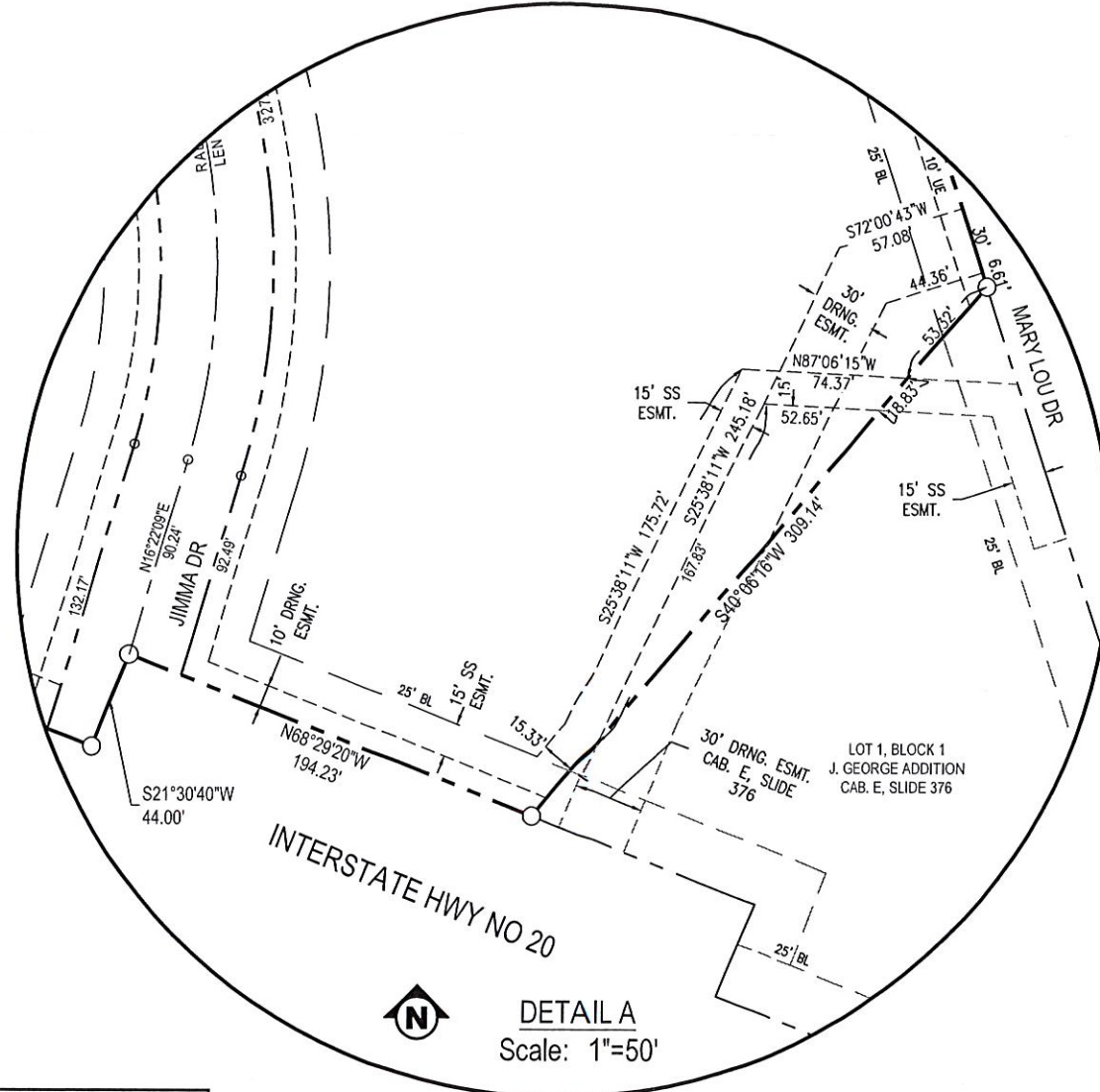
OWNER:
MIT-MAR LAND, LP
66470 S. F.M. 56
GLEN ROSE, TX 76043



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 107-9554
DATE JAN 2021
SHEET

2 OF 2



Final Plat
Lot 1, Block E, Lot 1, Block F, & Lot 1, Block G
CROWN POINTE ADDITION PHASE IV

An Addition to the City of Willow Park
Parker County, Texas
Being 19.80 Acres Situated in the
MCKINNEY & WILLIAMS- SURVEY, Abstract No. 954
and the
WESLEY FRANKLIN SURVEY, Abstract No. 468
City of Willow Park
Parker County, Texas



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: February 16, 2021	Department: Development Services	Presented By: Betty Chew
---	--	------------------------------------

AGENDA ITEM: 2

Consider and Act on a Final Plat of a Replat The Reserves at Trinity Addition, being 140.302 acres, City of Willow Park, Parker County, Texas, located on Meadows Place Drive.

