

LEGAL DESCRIPTION

WHEREAS, PHEONIX REALTY INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 45.37 acre tract of land located in the A. McCarver Survey, Abstract No. 910, and the W. Franklin Survey, Abstract No. 468, and being Lot 2R, Block 11, The Reserves at Trinity, as recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084", being the northeast corner of said Lot 2R, and being in the south line of a tract of land described by deed to Crown Valley Acquisitions, L.P., as recorded in Volume 2317, Page 1856, Official Public Records, Parker County, Texas, and also being the northwest corner of Lot 5, Block 12, Willow Wood, as recorded in Volume 361, Page 32, Plat Records, Parker County, Texas;

THENCE South 15°45'52" West, leaving said south line, along the west line of said Block 12, a distance of 375.05 feet to a found 1/2 inch iron rod with a cap stamped "C.F. Stark 5084";

THENCE South 89°07'32" East, continuing along said west line, a distance of 232.81 feet to a found 1/2 inch iron rod;

THENCE South 00°50'49" West, a distance of 320.26 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being the southwest corner of Lot 1 of said Block 12;

THENCE South 01°53'16" East, a distance of 69.67 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 33°14'13" East, a distance of 118.01 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 49°17'46" East, a distance of 51.07 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE South 77°17'33" East, a distance of 193.88 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI);

THENCE North 89°22'29" East, a distance of 129.14 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being in the existing public west right-of-way line of Royal View Court (having a 60 foot right-of-way);

THENCE South 00°37'52" East, along said west right-of-way line, a distance of 294.69 feet to a found 1/2 inch iron rod, being the southwest corner of Lot 15, Block 11, of said Willow Wood, and being the northwest corner of Lot 1, Block 6, of the said The Reserves at Trinity;

THENCE South 16°50'46" West, along the west line of said Lot 1, a distance of 29.22 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of said Lot 1, Block 6, for the beginning of a non-tangent curve to the right having a radius of 510.00 feet, a central angle of 04°55'55", and a long chord which bears South 70°43'20" East, 43.89 feet;

THENCE along the south line of said Lot 1, Block 6 and along said non-tangent curve to the right, an arc distance of 43.90 feet to a set 1/2 inch iron rod with GAI cap, being in the existing public northeast right-of-way line of Meadow Place Drive (having a 60 foot right-of-way);

THENCE South 21°55'25" West, leaving said northeast right-of-way line, a distance of 60.00 feet to a set 1/2 inch iron rod with GAI cap, being in the southwest right-of-way line of said Meadow Place Drive, for the beginning of a non-tangent curve to the right having a radius of 450.00 feet, a central angle of 9°10'31", and a long chord which bears South 63°41'33" East, 71.99 feet;

THENCE along said southwest right-of-way line, along said non-tangent curve to the right, an arc distance of 72.06 feet to a found 1/2 inch iron rod, being the northeast corner of Lot 1, Block 5 of said The Reserve at Trinity;

THENCE South 64°58'08" West, along the north line of said Block 5, a distance of 449.80 feet to a found 1/2 inch iron rod, being the northwest corner of Lot 5, Block 5 of said The Reserve at Trinity, and being the northeast corner of Lot 1R, Block 11, of said The Reserve at Trinity;

THENCE South 67°45'49" West, along the north line of said Lot 1R, a distance of 318.71 feet to a set 1/2 inch iron rod with a GAI cap, being the northwest corner of said Lot 1R, Block 11, The Reserves at Trinity, Cabinet E, slide 726; and being in the east line of Lot 1, Block 1, Crown Point Addition, as recorded in Cabinet D, Slide 148, Plat Records, Parker County, Texas;

THENCE North 37°49'18" West, along the east line of said Lot 1, Block 1, a distance of 465.26 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 83°39'37" West, a distance of 303.50 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 35°43'38" West, a distance of 227.03 feet to a set 1/2 inch iron rod with a GAI cap, being in the east line of a tract of land described by deed, as recorded in Volume 2562, Page 1672, Official Public Records, Parker County, Texas;

