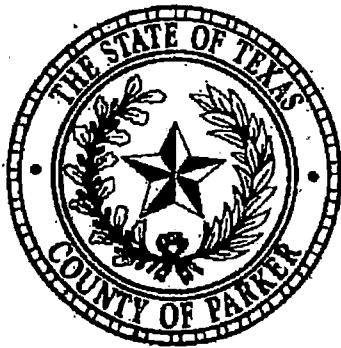




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name The Reserves at Trinity Phase 3

Description Lot 1 Block 7

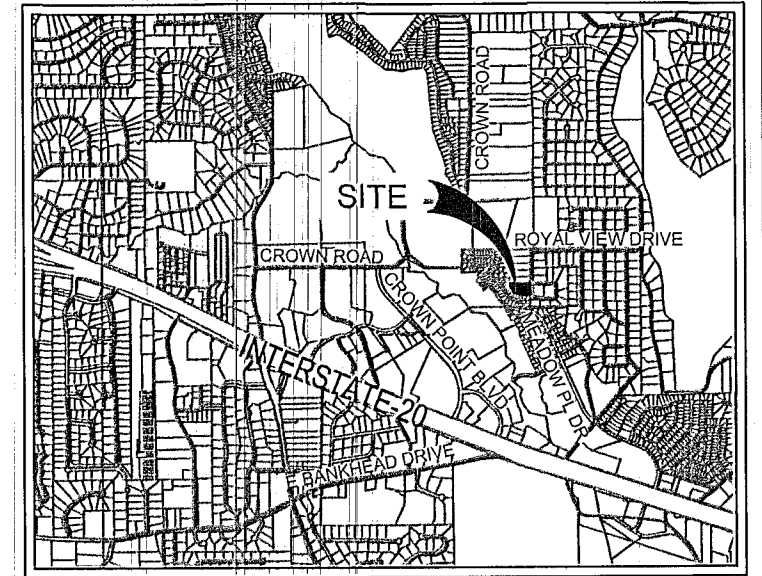
Filed in Plat Cabinet G slide # 282

File Date 5/20/24 Instrument Date 5/14/24

of pages 2

Official Public Record Filed
Recorded on: 05/20/2026 10:27:13 AM
Doc # 202614316
Lila Deakle, County Clerk
Parker County Texas





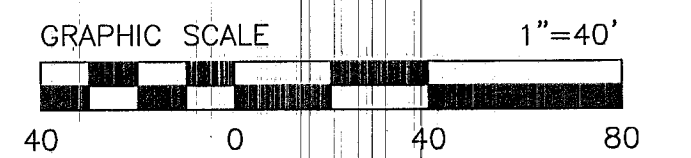
VICINITY MAP
(NOT TO SCALE)

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 "CAI" 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.
5. PURPOSE OF THIS AMENDING PLAT IS TO ADD THE VARIABLE WIDTH DRAINAGE EASEMENT.
6. THE DRAINAGE EASEMENT ON LOT 1, BLOCK 7, WITHIN THE LIMITS OF THE RESERVES AT TRINITY, PHASE 3 ADDITION, WILL BE MAINTAINED BY THE OWNER OF THE LOT (OR NEIGHBORHOOD ASSOCIATION). THE PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) IS RESPONSIBLE FOR ALL NECESSARY MAINTENANCE OF THE EASEMENT EXCLUDING STRUCTURES SUCH AS PIPES, GRATE INLET, ETC. WHICH ARE DEEMED PUBLIC. THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

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"



