THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

FIRST NATIONAL BANK OF WEATHERFORD
220 PALO PINTO ST.
WEATHERFORD, TX. 76086
817-598-4900

201510322 PLAT Total Pages: 1

D-412

LEGAL DESCRIPTION:

STATE OF TEXAS

COUNTY OF PARKER

Whereas, Daniel Ray Morgan & Kresta Morgan, lead the owners of LOT 7, BANKHEAD COVE, an addition in Parker County, according to the plat as recorded in Plat Cabinet A, Slide 588, Plat Records, Parker County, Texas. Together with, Trinity Classic Homes, LLC being the owner of a 7.055 acre tract of land out of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, Parker County, Texas; being all of Tract 2 as conveyed to Trinity Classic Homes, LLC in Volume 2925, Page 1559, Official Public Records, Parker County, Texas and all of LOT 7, BANKHEAD COVE, as conveyed to Morgan in Clerk File 2013024652, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with plastic cap stamped "ALS" in the east line of said Trinity Classic Homes, LLC tract, at the apparent northwest corner of said LOT 7, BANKHEAD COVE, same being the southwest corner of the south right of way of Bankhead Cove, a paved surface, for an ell corner and the beginning corner of this tract.

THENCE S 67°08'24" E 406.81 feet along the south right of way line of said Bankhead Cove, to a found 5/8" iron rod at the occupied northerly corner of said LOT 7 & LOT 2, BANKHEAD COVE, for the northeast corner of this tract. WHENCE a found 5/8" iron rod bears S 67°08'24" E 8.05 feet.

THENCE S 00°00'50" E 461.04 feet along the common line of said LOT 7 & said LOT 2, to a point, for a corner of this tract. WHENCE a found 1/2" iron rod with plastic cap stamped "ALS" bears N 15°52'17" W 0.89 feet.

THENCE S 89°30'43" W 450.40 feet along the common line of said LOT 7 & said LOT 2, to a point at a steel fence corner post in the north line of McDAVID ESTATES, PHASE V, according to the plat as recorded in Plat Cabinet B, Slide 245, P.R.P.C.T., for the southeast corner of this tract.

THENCE S 89°23'04" W 300.01 feet along the common line of said BANKHEAD COVE & said McDAVID ESTATES, PHASE V, to a found 1/2" iron rod at the southerly common corner of said LOT 7 & said Trinity Classic Homes, LLC tract, for a corner of this tract.

THENCE S 89°50'44" W along the common line of said Trinity Classic Homes, LLC tract & said McDAVID ESTATES, PHASE V, passing the northwest corner of McDAVID ESTATES, PHASE VI, according to the plat as recorded in Plat Cabinet B, Slide 335, P.R.P.C.T., continuing with the common line of said Trinity Classic Homes, LLC tract & said McDAVID ESTATES, PHASE VI, for a distance of 450.40 feet to a found 1/2" iron rod, at the southwest corner of a called 28.722 acres tract of land described in Volume 2896, Page 793, O.P.R.P.C.T., for the southwest corner of this tract.

THENCE N 26°30'00" E 448.65 feet along the common line of said 28.722 acres tract & said Trinity Classic Homes, LLC tract, to a set 1/2" iron rod with plastic cap stamped "Carter Aledo", for a corner of this tract.

THENCE N 00°00'25" W at 177.42 feet pass the easterly common corner of said 28.722 acres tract & a 2.837 acres tract of land described in Volume 2296, Page 1003, O.P.R.P.C.T., for a total distance of 450.11 feet, to a found 1/2" iron rod, in the south right of way line of Bankhead Highway, a paved surface, for the northwest corner of this tract.

THENCE N 80°56'48" E 253.17 feet to a set 1/2" iron rod with plastic cap stamped "Carter Aledo", at the intersection of the south right of way line of said Bankhead Highway & the west right of way line of said Bankhead Cove, for the northeast corner of this tract.

THENCE [illegible] feet along the arc of a right, having a radius of [illegible] feet, to the POINT OF BEGINNING.