BACKGROUND:

The owner WPD Trinity, LLC (Kyle Wilks) proposes to replat this 140.302 acre subdivision. The replat is presented to:

1. Adjust the flood plain and floodway to reflect the FEMA approved LOMR (Letter of Map Revision). This is based on the actual flood study of the property.
2. Adjust Bridge Street to its "As Built" location where it crosses the Clear Fork of the Trinity.
3. Adjust the lot line 5 feet north between Lot 1R, Block 8 and Lot 1R, Block 10. (Community Center lot).
4. Combine Lot 1 and Lot 2, Block 6 into a single buildable lot.

STAFF/BOARD/COMMISSION RECOMMENDATION:

The Final Plat of a Replat The Reserves at Trinity Addition meets the requirements of the Subdivision Ordinance and staff recommends approval as presented.

EXHIBITS:

Plat Application
Final Plat

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	\$ N/A
	Source of Funding	\$ N/A



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: Preliminary Final Replat Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 01-18-21

Address (if assigned): Trinity Meadows Ln

Name of Additions: Reserves at Trinity replat

Location of Addition: Trinity Meadows Ln

Number of Lots: 95 Gross Acreage: 140 ac Zoning: _____ # of New Street Intersections: N/A (replat)

PROPERTY OWNER:

Name: WPD TRINITY, LLC

Contact: Kyle Wilks

Address: 17010 INTERSTATE 20

Phone: 817-850-3600

City: CISCO

Fax: _____

State: TX Zip: 76437

Email: kyle.wilks@wilksdevelopment.com

Signature: 

APPLICANT:

Name: Texas Surveying, Inc.

Contact: James Stevens

Address: 104 S Walnut St

Phone: 817-594-0400 ext. 107

City: Weatherford

Fax: _____

State: TX Zip: 76086

Email: james@txsurveying.com

Signature: 

SURVEYOR:

Name: Texas Surveying, Inc.

Contact: James Stevens

Address: 104 S Walnut St

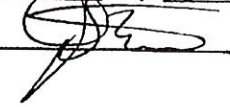
Phone: 817-594-0400 ext. 107

City: Weatherford

Fax: _____

State: TX Zip: 76086

Email: james@txsurveying.com

Signature: 

ENGINEER:

Name: Jordan Engineering, LLC

Contact: Jordan Bishop

Address: P.O. Box 1325


Phone: 817-319-9931

City: Aledo

Fax: _____

State: TX Zip: 76008

Email: jbishop@jordanengineer.com

Signature: 

PRINCIPAL CONTACT: _____ Owner Applicant _____ Surveyor _____ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

<p>UTILITY PROVIDERS</p> <p>Electric Provider: <u>Oncor</u></p> <p>Water Provider: <u>city</u></p> <p>Wastewater Provider: <u>city</u></p> <p>Gas Provider (if applicable): _____</p>
--

APPLICATION FEES

_____ \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

_____ \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only	
Fees Collected: \$ _____	\$ _____
Receipt Number: _____	\$ _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: The Reserves at Trinity

Applicant: Texas Surveying, Inc. - James Stevens

Property Owner(s): WPD Trinity, LLC

Location of Addition: Trinity Meadows Ln

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

APPLICANT

STAFF

- | | | |
|---|-------|-------|
| A. Preliminary Plat Application (original signatures) | _____ | _____ |
| B. Preliminary Plat Drawing (5 paper copies & 1 digital) | _____ | _____ |
| C. Preliminary Drainage Analysis (5 paper copies & 1 digital) | _____ | _____ |
| D. Concept Construction Plan (5 paper copies & 1 digital) | _____ | _____ |
| E. Tree Survey | _____ | _____ |
| F. Location and Dimensions of Existing Structures | _____ | _____ |
| G. Sectionalizing or Phasing of Plats | _____ | _____ |
| H. Zoning Classification of All Properties Shown on the Plat | _____ | _____ |
| I. Dimensions of all Proposed or Existing Lots | _____ | _____ |
| J. Location of 100-year Flood Limits Where Applicable | _____ | _____ |