THENCE North 42°02'45" West, continuing along said east line, a distance of 178.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 72°31'51" West, a distance of 133.71 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 70°43'40" West, a distance of 224.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 49°19'49" West, a distance of 181.64 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 10°11'21" East, a distance of 178.97 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 63°57'54" West, a distance of 213.66 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 36°08'07" West, a distance of 169.13 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 84°52'12" West, a distance of 338.84 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 14°10'32" East, a distance of 57.56 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89°49'19" East, a distance of 32.53 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 11°34'56" West, a distance of 173.14 feet to a set 1/2 inch iron rod with a GAI cap, being in the east right-of-way line of Crown Road (having a variable width right-of-way);

THENCE North 16°44'58" East, continuing along said east right-of-way line, a distance of 93.28 feet to a set 1/2 inch iron rod with a GAI cap, being the westernmost southwest corner of said Crown Valley Acquisitions L.P. tract;

THENCE South 50°18'43" East, along the south line of said Crown Valley Acquisitions L.P. tract, a distance of 407.11 feet to a found 5/8 inch iron rod;

THENCE South 89°45'33" East, continuing along said south line, a distance of 759.98 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 00°23'39" East, a distance of 372.41 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 89°59'39" East, a distance of 873.93 feet to the POINT OF BEGINNING and CONTAINING 1,976,112 square feet, 45.37 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PHEONIX REALTY INVESTMENTS, LLC; acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as 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; Lots 1-12 & 13X, Block 6; The Reserves at Trinity Phase 2, an addition to the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. PHEONIX REALTY INVESTMENTS, LLC, does herein 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 building, 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 Willow Park, 5. The City 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 using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City Willow Park's 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 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 the easements, 8. The City 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 permission from anyone, 9. All modifications to this document shall be by means of plat and approved by the City Willow Park.

Witness my hand at John Newton, Parker County, Texas

This the 15 day of May, 2025.

JLH 5-15-25
PHEONIX REALTY INVESTMENTS, LLC Date

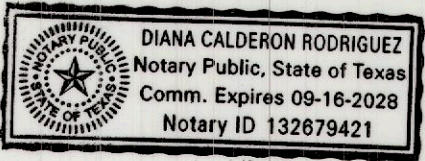
STATE OF Texas:
COUNTY OF Tarrant:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Newton know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of May, 2025

D Rodriguez
Notary Public in and for the State of Texas

My commission expires 9-16-28



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202513407
05/21/2025 04:23 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

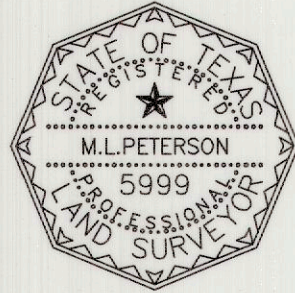
OWNER:
PHEONIX REALTY INVESTMENTS, LLC
3605 E. CAMPO
FORT WORTH, TX 76017
WILL@CLARITYHOMES.COM
ATTN: WILL BANNISTER

ENGINEER/SURVEYOR:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240
INFORMATION@GRAHAMCIVIL.COM

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL L. PETERSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Michael L. Peterson 05/15/25
MICHAEL L. PETERSON
Texas Registration No. 5999

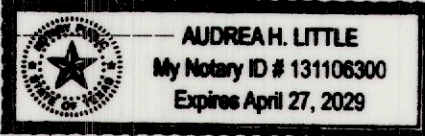


STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL L. PETERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of May, 2025

Audrea H. Little
Notary Public in and for the State of Texas



My commission expires 4-27-2029

CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: MAY 20, 2025

BY: Lee Ye CITY MAYOR PROTEM

BY: Diana McMillen CITY SECRETARY



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/TBPLS FIRM: 101538-00



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