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FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Jeanne Johnson
 201616324
 07/25/2016 01:19 PM
 Fee: \$6.00
 Jeanne Johnson, County Clerk
 Parker County, Texas
 PLAT

Group W. Ltd.
 V.1923, P.1235,
 O.R.P.C.T.

APPROVED BY THE
 COMMISSIONERS COURT
 OF PARKER COUNTY, TEXAS
 ON THIS THE 23 DAY
 OF July 2016

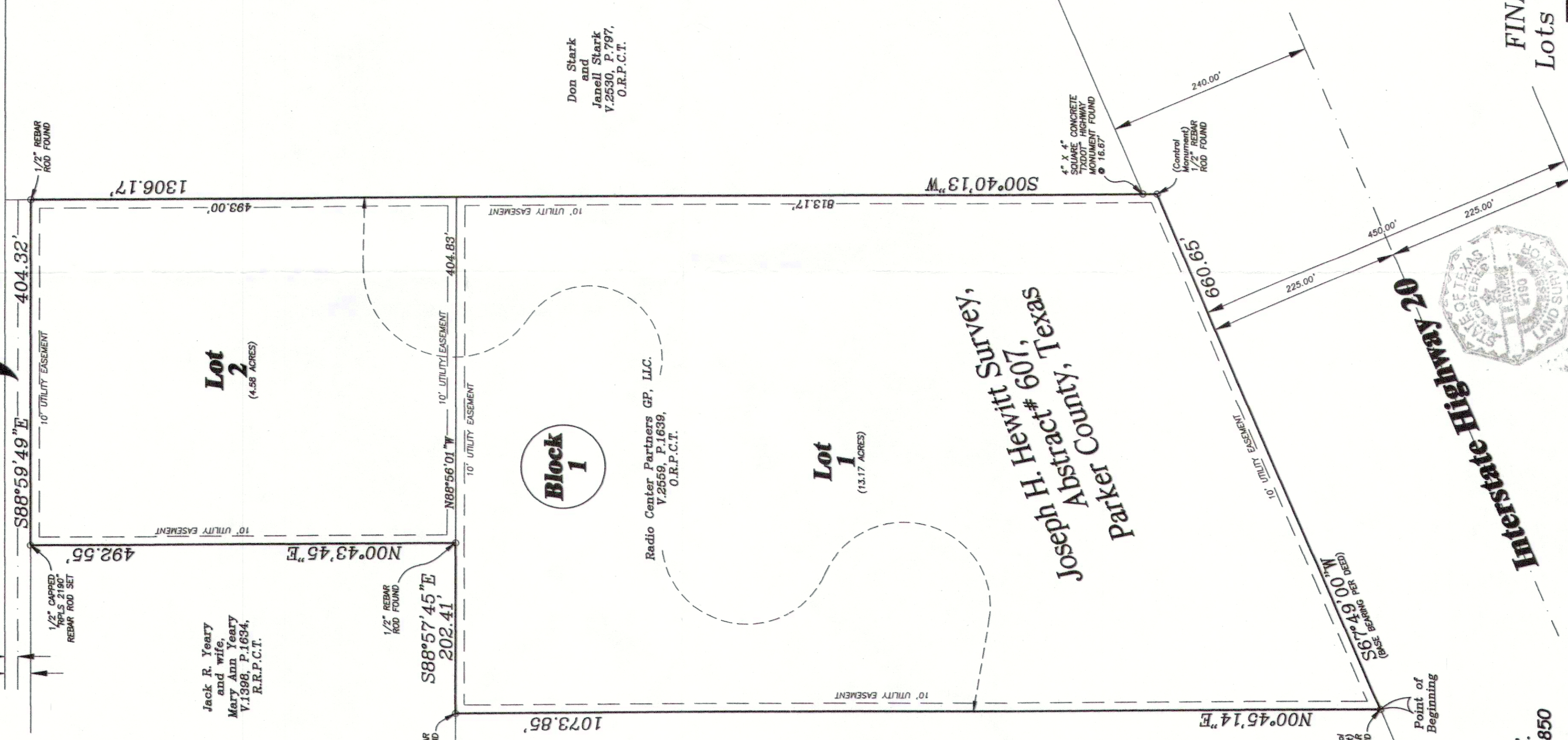
COUNTY CLERK
Yvonne A. Conley
 Yvonne A. Conley, COMMISSIONER
 Precinct #1

COMMISSIONER
Steve Wagner
 Steve Wagner, COMMISSIONER
 Precinct #2

COMMISSIONER
Steve Wagner
 Steve Wagner, COMMISSIONER
 Precinct #3

COMMISSIONER
Steve Wagner
 Steve Wagner, COMMISSIONER
 Precinct #4

Phillips Lane



Jack R. Yeary
 and wife,
 Mary Ann Yeary
 V.1398, P.1634,
 R.R.P.C.T.

Don Stark
 and
 Janell Stark
 V.2530, P.797,
 O.R.P.C.T.

Radio Center Partners GP, LLC.
 V.2559, P.1639,
 O.R.P.C.T.