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- | | | |
|---|-------|-------|
| A. Final Plat Application (original signatures) | _____ | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital copy) | _____ | _____ |
| C. Drainage Study (5 paper copies & 1 digital) | _____ | _____ |
| D. Submit 1 mylar copy and 1 paper copy from county filing | _____ | _____ |
| E. Written Metes and Bounds Description | _____ | _____ |
| F. Dimensions of All Proposed or Existing Lots | _____ | _____ |
| G. Area in acres for each lot | _____ | _____ |
| H. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |
| I. Parker County Tax Certificate | _____ | _____ |
| J. Plans for all water & sewer lines | _____ | _____ |
| K. Plans for fire hydrants | _____ | _____ |
| L. Plans for all proposed streets and sidewalks | _____ | _____ |

IV. REQUIRED DOCUMENTS FOR A REPLAT

- | | | |
|---|-------------------------------------|-------------------------------------|
| A. Replat Application (original signatures) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Replat Drawing (5 paper copies & 1 digital copy) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Original Plat for comparison | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Drainage Study (5 paper copies & 1 digital) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Submit 1 mylar copy and 1 paper copy from county filing | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Written Metes and Bounds Description | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Dimensions of All Proposed or Existing Lots | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| H. Area in acres for each lot | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| I. Any Existing Structures which Encroach and Setback Lines | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| J. Parker County Tax Certificate | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- | | | |
|---|-------|-------|
| A. Amended Plat Application (original signatures) | _____ | _____ |
| B. Final Plat Drawing (5 paper copies & 1 digital) | _____ | _____ |
| C. Original Plat for comparison | _____ | _____ |
| D. Drainage Study (5 paper copies & 1 digital) | _____ | _____ |
| E. Submit 1 mylar copy and 1 paper copy from county filing | _____ | _____ |
| F. Written Metes and Bounds Description | _____ | _____ |
| G. Dimensions of All Proposed or Existing Lots | _____ | _____ |
| H. Area in acres for each lot | _____ | _____ |
| I. Any Existing Structures which Encroach and Setback Lines | _____ | _____ |

Willow Park
Plat
Building Official Review

Applicant Questions:

PER "PD" PLANNED DEVELOPMENT

Front building setback: _____ ft. Rear building setback: _____ ft.
Side building setback: _____ ft. Side building setback: _____ ft.

Does the site include any utility/electric/gas/water/sewer easements? Yes No
Does the site include any drainage easements? Yes No
Does the site include any roadway/through fare easements? Yes No

Staff Review:

Does the plat include all the required designations? Yes No
Are the setbacks for the building sufficient? Yes No
Are there any easement conflicts? Yes No
Do the proposed easements align with neighboring easements? *N/A* Yes No
Are the proposed easements sufficient to provide service? Yes No
Does the proposed project pose any planning concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: *02/08/2021*

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? Yes No
If yes, which road? Trinity Meadows Ln

Is the project serviced by an existing water line? Yes No
If yes, what size line? 12"/8"

Will the project require the extension of a water line? Yes No

Does the project use well water? No Drinking Irrigation
If yes, which aquifer does the well pull from? _____

Is the project serviced by an existing sewer line? Yes No
If yes, what size line? 8"/10"
If no, what type and size is the septic system? _____

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes No

Any additional concerns: _____

Approved

Not Approved

Needs More Information or Corrections

Public Works Approval Signature: M. GUCKER Date: 02/08/2021

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If yes, what is the base flood elevation for the area? <u>836' - 841'</u>		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed?	Yes	No
Does the proposed project pose any safety concerns?	Yes	No