Bearings derived from GPS observations performed by Carter Surveying & Mapping, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202.

OWNER'S CERTIFICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Trinity Classic Homes, LLC, owner, does hereby certify and adopt this plat designating the herein above described property as LOT A & LOT 7R, BANKHEAD COVE, an addition in the E.T.J. of the City of Willow Park, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Trinity Classic Homes, LLC, does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.
4. 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 of Willow Park.
5. The City of Willow Park is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or racking the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City use thereof.
7. The City of Willow Park and public utilities shall have the right to remove and keep removed all or parts of any buildings, 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 the easements.
8. The City of Willow Park and public utilities shall at all times have the full 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 without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Willow Park.

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

THE STATE OF TEXAS

COUNTY OF PARKER

The owner of the land shown on this plat, and who is subscribed hereto, and in person or through a duly authorized agent, dedicates 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.

WITNESS, my hand, this the 11th day of March, 2015.

Daniel Morgan (lot 7)

Kresta Morgan (lot 7)

Daniel Morgan (7.055 Acres)
Trinity Classic Homes, LLC.

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Morgan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 11th day of March, 2015.

Notary Public in and for the State of Texas

TRAVIS ZINN
MY COMMISSION EXPIRES
June 27, 2018

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Kresta Morgan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 11th day of March, 2015.

Notary Public in and for the State of Texas

TRAVIS ZINN
MY COMMISSION EXPIRES
June 27, 2018

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Morgan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office, this 11th day of March, 2015.

Notary Public in and for the State of Texas

TRAVIS ZINN
MY COMMISSION EXPIRES
June 27, 2018

UTILITY EASEMENT NOTE

ANY PUBLIC OR PRIVATE UTILITY INCLUDING THE CITY'S WATER & WASTEWATER SYSTEM SHALL HAVE THE RIGHT TO MOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER IMPROVEMENTS OR GROWTH IN ANY WAYS ENDANGERING OR INTERFERING WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS ALONG SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS NOTE

[illegible] CONSTRUCTED OVER ANY EXISTING WATER, SANITARY SEWER, OR ELECTRIC LINES OR THE UTILITY EASEMENT OF ANY KIND.

FLOOD HAZARD NOTE

AT THE TIME OF THIS SURVEY, THE TRACT APPEARS TO BE LOCATED WITHIN THE AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48439C0425E, COMMUNITY PANEL 425 OF 425, EFFECTIVE DATE OCTOBER 2, 2013 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV)

SURVEYOR'S NOTES:

BEARINGS DERIVED FROM GPS OBSERVATIONS AS REFLECTED IN NAD 1983, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202.

REPORT RELEASED BY THE SURVEYOR AS A TRUE COPY OF THE PARTICULARS DETERMINING THE BOUNDARY OF THIS PROPERTY AND THE ADJOINING PROPERTIES, EXPRESSED IN COMPLIANCE WITH THE SURVEYING PRACTICE MAY NOT SUFFICE WHEN THIS PROPERTY

PROPERTY CORNERS

ALL PROPERTY CORNERS ARE 1/2" IRON RODS WITH PLASTIC CAP STAMPED "CARTER SURVEYING" UNLESS OTHERWISE NOTED.

MODIFICATION OF EVIDENCE

ALL REFERENCES TO THE "CITY OF WILLOW PARK" MEAN OF THE PLAT AND ARE USED BY THE CITY OF WILLOW PARK.

ALL PLAT NOTES, DEDICATIONS, AND RESTRICTIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND ENCUMBRANCES.

ENCUMBRANCES

[illegible] WILL BE REMOVED BY THE OWNER.

SPECIAL NOTICE

[illegible] BUILDING PERMITS.

BEFORE CONSTRUCTION

BEFORE CONSTRUCTION, THE PROPERTY OWNER IS APPLICABLE TO COMPLIANCE WITH ALL STATE AND FEDERAL REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

WATER & SEWER SERVICES

WATER IS PROVIDED BY PRIVATE WELL.

