

D142

Doc# 772293  
Book 2858 Page 1529

AREA CALCULATIONS  
SUBDIVISION 17.336 ACRES  
LOT 1 12.944 ACRES  
LOT 2 4.392 ACRES

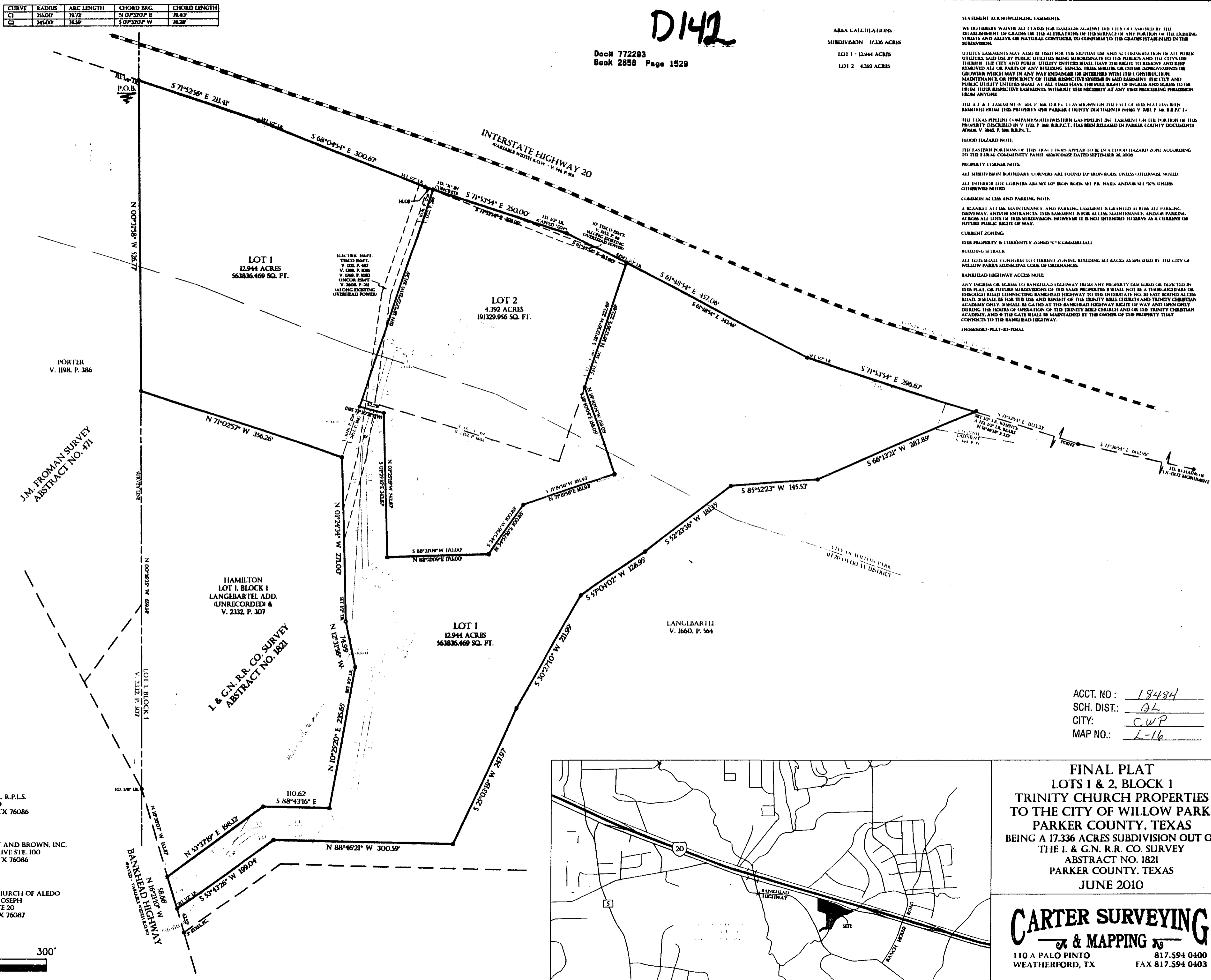
STATEMENT ACKNOWLEDGING EASEMENTS  
 WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WILLOW PARK (AS EVIDENCED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTIGUOUS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.  
 UTILITY EASEMENTS MAY ALSO BE USED FOR THE UTILITIES AND ANY CONSTRUCTION OF ALL PUBLIC UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS 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, FENCE, TREE, SHRUB, OR OTHER ENCROACHMENT OR GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THESE 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 THESE RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE.  
 THE A & T EASEMENT OF 1987 FOR DRIP IAS SHOWN ON THE FACE OF THIS PLAT HAS BEEN REMOVED FROM THIS PROPERTY PER PARKER COUNTY DOCUMENT # 2002 P. 588 R.P.C.T. 11  
 THE TEXAS PIPELINE COMPANY'S WESTERN GAS PIPELINE EASEMENT ON THE PORTION OF THIS PROPERTY DESCRIBED IN V. 1222 P. 588 R.P.C.T. HAS BEEN RELEASED IN PARKER COUNTY DOCUMENT # 2004 P. 588 R.P.C.T.  
 HAZARD ZONING NOTE:  
 THE EASTERN PORTION OF THIS TRACT APPEARS TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD COMMUNITY PANEL MAP/COUSE DATED SEPTEMBER 26, 2008.  
 PROPERTY CORNER NOTE:  
 ALL SUBDIVISION BOUNDARY CORNERS ARE FOUND UPON IRON RODS UNLESS OTHERWISE NOTED.  
 ALL INTERIOR LOT CORNERS ARE SET UP BY IRON RODS SET PER NAHAS AND/OR SET PER UNLESS OTHERWISE NOTED.  
 COMMON ACCESS AND PARKING NOTE:  
 A BLANKET ACCESS MAINTENANCE AND PARKING EASEMENT IS GRANTED AT THIS ALL PARKING DRIVEWAY AND/OR EGRESS TO THE EASEMENTS FOR ACCESS, MAINTENANCE AND/OR PARKING, ACCESS 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-1 (COMMERCIAL).  
 BUILDING SETBACK:  
 ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SETBACKS AS SPECIFIED BY THE CITY OF WILLOW PARK'S MUNICIPAL CODE OR 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 PROPERTY SHALL NOT BE A THROUGHWAY OR THROUGH ROAD CONNECTING BANKHEAD HIGHWAY TO THE INTERSTATE 20 EAST BOUND ACCESS ROAD. IT SHALL BE FOR THE USE AND BENEFIT OF THE TRINITY BIBLE CHURCH AND TRINITY CHRISTIAN ACADEMY ONLY. IT 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.  
 INUNDATION PLAT-RE-FINAL.