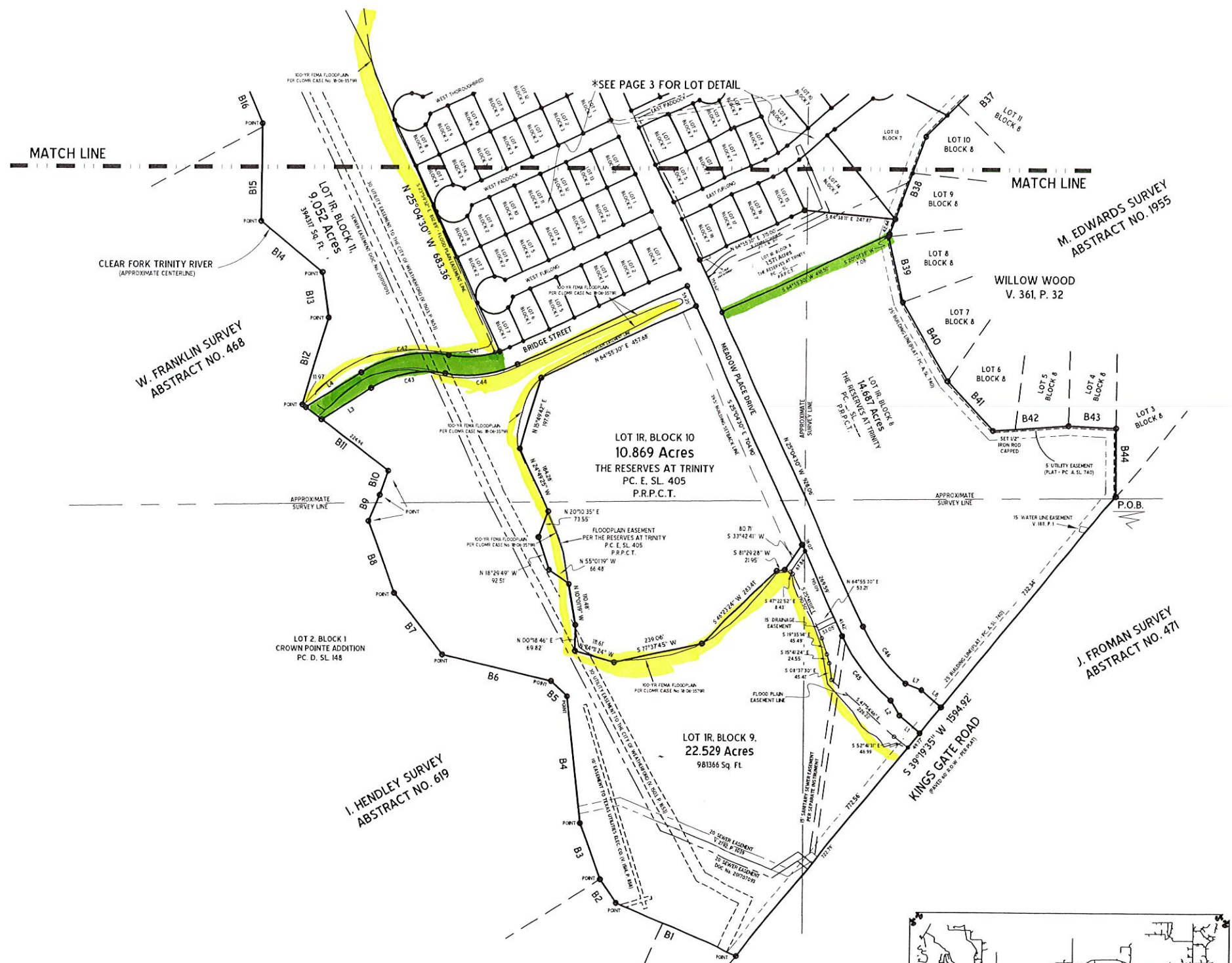
THIS PLAT REFLECTS FEMA LOMR

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 02/08/2021



BOUNDARY LINE TABLE

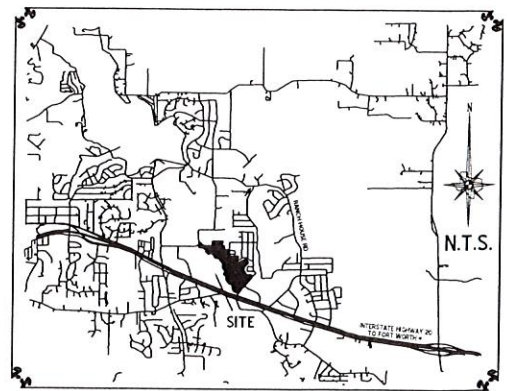
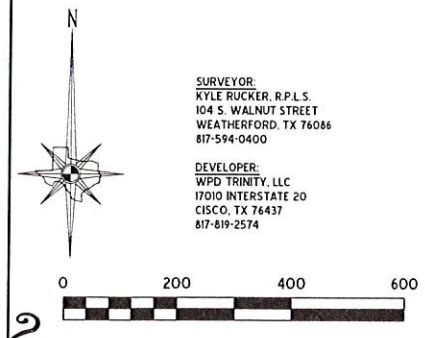
LINE	BEARING	DISTANCE
B1	N 66°55'33" W	356.22
B2	N 35°07'07" W	75.46
B3	N 20°44'43" W	161.89
B4	N 06°39'20" W	341.87
B5	N 46°37'02" W	59.97
B6	N 76°48'22" W	302.35
B7	N 38°32'03" W	210.00
B8	N 20°14'28" W	205.06
B9	N 22°27'19" E	75.76
B10	N 19°06'55" E	68.26
B11	N 52°26'00" W	289.92
B12	N 15°54'04" E	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	S 44°36'33" W	363.88
B18	S 20°01'39" W	285.41
B19	S 12°53'49" E	180.17