AMENDING 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

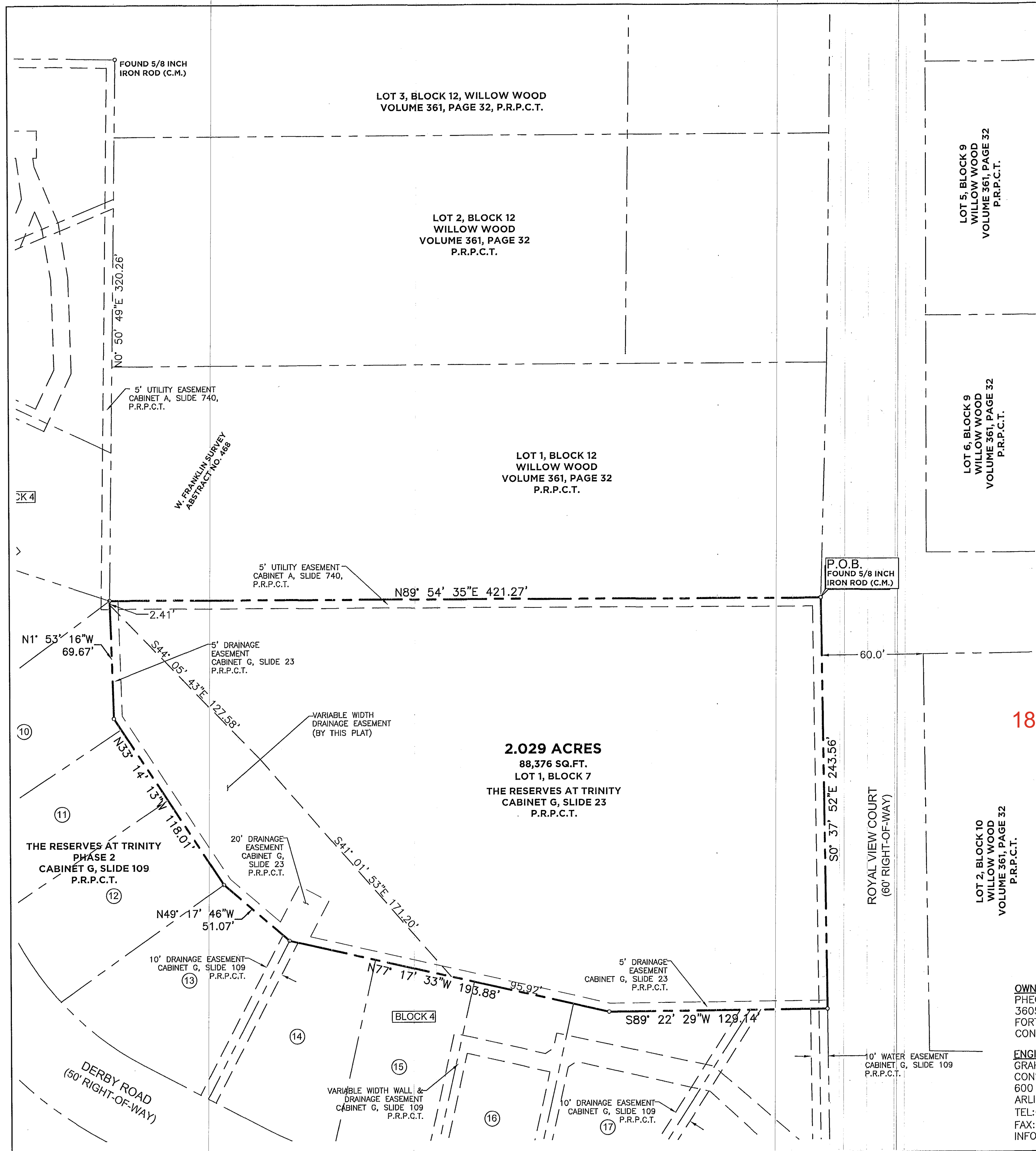
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 7,
THE RESERVES AT TRINITY PHASE 3, ACCORDING TO THE PLAT
RECORDED IN CABINET G, SLIDE 23
PLAT RECORDS, PARKER COUNTY, TEXAS

APRIL 2026
PREPARED BY

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011
(817) 640-8535 TBP# FIRM: F-1191/TBPLS FIRM: 101538-00
PROJECT NO. 3022-1000