SEWER IS PROVIDED BY PRIVATE SEPTIC SYSTEM.

GROUNDWATER CERTIFICATION

THIS PLAT REFLECTS THE PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATE AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS TO QUESTION THE SELLER AS TO THE AVAILABILITY.

DRAINAGE NOTE

NO LOT TO LOT DRAINAGE WILL BE ALLOWED.

PURPOSE OF REPLAT NOTE

THE PURPOSE OF THIS REPLAT IS TO ADD A 7.055 AC LOT AND CREATE LOT A.

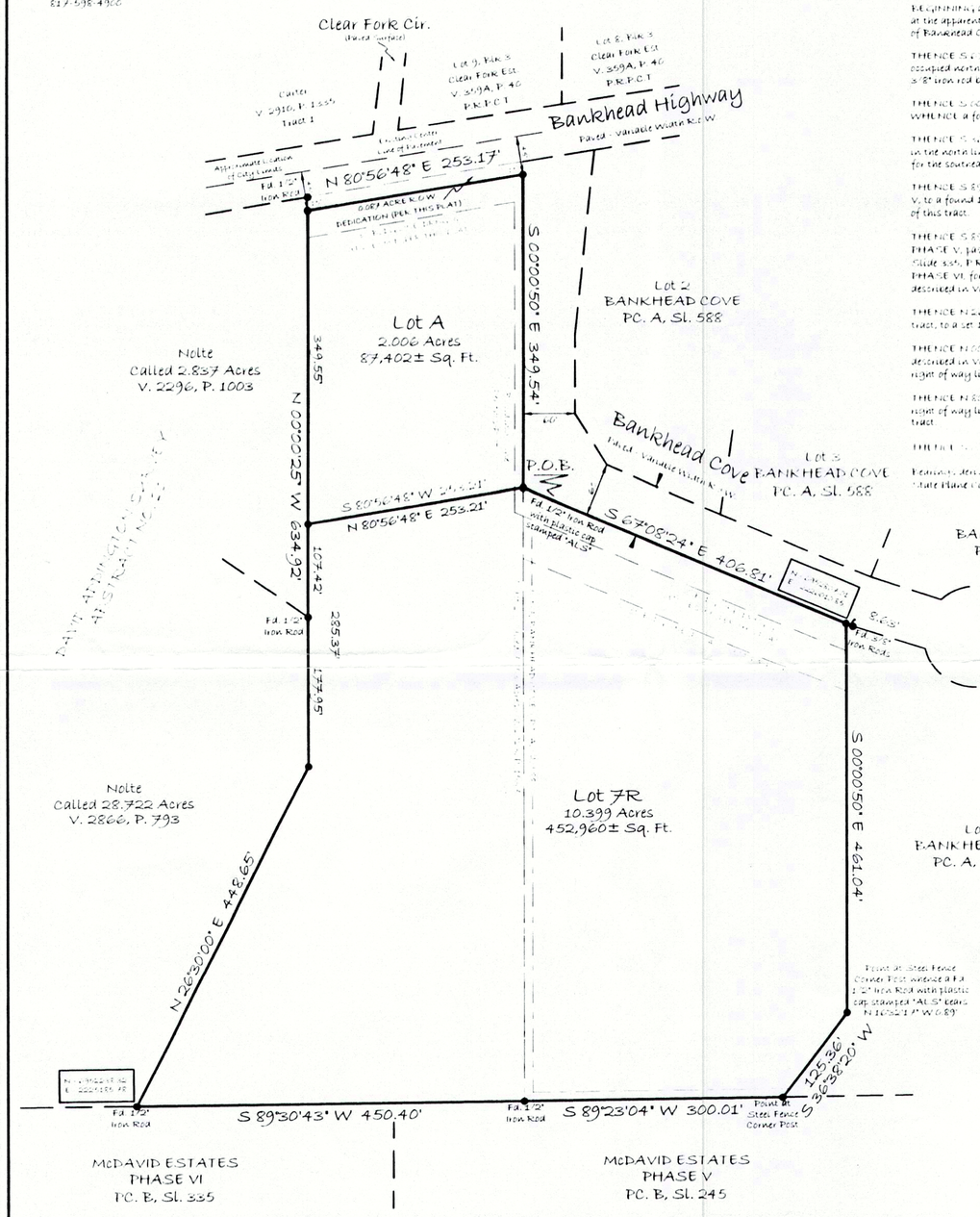
E.T.J. STATEMENT

THE PROPERTY IS WITHIN THE ETJ OF THE CITY OF WILLOW PARK.

COVENANTS AND RESTRICTIONS STATEMENT

THIS REPLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS LISTED IN VOLUME [illegible], PAGE [illegible], O.R.P.C.T.

LAND USE TABLE:	
TOTAL GROSS ACREAGE -	12.405
NUMBER OF RESIDENTIAL LOTS -	-
NUMBER OF NON-RESIDENTIAL LOTS -	n/a
NON-RESIDENTIAL ACREAGE -	n/a
RESIDENTIAL ACREAGE -	12.405
PRIVATE PARK ACREAGE -	n/a
PUBLIC PARK ACREAGE -	n/a
STREET & ALLEY ACREAGE -	0.089



Surveyor's Certification

That I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5091, 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.

Patrick Carter, Registered Professional Land Surveyor No. 5091
Carter Surveying & Mapping, Inc.
208 S. Front Street - Aledo, Texas 76008
AN01063-PLAT - JUNE 2014

STATE OF TEXAS REGISTERED PATRICK CARTER 5091 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas, this the 26 day of May, 2015

