

201601722 PLAT Total Pages: 1

LINE	BEARING	DISTANCE
L1	N 74°03'25" E	22.97
L2	N 54°03'25" E	41.28
L3	N 78°03'25" E	30.06
L4	S 88°49'10" E	97.22
L5	N 46°05'00" E	43.97
L6	N 23°40'50" E	18.42
L7	N 10°24'46" E	89.48
L8	N 19°19'33" E	43.29
L9	N 20°14'21" E	88.81
L10	N 24°43'39" W	35.86
L11	N 69°45'39" W	28.85
L12	N 66°25'16" W	23.07
L13	N 01°25'16" W	135.44
L14	N 01°25'16" W	21.15
L15	N 16°29'29" E	135.61
L16	N 74°06'23" W	17.09
L17	N 81°22'22" E	10.01
L18	S 74°06'23" E	26.79
L19	S 16°29'29" W	10.74
L20	S 16°29'29" W	134.98
L21	S 01°25'16" E	22.19
L22	N 88°34'44" E	182.10
L23	N 71°19'56" E	225.87
L24	S 18°40'04" E	10.00
L25	S 71°19'56" W	227.37
L26	S 88°34'44" W	183.62
L27	S 01°25'16" E	126.30
L28	S 46°25'16" E	16.90
L29	S 69°45'39" E	28.85
L30	S 24°43'39" E	43.14
L31	S 20°14'21" W	92.52
L32	S 19°19'33" W	42.39
L33	S 10°24'46" W	196.21
L34	S 23°40'50" W	21.38
L35	S 46°05'00" W	48.07
L36	N 88°49'10" W	102.21
L37	S 78°03'25" W	26.78
L38	S 54°03'25" W	140.84
L39	S 74°03'25" W	24.73
L40	N 16°29'29" W	10.07

LINE	BEARING	DISTANCE
L41	S 77°52'54" E	30.50
L42	S 78°42'16" W	141.14
L43	S 71°19'56" W	228.71
L44	S 65°05'01" W	79.89
L45	S 18°40'04" E	5.78
L46	S 71°19'56" W	79.89
L47	N 18°40'04" W	32.47
L48	N 71°19'56" E	35.09
L49	N 33°36'09" W	24.30
L50	S 87°35'39" W	341.59
L51	N 34°15'52" W	113.54
L52	N 18°12'22" E	18.91
L53	S 34°15'52" E	116.72
L54	N 87°35'39" E	327.48
L55	N 18°40'04" W	87.79
L56	N 38°50'06" W	49.97
L57	N 67°34'03" W	177.22
L58	S 24°43'39" W	64.72
L59	N 64°19'28" W	69.54
L60	S 25°40'22" W	27.81
L61A	N 01°25'16" W	15.00
L61B	S 88°34'44" W	9.18
L62	N 29°40'22" E	28.67
L63	S 64°19'28" E	69.34
L64	N 24°34'31" E	68.88
L65	S 63°34'03" E	195.51
L66	S 38°50'06" E	56.48
L67	S 18°40'04" E	98.43
L68	S 33°36'09" E	31.59
L69	N 71°19'56" E	25.23
L70	S 18°40'04" E	11.60
L71	N 65°05'01" E	79.03
L72	N 71°19'56" E	230.49
L73	N 78°42'16" E	115.48

CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD END
C1	245.00'	79.72'	N 07°32'07" E	79.40'
C2	245.00'	76.99'	S 07°32'07" W	76.28'

