

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 a power pole 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 of 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 Lawley Tract and of 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 recoded 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 4.53 feet passing the most northerly corner of said 1.52-acre tract, same being the common corner of Lot 13, Block B, 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 B;

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
and CITY OF WILLOW PARK
does hereby adopt this plat designating the herein above described property as:

AMENDED 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
[Signature]
Signature

STATE OF TEXAS J
COUNTY OF PARKER J

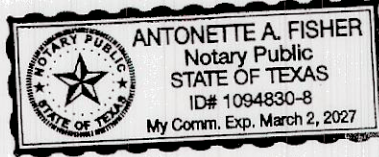
Before me, the undersigned authority, on this day personally appeared

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 the 11 day of February 2024

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

Mar. 2, 2027
My Board Expires On:



STATE OF TEXAS J
COUNTY OF PARKER J

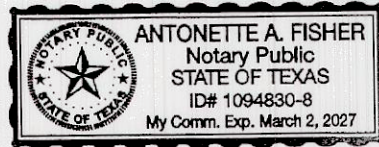
Before me, the undersigned authority, on this day personally appeared

Doyle Moss
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 the 11 day of February 2024

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

Mar. 2, 2027
My Board Expires On:



City of Willow Park

Approved on 11 day of February, 2024

[Signature]
Notary
[Signature]
INTERIM City Secretary
N/A
Planning and Zoning Secretary



* THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT THE WORDING ON THE 0.071 ACRE STREET DEDICATION AS RECORDED IN CABINET F, SLIDE 611, PARKER COUNTY PLAT RECORDS, NOTED ON SHEET 2, FROM PREVIOUSLY STATING, "TEXAS DEPARTMENT OF TRANSPORTATION STREET DEDICATION BY SEPARATE DOCUMENT", TO BE CORRECTLY STATED "STREET RIGHT OF WAY DEDICATION BY THIS PLAT".

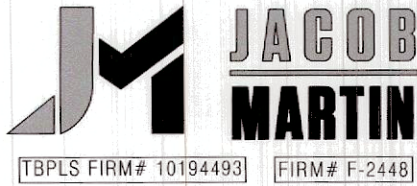
SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK T. BROWN, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

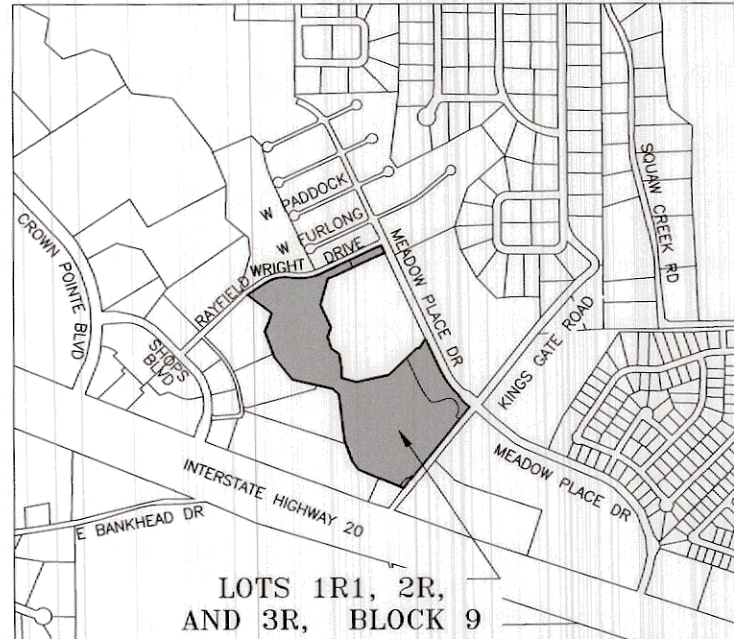


Mark T. Brown
SIGNATURE
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
12/17/2024
DATE

THIS PLAT FILED IN
6
Cabinet 6, Slide 064



3485 CURRY LANE
ABILENE, TX 79606
325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 106
LUBBOCK, TX 79414
806-368-6375



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 76086
817-594-9880

- 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.
 - FLOOD STATEMENT:
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).
 - CURRENT ZONING:
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.
 - This replat does not vacate the previous plat of record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
 - BLOCK 9 AREA: 22.529 Acres (981,353 square feet).
 - STREET DEDICATION: 0.071 Acres (3,102 square feet).
 - Bearings and distances shown hereon are relative to the Texas State Plane Coordinate System of 1983, North Central Zone 4202 and NAD83, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00015.
 - Texas Law Requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.

AMENDED 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.