County Judge

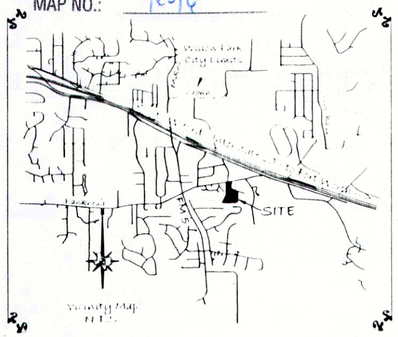
Commissioner Precinct 1

Commissioner Precinct 3

Commissioner Precinct 2

Commissioner Precinct 4

ACCT. NO : 10360
SCH. DIST.: AL
CITY:
MAP NO.: 12-16



PRELIMINARY REPLAT

LOT A & LOT 7R, BANKHEAD COVE, an addition to the E.T.J. of the City of Willow Park, Parker County, Texas

A 12.405 acres subdivision of 7.055 acres out of the DAVID ADDINGTON SURVEY, ABSTRACT No. 21, Parker County, Texas and LOT 7, BANKHEAD COVE, according to the plat as recorded in Plat Cabinet A, Slide 588, Plat Records, Parker County, Texas

Survey Date: June 2014
Plat Date: February 2015

CARTER SURVEYING & MAPPING, INC.
208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX 76008
(P) 817 441 LAND (5263) (F) 817 441 1033

OWNER - CALLED 7.055 ACRES:
TRINITY CLASSIC HOMES, LLC
ATTN: DANIEL MORGAN
P.O. BOX 1894
BURLESON, TX 76097
817 680-9556

OWNER - LOT 7:
DANIEL & KRESTA MORGAN
7 BANKHEAD COVE
ALEDO, TX 76008

SURVEYOR:
PATRICK CARTER, RPLS 5091
CARTER SURVEYING & MAPPING
208 S. FRONT ST. - PO BOX 651
ALEDO, TX 76008
817-441-5263 (P) 817-441-1033

1" = 120'
0 120 240 360

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201510322
05/26/2015 10:54 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

CITY OF WILLOW PARK

MAYOR — DATE 3/16/15

CITY SECRETARY — DATE 3/17/15

CITY ADMINISTRATOR — DATE 3/17/15

20021.007.001.00
10370.001.007.00