B20	S 30°25'58" E	244.61
B21	S 43°10'50" E	181.51
B22	N 85°58'58" E	205.15
B23	S 87°23'04" E	126.42
B24	S 00°36'36" E	183.34

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	RADIUS	ARC	CHORD	CHORD
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'



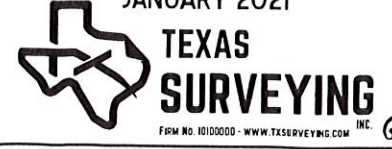
FINAL PLAT

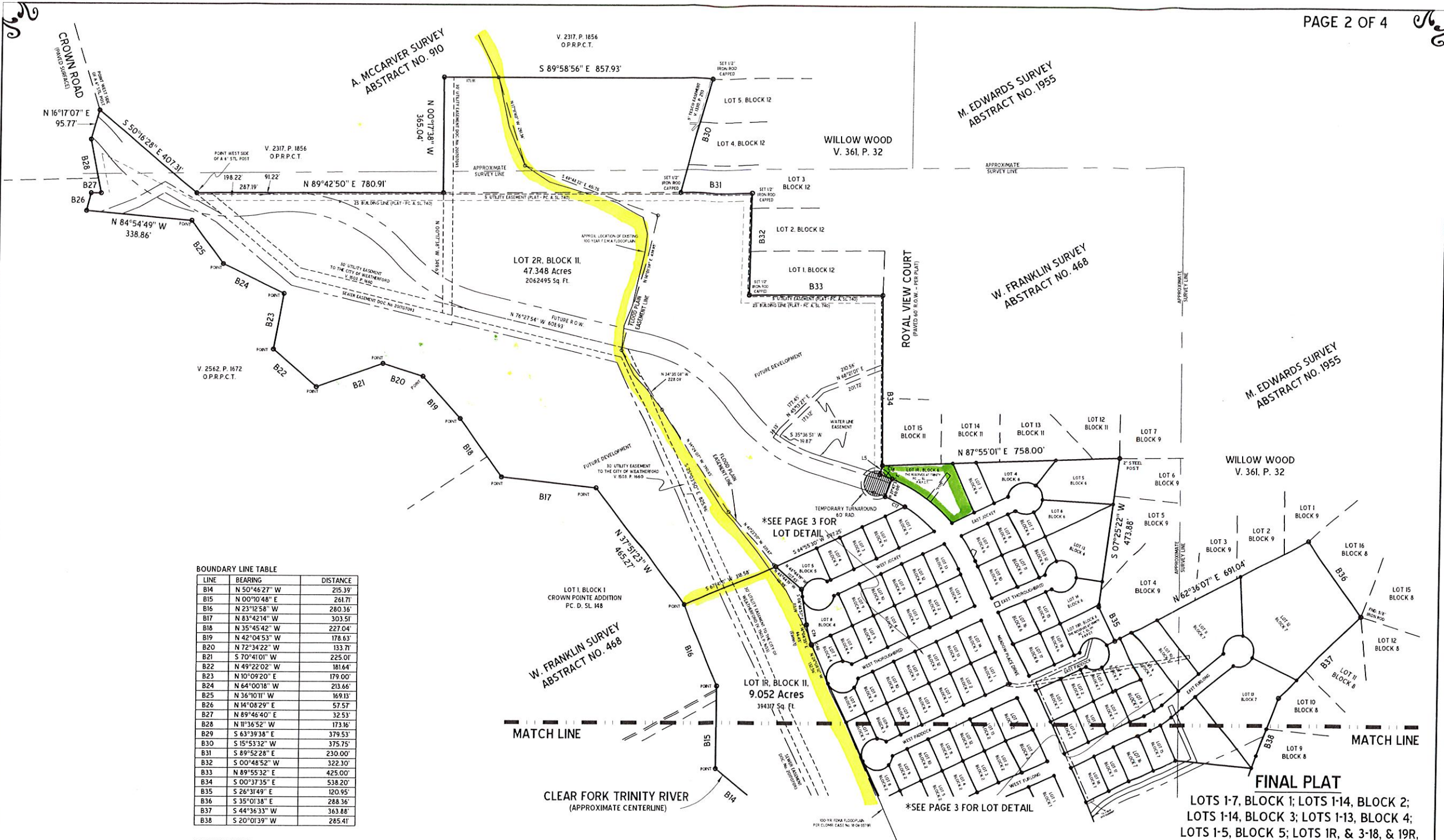
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;
LOTS 1-14, BLOCK 3; LOTS 1-13, BLOCK 4;
LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R,
BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &
2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,
BLOCK 10, LOT 1R & 2R, BLOCK 11