G 282



18355.007.001.10

18355
AL

K-15

OWNER:
PHEONIX REALTY INVESTMENTS, LLC
3605 EL CAMPO
FORT WORTH, TX 76107
CONTACT: WILL BANNISTER, PRESIDENT

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

LEGAL DESCRIPTION

WHEREAS, PHEONIX 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 replat of Lot 1, Block 7, The Reserves at Trinity Phase 3, as recorded in Cabinet G, Slide 23, 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 1, Block 7, 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 existing 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 1, and along said existing west right-of-way line of Royal View Court, a distance of 243.56 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI"), said point being in the east line of The Reserves at Trinity Phase 2, an addition to the City of Willow Park, and recorded in Cabinet G, Slide 109, Plat Records, Parker County, Texas;

THENCE South 89°22'29" West, leaving said existing west right-of-way line, and along said east line, a distance of 129.14 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE North 77°17'33" West, continuing along said east line, a distance of 193.88 feet to a set 1/2 inch iron rod with a "GAI" cap;

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

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

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, Block 7, from which a found 1/2 inch iron rod, bears North 00°50'49" East, a distance of 320.26 feet;

THENCE North 89°54'35" East, leaving said east line, and along the north line of said Lot 1, 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.

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.

5. PURPOSE OF THIS AMENDING PLAT IS TO ADD THE VARIABLE WIDTH DRAINAGE EASEMENT.

6. THE DRAINAGE EASEMENT ON LOT 1, BLOCK 7, WITHIN THE LIMITS OF THE RESERVES AT TRINITY, PHASE 3 ADDITION, WILL BE MAINTAINED BY THE OWNER OF THE LOT (OR NEIGHBORHOOD ASSOCIATION). THE PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) IS RESPONSIBLE FOR ALL NECESSARY MAINTENANCE OF THE EASEMENT EXCLUDING STRUCTURES SUCH AS PIPES, GRATE INLET, ETC. WHICH ARE DEEMED PUBLIC. THE CITY OF WILLOW PARK SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

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 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. 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 Fort Worth, Tarrant County, Texas

This the 14 day of May, 2020.

PHEONIX REALTY INVESTMENTS, LLC

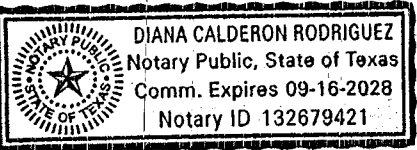
STATE OF Texas:
COUNTY OF Tarrant:

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 14 day of May, 2020

D Rodriguez
Notary Public in and for the State of Texas

My commission expires 9.16.2028



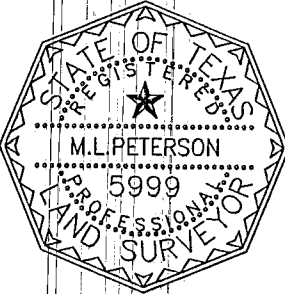
Official Public Record Filed
Recorded on: 05/20/2026 10:27:13 AM
Doc # 202614316
Lila Deakle, County Clerk
Parker County Texas



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 12th day of May, 2020

Audrea Little
Notary Public in and for the State of Texas

My commission expires 4.27.2029



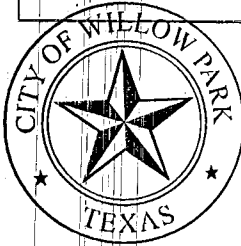
CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

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

PLAT APPROVED DATE: MAY 18, 2026

BY: Continuity
CITY MAYOR/MANAGER

BY: Keana McMiller
CITY SECRETARY



AMENDING 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 1, BLOCK 7,
THE RESERVES AT TRINITY PHASE 3, ACCORDING TO THE PLAT
RECORDED IN CABINET G, SLIDE 23
PLAT RECORDS, PARKER COUNTY, TEXAS

APRIL 2026
PREPARED BY

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011
(817) 640-8535 TBPPE FIRM: F-1191/TBPLS FIRM: 101538-00
PROJECT NO. 3022-1000



G 282