AREA CALCULATIONS -
 SUBDIVISION - 12.944 ACRES
 LOT 1R1 - 9.598 ACRES
 LOT 1R2 - 3.346 ACRES

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 CONTIGUOUS, TO CONFORM TO THE GRADES ESTABLISHED IN THIS 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 PUBLICS AND THE CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITIES 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 UTILITIES 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 ENCUMBER THIS PROPERTY.
 THE A.T. & T. EASEMENT (V. 205, P. 46, D.R.P.C.T.) AS SHOWN ON THE FACE OF THIS PLAT HAS BEEN REMOVED FROM THIS PROPERTY (PER PARKER COUNTY DOCUMENT 74463, V. 207, P. 36, R.R.P.C.T.).
 THE TEXAS PIPELINE COMPANY/SOUTHWESTERN GAS PIPELINE INC. EASEMENT ON THE PORTION OF THIS PROPERTY DESCRIBED IN V. 172, P. 209, R.R.P.C.T., HAS BEEN RELEASED IN PARKER COUNTY DOCUMENT 76768, V. 246, P. 598, R.R.P.C.T.
 FLOOD HAZARD NOTE:
 ON THE DATE OF THIS SURVEY THE EASTERN PORTIONS OF THIS TRACT DOES APPEAR TO BE IN A FLOOD HAZARD ZONE. ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 480704026 DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.L.R.M. WEBSITE AT WWW.FEMA.GOV.
 PROPERTY CORNER NOTE:
 ALL SUBDIVISION BOUNDARY CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 ALL INTERIOR LOT CORNERS ARE SET 1/2" IRON RODS, SET P.A. NAILS, AND/OR SET "X'S", 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.
 CURRENT ZONING:
 THIS PROPERTY IS CURRENTLY ZONED "C" (COMMERCIAL).
 BUILDING SETBACK:
 ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SETBACKS AS SPECIFIED BY THE CITY OF WILLOW PARKS MUNICIPAL CODE OF ORDINANCES.
 BANKHEAD HIGHWAY ACCESS NOTE:
 ANY INGRESS OR EGRESS TO BANKHEAD HIGHWAY FROM ANY PROPERTY DESCRIBED OR DEPICTED IN THIS PLAT, OR FUTURE SUBDIVISIONS OF THE SAME PROPERTIES, SHALL NOT BE A THROUGHWAY OR THROUGH ROAD CONNECTING BANKHEAD HIGHWAY TO THE INTERSTATE NO. 20 EAST BOUND ACCESS ROAD. SUCH SHALL BE FOR THE USE AND BENEFIT OF THE TRINITY BIBLE CHURCH AND TRINITY CHRISTIAN ACADEMY ONLY, & SHALL BE GATED AT THE BANKHEAD HIGHWAY RIGHT OF WAY AND OPEN ONLY DURING THE HOURS OF OPERATION OF THE TRINITY BIBLE CHURCH AND OR THE TRINITY CHRISTIAN ACADEMY, AND THE GATE SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY THAT CONNECTS TO THE BANKHEAD HIGHWAY.
 J080910-REPLAT

VARIABLE WIDTH UTILITY EASEMENT
 L41 S 77°52'54" E 30.50
 L42 S 78°42'16" W 141.14
 L43 S 71°19'56" W 228.71
 L44 S 65°05'01" W 79.89
 L45 S 18°40'04" E 5.78
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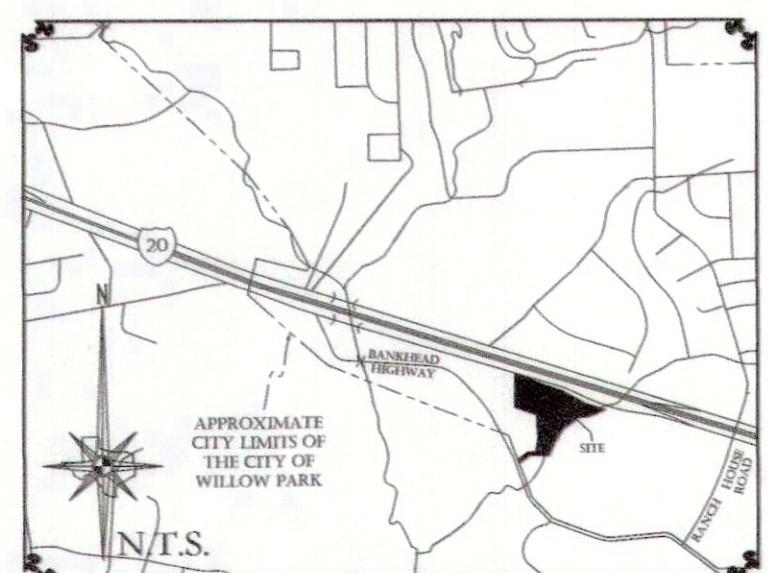
THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1R, BLOCK 1, TRINITY CHURCH PROPERTIES, AS RECORDED IN P.C. D, SLIDE 142, P.R.P.C.T., INTO LOTS 1R1 & 1R2, BLOCK 1, TRINITY CHURCH PROPERTIES

SURVEYOR:
 PATRICK CARTER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TX 76086
 817-594-0400

DEVELOPER:
 TRINITY BIBLE CHURCH OF ALEDO
 CONTACT: GARY SQUYRES
 4954 E. INTERSTATE 20
 WILLOW PARK, TX 76087
 817-692-7883

1" = 100'

0' 100' 200' 300'



ACCT. NO.: 18484
 SCH. DIST.: AL
 CITY: W.P.
 MAP NO.: L-16

MINOR REPLAT
 LOTS 1R1 & 1R2, BLOCK 1
 TRINITY CHURCH PROPERTIES
 BEING A REPLAT OF LOT 1, BLOCK 1
 TRINITY CHURCH PROPERTIES
 TO THE CITY OF WILLOW PARK,
 PARKER COUNTY, TEXAS
 BEING A 12.944 ACRES SUBDIVISION OUT OF
 THE I. & G.N. R.R. CO. SURVEY
 ABSTRACT NO. 1821
 PARKER COUNTY, TEXAS
 JANUARY 2016

CARTER SURVEYING
 & MAPPING, INC.
 110 A PALO PINTO STREET - WEATHERFORD, TEXAS
 (P) 817-594-0400 - (F) 817-594-0403

D-504

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