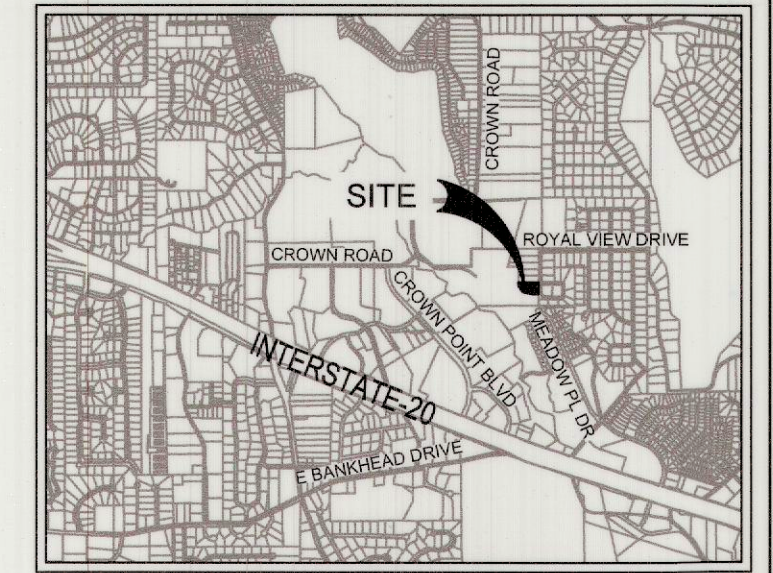




VICINITY MAP
(NOT TO SCALE)

NOTES:

1. THE SUBJECT PROPERTY DOES NOT LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO'S. 48367C0300E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

2. 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.

3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.

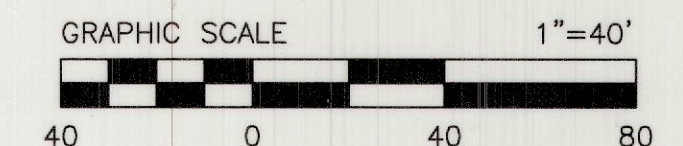
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.

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"



**FINAL PLAT
THE RESERVES AT TRINITY PHASE 3**

2.029 ACRES
LOT 1, BLOCK 7,
SITUATED IN THE W. FRANKLIN SURVEY, ABSTRACT NO. 468
AN ADDITION TO THE CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 2R, BLOCK 11,
THE RESERVES AT TRINITY ACCORDING TO THE PLAT
RECORDED IN CABINET E, SLIDE 726
PLAT RECORDS, PARKER COUNTY, TEXAS

NOVEMBER 2024
PREPARED BY



GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 600 ARLINGTON, TEXAS 76011
(817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00
PROJECT NO. 3022-1000

G23

REMAINDER OF
LOT 2R, BLOCK 11
THE RESERVES AT TRINITY
CABINET E, PAGE 726
P.R.P.C.T.

W. FRANKLIN SURVEY
ABSTRACT NO. 468

5' UTILITY EASEMENT
CABINET A, SLIDE 740, P.R.P.C.T.

LOT 3, BLOCK 12, WILLOW WOOD
VOLUME 361, PAGE 32, P.R.P.C.T.

LOT 2, BLOCK 12
WILLOW WOOD
VOLUME 361, PAGE 32
P.R.P.C.T.

LOT 1, BLOCK 12
WILLOW WOOD
VOLUME 361, PAGE 32
P.R.P.C.T.

LOT 5, BLOCK 9
WILLOW WOOD
VOLUME 361, PAGE 32
P.R.P.C.T.

LOT 6, BLOCK 9
WILLOW WOOD
VOLUME 361, PAGE 32
P.R.P.C.T.

P.O.B.
FOUND 5/8 INCH
IRON ROD (C.M.)

ROYAL VIEW COURT
(60' RIGHT-OF-WAY)

LOT 2, BLOCK 10
WILLOW WOOD
VOLUME 361, PAGE 32
P.R.P.C.T.

2.029 ACRES
88,376 SQ.FT.
LOT 1, BLOCK 7

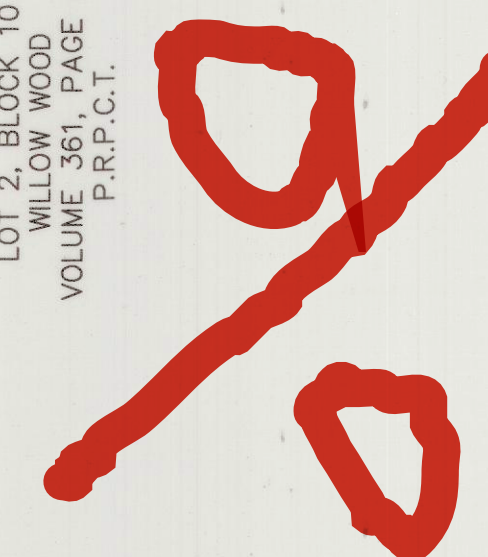
PORTION OF
LOT 2R, BLOCK 11
THE RESERVES AT TRINITY
CABINET E, PAGE 726
P.R.P.C.T.