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

JANUARY 2021





BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
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	375.75'
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	285.41'

LOT LINE TABLE

L5	N 16°51'38" E	29.20'
----	---------------	--------

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
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	357.89'	64.08'	S 13°54'42" E	63.99'
C40	357.89'	2.47'	S 19°14'20" E	2.47'



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TX 76086
817-594-0400

DEVELOPER:
WPD TRINITY, LLC
17010 INTERSTATE 20
CISCO, TX 76437
817-819-2574



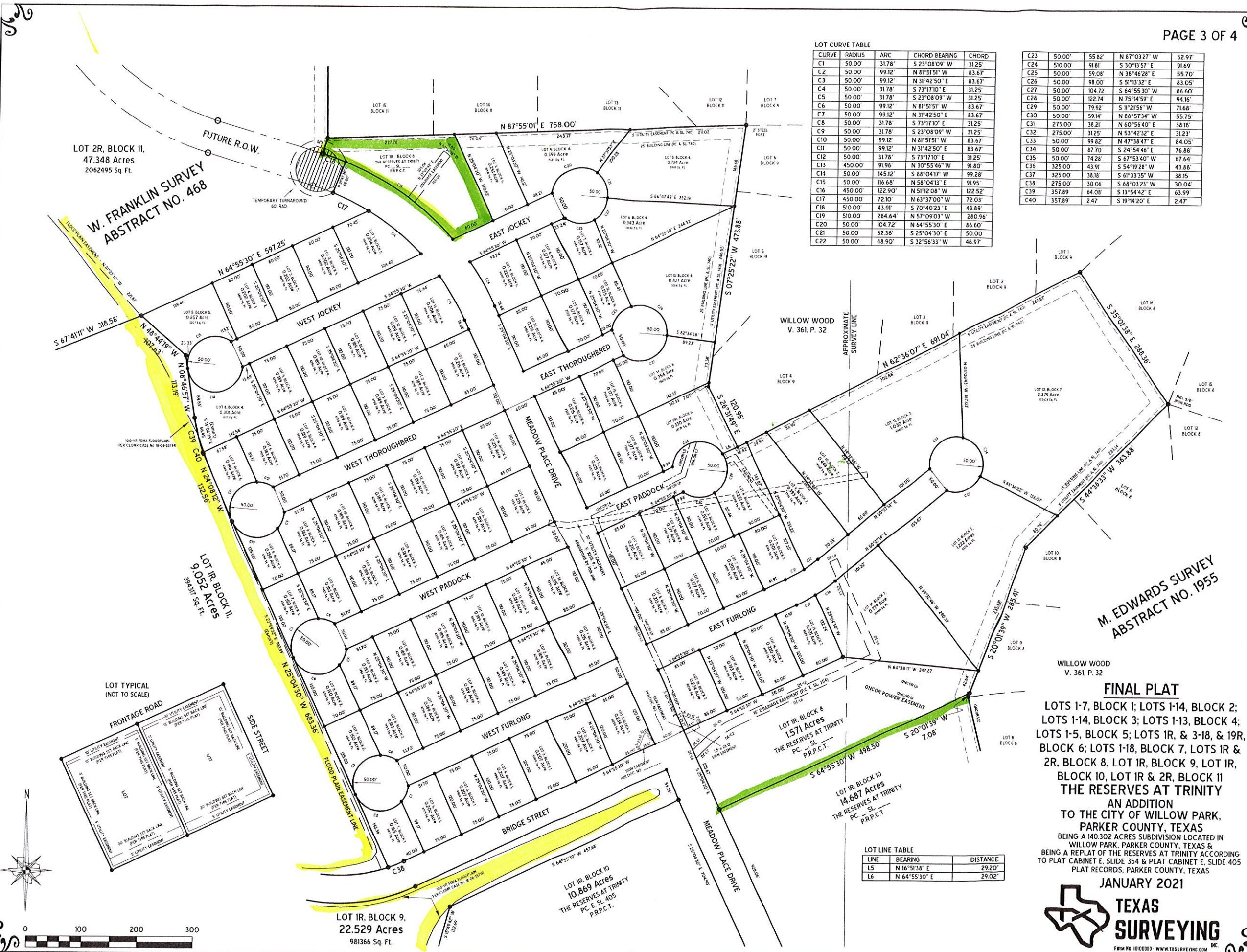
FINAL PLAT
LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2;
LOTS 1-14, BLOCK 3; LOTS 1R, & 3-18, & 19R,
BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 1R, & 3-18, & 19R,
BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &
2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,
BLOCK 10, LOT 1R & 2R, BLOCK 11
THE RESERVES AT TRINITY
AN ADDITION
TO THE CITY 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



