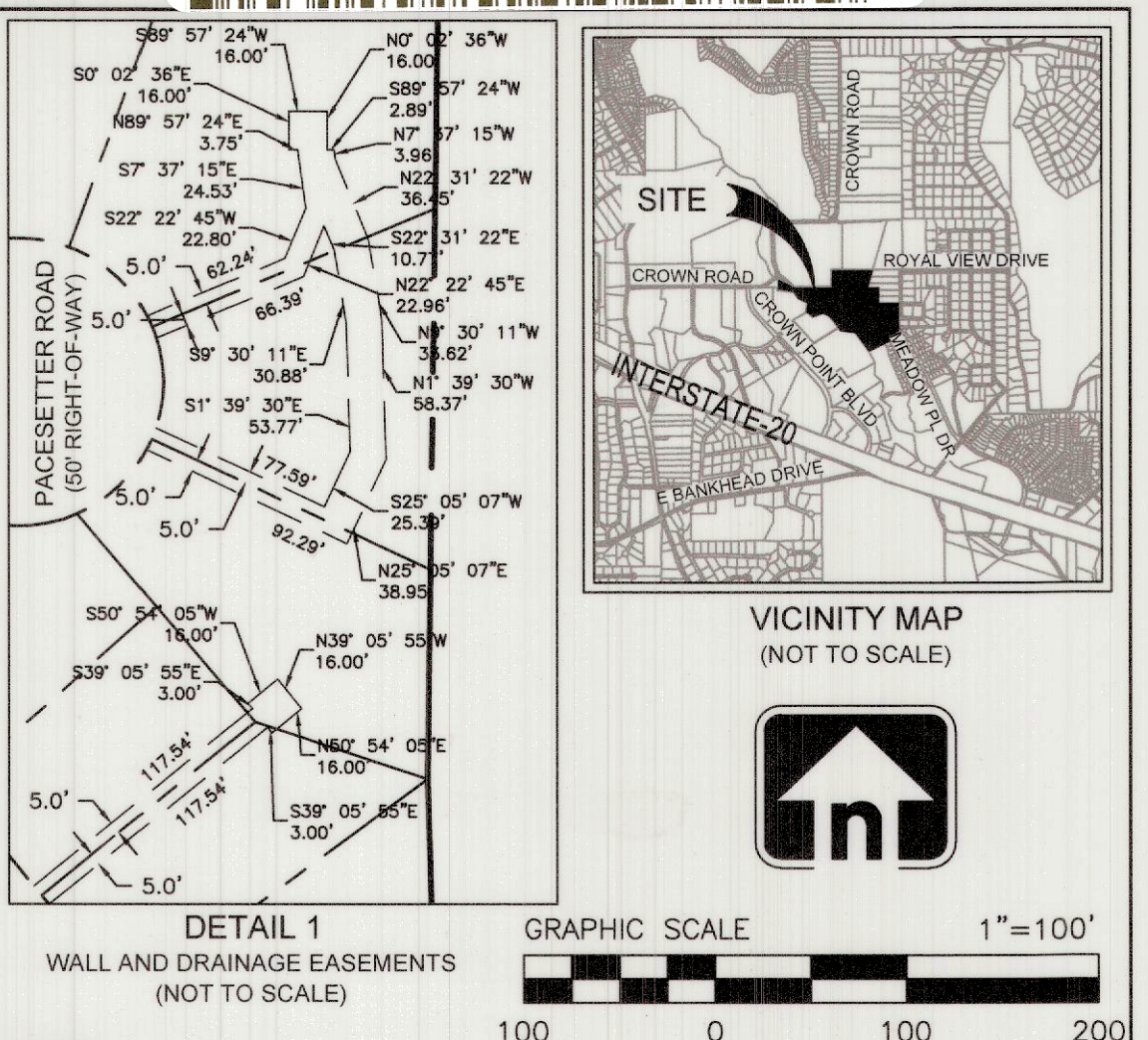
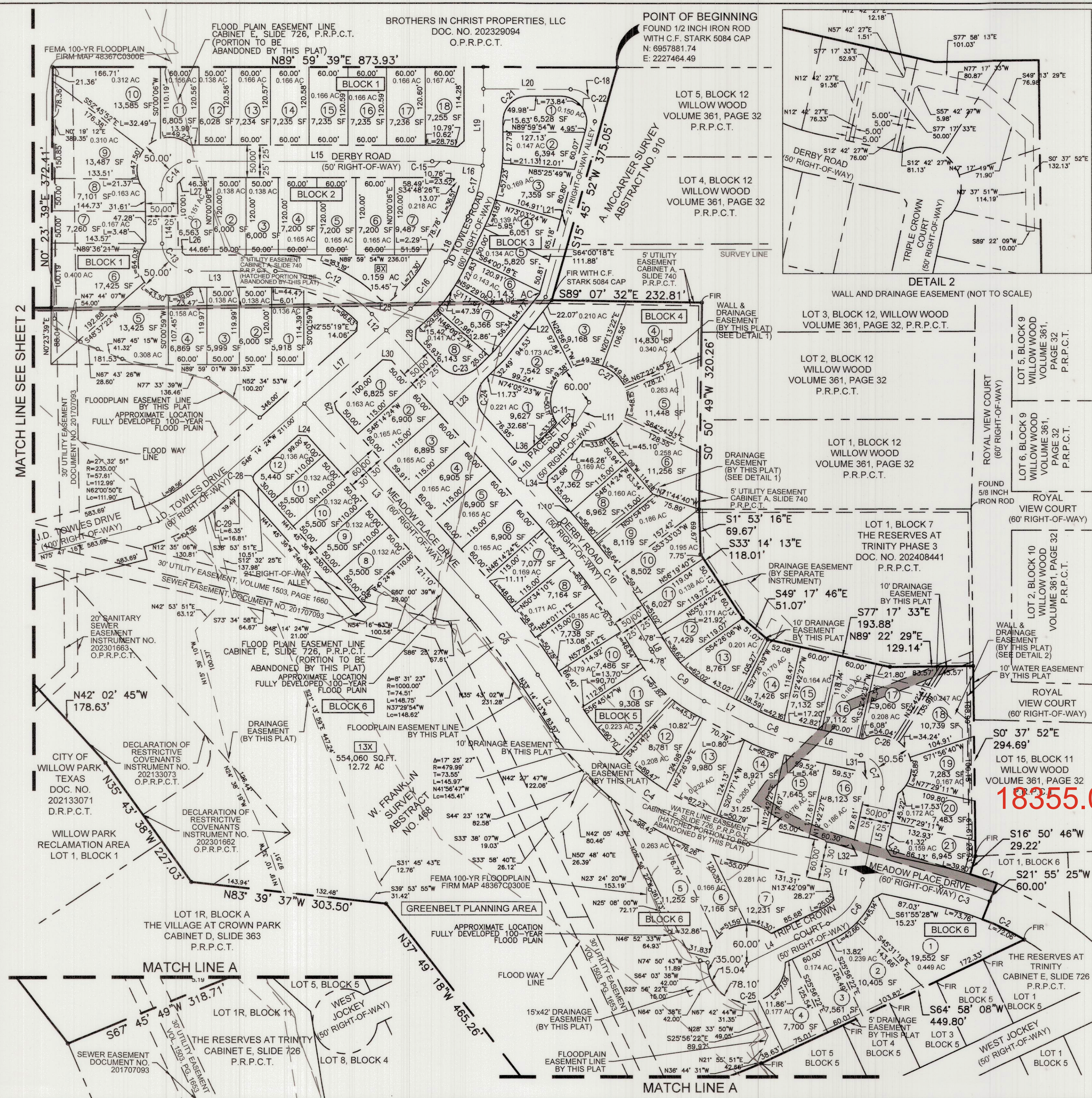




- NOTES:**
- A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO PARKER COUNTY FLOOD INSURANCE RATE MAP NO'S. 48367C0300E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND 48367C0425F, WITH AN EFFECTIVE DATE OF APRIL 5, 2019.
 - NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
 - THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
 - "X" LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS OPEN SPACE LOTS AND ARE NON-BUILDABLE LOTS. "X" LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - DIRECT VEHICULAR ACCESS FROM LOTS 1, 5-12, BLOCK 6, LOTS 1-8, BLOCK 3, LOT 21, BLOCK 4, AND LOTS 1-16, BLOCK 5 TO MEADOW PLACE DRIVE WILL NOT BE ALLOWED.
 - FUTURE ROW FOR MEADOW PLACE SHOWN ON 2021 PLAT CABINET E 726 TO BE ABANDONED BY THIS PLAT.
 - RETAINING WALLS WITHIN WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
 - OWNER SHALL DEDICATE, BY SEPARATE INSTRUMENT EASEMENT, AN AREA FOR A HIKE AND BIKE TRAIL AS REQUIRED BY EXISTING PD.
- LEGEND**
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"
- 18331 AL CWP K-15**
- 18355.011.001.10**
- FINAL PLAT**
- THE RESERVES AT TRINITY PHASE 2**
- 45.37 ACRES**
- LOTS 1-18 & 19X, BLOCK 1, LOTS 1-7 & 8X, BLOCK 2,
LOTS 1-8, BLOCK 3, LOTS 1-21, BLOCK 4,
LOTS 1-16, BLOCK 5, LOT 1-12 & 13X, BLOCK 6
SITUATED IN THE A. MCCARVER SURVEY, ABSTRACT NO. 910, AND
IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468
AN ADDITION TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS
- BEING A REPLAT OF LOT 2R, BLOCK 11,
THE RESERVES AT TRINITY ACCORDING TO THE PLAT
RECORDED IN CABINET E, SLIDE 726
PLAT RECORDS, PARKER COUNTY, TEXAS
MAY 2025
PREPARED BY
GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011
(817) 640-8535 TBPE FIRM: F-1191/TBPL FIRM: 101538-00