REMAINDER OF
LOT 2R, BLOCK 11
THE RESERVES AT TRINITY
CABINET E, PAGE 726
P.R.P.C.T.

WATER LINE EASEMENT
CABINET E, SLIDE 726, P.R.P.C.T.
(HATCHED AREA TO BE
ABANDONED BY THIS PLAT)

18355.011.001.10 SP not in CWP

18355
AL
CWP
K-15



LEGAL DESCRIPTION

WHEREAS, PHOENIX REALTY INVESTMENTS, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 2.029 acre tract of land located in the W. Franklin Survey, Abstract No. 468, and being a portion of 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 5/8 inch iron rod, being the eastern most northeast corner of said Lot 2R, and being the southeast corner of Lot 1, Block 12, Willow Wood, as recorded in Volume 361, page 32, Plat Records, Parker County, Texas, also being a point in the west right-of-way line of Royal View Court (having a 60 foot right-of-way);

THENCE South 00°37'52" East, along the east line of said Lot 2R, and along said west right-of-way line of Royal View Court (being a common line), a distance of 243.56 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI") for a point;

THENCE South 89°22'29" West, leaving said common line, a distance of 129.14 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 77°17'33" West, a distance of 193.88 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 49°17'46" West, a distance of 51.07 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 33°14'13" West, a distance of 118.01 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 01°53'16" West, a distance of 69.67 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said Lot 1, and being a point in the said east line of Lot 2R, from which a found 1/2 inch iron rod for a point for corner in the said east line of Lot 2R, being a point for corner in the west line of Lot 3, of said Block 12, bears North 00°50'49" East, along the said east line of Lot 2R, a distance of 320.26 feet;

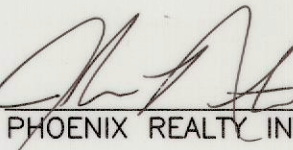
THENCE North 89°54'35" East, along the south line of said Lot 1, and along the said east line of Lot 2R, a distance of 421.27 feet to the POINT OF BEGINNING and CONTAINING 88,376 square feet, 2.029 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PHOENIX 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 Lot 1, Block 7, THE RESERVES AT TRINITY PHASE 3, 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. PHOENIX 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 Fort Worth, Tarrant County, Texas

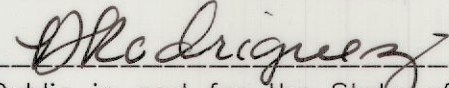
This the 20 day of November, 2024.


PHOENIX REALTY INVESTMENTS, LLC

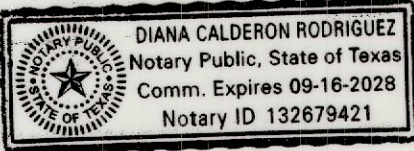
STATE OF Texas:
COUNTY OF Tarrant:

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 20 day of November, 2024


Notary Public in and for the State of Texas

My commission expires 9-16-28



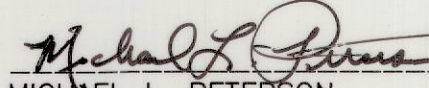
FILED AND RECORDED

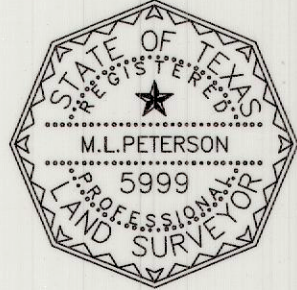
OFFICIAL PUBLIC RECORDS


202430625
11/21/2024 03:59 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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.

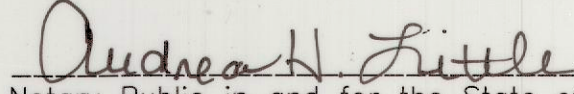

MICHAEL L. PETERSON
Texas Registration No. 5999



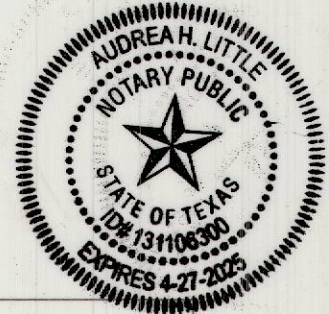
STATE OF TEXAS:
COUNTY OF TARRANT:

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 20th day of November, 2024


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

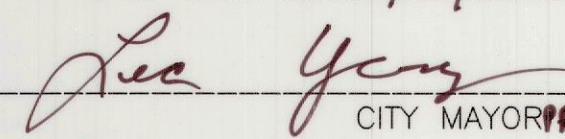
My commission expires 4-27-2025

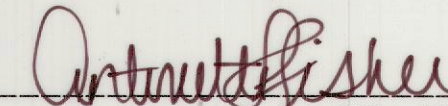


CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

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

PLAT APPROVED DATE: 11/21/24

BY: 
CITY MAYOR PRO TEM

BY: 
INTERIM CITY SECRETARY



18355
AL
CWP
K-15

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