JANUARY 2021

TEXAS
SURVEYING
INC.

FORM NO. 10100000 - WWW.TXSSURVEYING.COM



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"	S 30°55'46" W	91.80'
C14	50.00'	145.12"	S 88°04'13" W	99.28'
C15	50.00'	116.68"	N 88°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 57°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'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L5	N 16°51'38" E	29.20'
L6	N 64°55'30" E	29.02'

LOT 2R, BLOCK 11,
47.348 Acres
2062495 Sq. Ft.

W. FRANKLIN SURVEY
ABSTRACT NO. 468

FUTURE R.O.W.

TEMPORARY TURNAROUND
40 RAD.

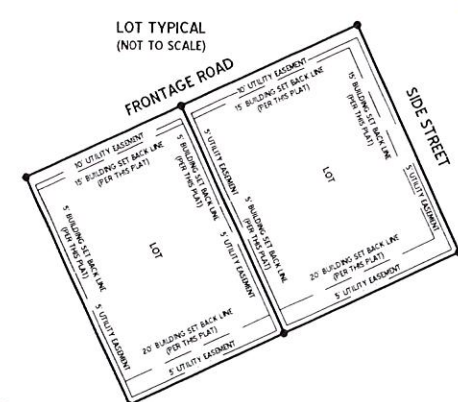
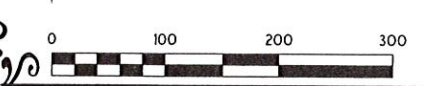
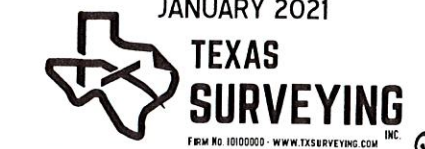
WILLOW WOOD
V. 361, P. 32

M. EDWARDS SURVEY
ABSTRACT NO. 1955

WILLOW WOOD
V. 361, P. 32

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 1R, & 3-18, & 19R,
BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R &
2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R,
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
JANUARY 2021



LOT 1R, BLOCK 9,
22.529 Acres
981366 Sq. Ft.

LOT 1R, BLOCK 10
10.869 Acres
THE RESERVES AT TRINITY
PC, E. SL. 405
P.R.P.C.T.

LOT 1R, BLOCK 8
1.571 Acres
THE RESERVES AT TRINITY
PC, E. SL.
P.R.P.C.T.

LOT 1R, BLOCK 10
14.687 Acres
THE RESERVES AT TRINITY
PC, E. SL. 405
P.R.P.C.T.