10' WATER LINE EASEMENT

LINE	BEARING	DISTANCE
1.1	N 74°02'22" E	22.97
1.2	N 54°02'22" E	112.27
1.3	N 78°02'22" E	30.00
1.4	S 88°49'00" E	97.22
1.5	N 46°02'00" E	41.97
1.6	N 24°02'00" E	18.27
1.7	N 02°02'00" E	39.47
1.8	N 18°02'00" E	43.37
1.9	N 30°02'00" E	88.87
1.10	N 34°02'00" W	33.80
1.11	N 60°43'30" W	26.87
1.12	N 46°22'00" W	23.87
1.13	N 02°22'00" W	13.47
1.14	N 02°22'00" W	27.17
1.15	N 10°22'00" E	13.67
1.16	N 74°02'22" W	17.07
1.17	N 18°12'22" E	10.07
1.18	S 74°02'22" E	26.79
1.19	S 10°22'00" W	10.77
1.20	S 10°22'00" W	13.47
1.21	S 02°22'00" E	12.17
1.22	N 88°34'44" E	182.87
1.23	N 77°19'56" E	228.87
1.24	S 18°40'04" E	10.07
1.25	S 77°19'56" W	277.37
1.26	S 88°34'44" E	182.87
1.27	S 02°22'00" E	12.17
1.28	S 46°22'00" E	16.97
1.29	S 69°43'30" E	28.97
1.30	S 24°43'30" E	44.17
1.31	S 20°14'22" W	92.57
1.32	S 19°19'22" W	42.37
1.33	S 19°24'00" W	96.37
1.34	S 23°40'00" W	21.57
1.35	S 46°10'00" W	48.07
1.36	N 88°49'00" W	100.27
1.37	S 78°02'22" W	26.79
1.38	S 54°02'22" W	140.27
1.39	S 74°02'22" W	24.79
1.40	N 10°22'00" W	10.07

VARIABLE WIDTH UTILITY EASEMENT

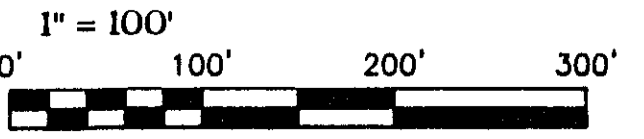
1.41	S 77°53'54" E	30.50
1.42	S 78°42'06" W	111.97
1.43	S 77°19'56" W	228.87
1.44	S 69°02'00" W	79.87
1.45	S 18°40'04" E	5.78
1.46	S 77°19'56" W	75.87
1.47	N 18°40'04" W	32.47
1.48	N 77°19'56" E	33.07
1.49	N 23°30'00" W	24.30
1.50	S 87°33'08" W	341.59
1.51	N 34°19'52" W	113.54
1.52	N 18°12'22" E	18.97
1.53	S 31°19'52" E	116.77
1.54	N 8°12'22" E	22.48
1.55	N 18°40'04" W	87.79
1.56	N 38°50'06" W	49.97
1.57	N 6°34'03" W	17.22
1.58	S 24°34'31" W	64.72
1.59	N 64°19'38" W	69.54
1.60	S 24°40'22" W	21.81
1.61A	N 02°22'00" W	15.00
1.61B	S 88°34'44" W	9.18
1.62	N 25°40'22" E	28.63
1.63	S 64°19'38" E	69.34
1.64	N 24°34'31" E	68.88
1.65	S 64°19'38" E	19.51
1.66	S 28°40'06" E	56.48
1.67	S 18°40'04" E	99.43
1.68	S 33°36'01" E	31.57
1.69	N 77°19'56" E	25.27
1.70	S 18°40'04" E	11.67
1.71	N 69°02'00" E	70.03
1.72	N 77°19'56" E	230.49
1.73	N 78°42'06" E	118.48



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

ENGINEER:  
BAIRD HAMPTON AND BROWN, INC.  
1320 SANTA FE DRIVE SIE 100  
WEATHERFORD, TX 76086  
817-596-7575

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



ACCT. NO.: 18494  
SCH. DIST.: AL  
CITY: CWP  
MAP NO.: L-16

FINAL PLAT  
LOTS 1 & 2, BLOCK 1  
TRINITY CHURCH PROPERTIES  
TO THE CITY OF WILLOW PARK,  
PARKER COUNTY, TEXAS  
BEING A 17.336 ACRES SUBDIVISION OUT OF  
THE I. & G.N. R.R. CO. SURVEY  
ABSTRACT NO. 1821  
PARKER COUNTY, TEXAS  
JUNE 2010

**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINTO WEATHERFORD, TX 76086  
817.594.0400  
FAX 817.594.0403

