



TRACT 1
J.B. DAVIS LAND CO.
SUBDIVISION
VOLUME 361-A, PAGE 24

TRACT 2
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TRACT 3
J.B. DAVIS LAND CO.
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STATE OF TEXAS § 202319269 PLAT Total Pages: 1
COUNTY OF PARKER §

WHEREAS, BBT Series XVI, LLC, acting by and through Robert Gerry, managing partner, authorized to so act is the owner of a Tract 7 of the J.B. DAVIS LAND CO. SUBDIVISION, a subdivision in Parker County, Texas according to the plat thereof recorded in Volume 361-A, Page 24 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (whose Northing is 7023907.08 and whose Easting is 2121010.36) for the southeast corner of said Tract 7 and Lot 8R of the of the J.B. DIVIS LAND CO. SUBDIVISION, a subdivision in Parker County, Texas according to the plat thereof recorded in Cabinet E, Slide 63 of said Plat Records and being in the north right-of-way line of Quail Run Road, as dedicated in said Volume 361-A, Page 24;

THENCE South 89°42'12" West, along the south line of said Tract 7 and said north right-of-way line of Quail Run Road, a distance of 850.69 feet to a 5/8" iron rod found for the southwest corner of said Tract 7 and the southeast corner of Tract 59 in said J.B. DIVIS LAND CO. SUBDIVISION;

THENCE North 0°13'4" West, along the common line of said Tracts 7 and 59, a distance of 981.45 feet to a capped iron rod found for the common corner of said Tracts 7, 59 and Tract 1 and 2 in said J.B. DIVIS LAND CO. SUBDIVISION;

THENCE North 89°51'41" East, along the common line of said Tracts 7 and 2, a distance of 856.82 feet to a capped iron rod found for the common corner of said Tracts 7, 2, Lot 3 in said J.B. DIVIS LAND CO. SUBDIVISION, and Lot 8R1 in said Cabinet E, Slide 63;

THENCE South 0°8'27" West, along the common line of said Tracts 7 and 8R-1, to and along the west line of said Lot 8R-2, a distance of 979.11 feet to the POINT OF BEGINNING and containing 19.2129 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that BBT Series XVI, LLC, does hereby adopt this plat designating the herein above described real property as

LOTS 7R-1, through 7R-4

J.B. DAVIS LAND CO. SUBDIVISION

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 19 day of JULY, 2023.

BBT Series XVI, LLC

Robert Gerry

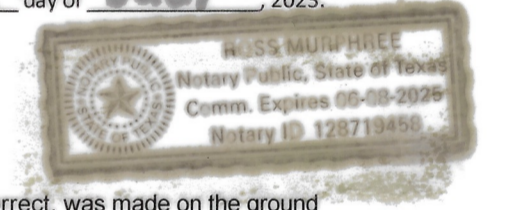
Robert Gerry
Managing Partner

STATES OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Gerry, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of JULY, 2023.

Notary Signature



Notary Public State of Texas

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground June, 2023.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 24th DAY OF July, 2023.
George A. Conley COUNTY JUDGE
James Paul Ward COMMISSIONER PRECINCT #1
James Paul Ward COMMISSIONER PRECINCT #2
James Paul Ward COMMISSIONER PRECINCT #3
James Paul Ward COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

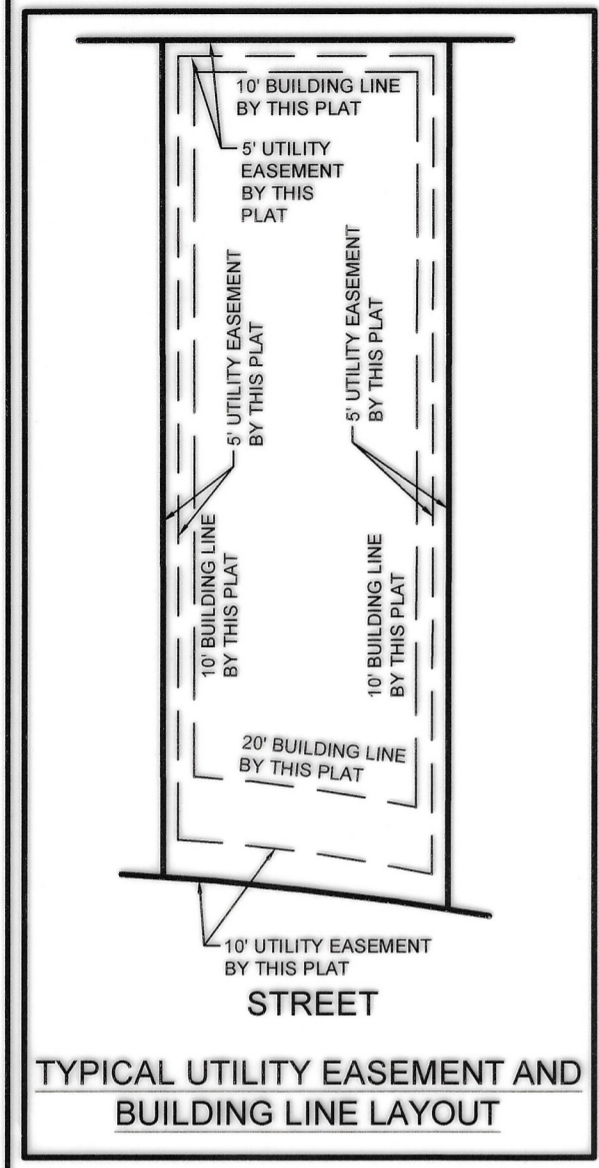
Lila Deakle
202319269
07/25/2023 08:23 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Utility Easements
Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the 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 upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

ONEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 40 foot wide Right-of-Way to each pipeline, as shown on the face of the Plat and referenced by, Volume 384, Page 378 and Volume 1289, Page 1127, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

OWNER:
BBT Series XVI, LLC
Robert Gerry
24 Greenway Plaza, Suite 1025
Houston, TX 77046

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435



TRACT 59
J.B. DAVIS LAND CO.
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CAPPED IRF

(S89°32'00"E 855.00')
N89°51'41"E 856.82'
177.00' 177.72' 177.80' 324.30'

3-GAS SIGNS

CAPPED IRF

(N0°28'00"E 988.00')
N0°13'04"W 981.45'

LOT 7R-1
4.0022 ACRES
174,337 SQ. FT.

LOT 7R-2
4.0013 ACRES
174,297 SQ. FT.

LOT 7R-3
4.0009 ACRES
174,281 SQ. FT.

(S0°17'48"E 980.47')
S0°17'48"E 979.98'

LOT 7R-4
7.2085 ACRES
314,000 SQ. FT.

40' WIDE GULF PIPELINE COMPANY
EASEMENT VOLUME 384, PAGE 378 &
VOLUME 1289, PAGE 1127 (LOCATION
SHOWN CENTERED ON MARKERS AS
LOCATED ON THE GROUND)

13924
GA
C-7

(S0°08'27"W 979.11')
(S0°28'00"W 988.00')

LOT 8R-1
J.B. DAVIS LAND CO.
SUBDIVISION
CABINET E, SLIDE 63

LOT 8R
J.B. DAVIS LAND CO.
SUBDIVISION
CABINET E, SLIDE 63

TRACT 7
J.B. DAVIS LAND CO.
SUBDIVISION
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3-GAS SIGNS

CAPPED IRF

CAPPED IRF

5/8" IRF

21527.019.000.00

178.35' 177.72' 177.80' 316.82' 1/2" IRF 5/8" IRF
S89°42'12"W 850.69'
(N89°32'00"W 855.00')
QUAIL RUN ROAD
60' RIGHT OF WAY
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3-GAS SIGNS

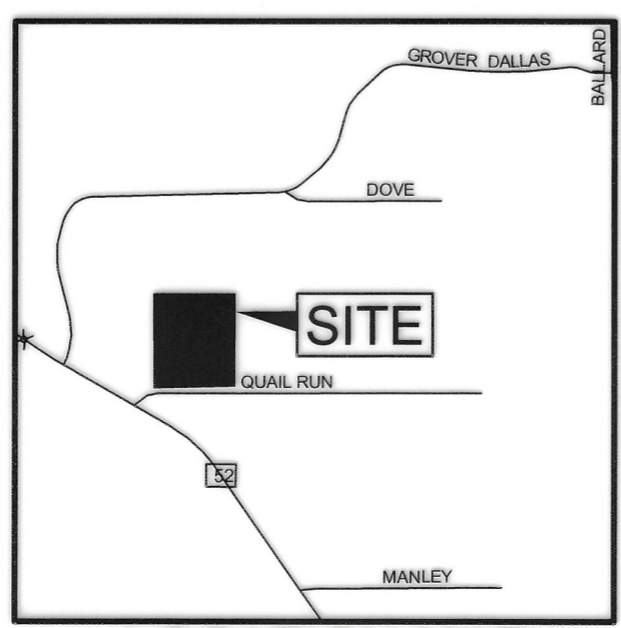
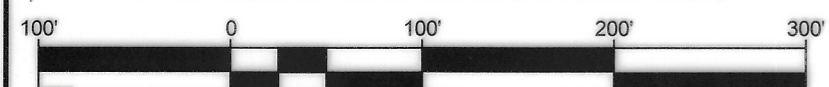
ACCORDING TO MAP NO. 48367C0125F DATED APRIL 5, 2019 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

WATER SOURCE WILL BE INDIVIDUAL WATER WELLS.



LOCATION MAP
SCALE 1"=2000'