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. 419, 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 FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 64°55'33" W 356.22 FEET N 35°07'07" W 75.46 FEET, BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT 1, BLOCK B OF CROWN POINTE ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN P.C. 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 06°39'20" W 341.87 FEET N 44°37'02" W 59.97 FEET N 74°48'22" W 302.35 FEET N 38°32'03" W 210.00 FEET N 20°14'28" W 205.04 FEET N 22°27'19" W 75.76 FEET N 19°06'55" E 68.26 FEET N 52°26'00" W 269.92 FEET N 15°54'04" E 242.57 FEET N 07°58'02" W 123.34 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 08°34'21" W 303.51 FEET N 35°45'42" W 227.04 FEET N 42°04'53" W 178.63 FEET N 72°34'22" W 133.71 FEET N 70°41'01" W 225.04 FEET N 49°22'02" W 181.64 FEET N 10°09'20" E 179.00 FEET N 64°00'18" W 213.66 FEET N 36°10'11" W 169.13 FEET N 84°54'49" W 338.86 FEET N 14°08'29" E 57.57 FEET THENCE N 87°46'40" E 125.93 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. 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 S 50°16'26" E 407.31 FEET ALONG SAID V. 2317, P. 1856, O.P.R.P.C.T. 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, O.P.R.P.C.T. 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.

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 89°52'28" E 230.00 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. S 00°37'35" E 538.20 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 2" STEEL POST, FOR 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 26°19'47" E 120.95 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT. N 42°38'07" E 681.04 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT. S 15°01'34" E 288.34 FEET TO A FOUND 5/8" IRON ROD, FOR A CORNER OF THIS TRACT. S 44°34'33" W 363.88 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT. S 20°01'39" W 265.41 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT. S 12°53'49" E 180.17 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT. S 30°25'58" E 244.61 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT. S 43°10'50" E 181.51 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT. N 85°58'58" E 205.15 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT. S 87°23'04" E 126.42 FEET TO A FOUND 1/2" IRON ROD, FOR AN ELL CORNER OF THIS TRACT. S 00°36'36" E 183.34 FEET TO THE POINT OF BEGINNING.

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 BRUCKER, 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 ORDINANCE OF THE CITY OF WILLOW PARK.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KYLE BRUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444 TEXAS SURVEYING, INC. - WEATHERFORD BRANCH 104 S. WALNUT STREET WEATHERFORD, TEXAS 76086 WEATHERFORD@TXSURVEYING.COM - 817-594-0400 FIELD DATE MAY 19, 2019 - 301055318P PLAT PREPARATION DATED AUGUST 2020

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE GRANTEES AT MEADOW PLACE LLC & WYO TIMBER, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THE PLAT DESCRIBING THE HEREBY 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 1R, & 3-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7; LOTS 1R & 2R, BLOCK 8; LOT 1R, BLOCK 9; LOT 1R, 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

WITNESS MY HAND AT _____ PARKER COUNTY, TEXAS THIS ____ DAY OF _____, 2020

NAME _____ DATE _____

NAME _____ DATE _____

BOUNDARY LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains boundary measurements for lines B1 through B44.

ONCOR ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains oncorner measurements for lines ONC-1 through ONC-11.

STATE OF TEXAS COUNTY OF PARKER

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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF PARKER

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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, CHORD BEARING, CHORD. Contains curve data for curves C1 through C46.

DRAINAGE ESMT. CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, CHORD, CHORD. Contains drainage curve data for curves DE-C1 and DE-C2.

DRAINAGE ESMT. LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains drainage line measurements for lines DE-L1 through DE-L7.

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 SUBDIVISION.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, 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 ENCLUMBER 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 ITS 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 25, 2009 AND MAP NO. 48367C025F DATED APRIL 5, 2019 (NOT SHOWN FOR CLARITY) FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT WWW.FEMA.GOV.

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 ON THIS PROPERTY.

LOT NOTES LOT 1, BLOCK 8, IS TO BE THE COMMUNITY CENTER LOT. LOTS 1-7, BLOCK 1, SHALL HAVE NO ACCESS TO BRIDGE STREET.

CITY OF WILLOW PARK, TEXAS CITY COUNCIL. NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL. PLAT APPROVED DATE: _____ BY: _____ CITY MAYOR BY: _____ CITY SECRETARY

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 1R, & 3-18, & 19R, BLOCK 6; LOTS 1-18, BLOCK 7, LOTS 1R & 2R, BLOCK 8, LOT 1R, BLOCK 9, LOT 1R, 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 JANUARY 2021 TEXAS SURVEYING INC. FIRM NO. 10100000 - WWW.TXSURVEYING.COM

RESERVED FOR COUNTY CLERK

PLAT CAB. _____, SLIDE _____