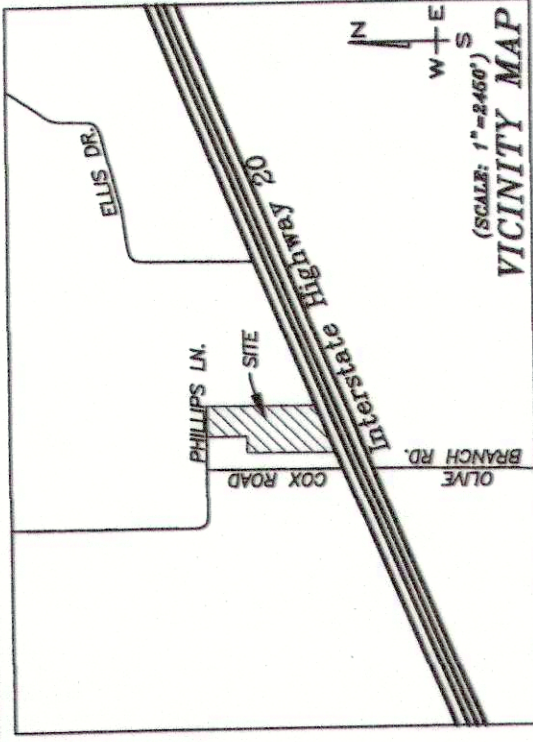
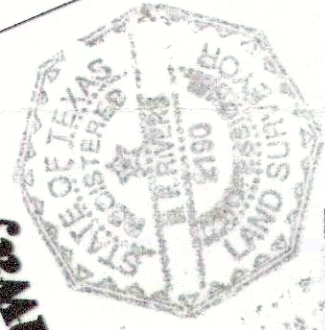
James E. Whitmire
 and wife,
 Mildred Whitmire
 V.1307, P.976,
 R.R.P.C.T.

NOTES:
 This plat represents property which has been platted without groundwater or other subsurface mineral rights. Buyer is advised to question seller as to the groundwater availability. Water source is from private water wells.
 Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.

Ownership:
Radio Center Partners GP, LLC.
 5851 San Felipe Street Suite 850
 Houston, TX 77057

SINCE 1976
RIVERS SURVEYING, INC.
 LAND SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 OFFICE: 940-325-8613

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2016.



LIENHOLDER:
AA
 Signature of Lienholder
 This the 20 day of July 2016
 Notary Public, State of Texas

STATE OF TEXAS
 PARKER COUNTY
 WHEREAS I, Representative for Radio Center Partners GP, LLC., being the owner of 17.75 acres of land situated in the Joseph H. Hewitt Survey, Abstract Number 607, Parker County, Texas, and being more particularly described in a deed recorded in Volume 2559, P.1639, Official Records, Parker County, Texas, being more particularly described by mates and bounds as follows:

BEGINNING at a 1/2" rebar rod found (Control Monument) in the northwest corner of Interstate Highway 20, an existing 450 feet wide right of way for the southwest corner of said Radio Center Tract, same being the southeast corner of a tract of land described in a deed to James E. Whitmire and wife, Mildred Whitmire, recorded in Volume 1307, Page 976, Real Records, Parker County, Texas;

Thence N00°45'14"E, 1073.85 feet along the common line of said Radio Center Tract and said Whitmire Tract to a 1/2" rebar rod found for an "all" corner of said Radio Center Tract, same being the northeast corner of said Whitmire Tract, and being in the south line of a tract of land described in a deed to Jack R. Yeary and wife, Mary Ann Yeary, recorded in Volume 1398, Page 1634, Real Records, Parker County, Texas;

Thence S88°57'45"E, 202.41 feet along a common line of said Radio Center Tract and said Yeary Tract to a 1/2" rebar rod found for an "all" corner of said Radio Center Tract, same being the southeast corner of said Yeary Tract;

Thence N00°43'45"E, 492.55 feet along a common line of said Radio Center Tract and said Yeary Tract to a 1/2" capped "RPLS 2190" rebar rod found for the southeast corner of said Radio Center Tract, same being the northeast corner of said Yeary Tract;

Thence S88°59'49"E, 404.32 feet along the south line of said Phillips Lane to a 1/2" rebar rod found for the northeast corner of said Radio Center Tract, and being in the west line of a tract of land described in a deed to Don Stark and Janell Stark, recorded in Volume 2530, Page 797, Official Records, Parker County, Texas;

Thence S00°40'13"W, at 1289.51 feet passing a 4" x 4" square concrete Texas Department of Transportation Highway Monument found for the southwest corner of said Radio Center Tract, and being 1306.17 feet along the common line of said Radio Center Tract and said Stark Tract to a 1/2" rebar rod found for the northwest corner of said Radio Center Tract, for the southeast corner of said Radio Center Tract;

Thence S87°49'00"W, (BASE BEARING PER DEED), 660.65 feet along the northwest line of said Interstate Highway 20 to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Representative for Radio Center Partners GP, LLC., do hereby adopt this plat designating the herein described new property Lots 1 and 2, Block 1, RC Addition, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the 21 day of July, 2016.
 Representative for Radio Center Partners GP, LLC.

STATE OF TEXAS
 COUNTY OF TARRANT
 Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for Radio Center Partners GP, LLC., known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
 Given under my hand and seal of office this 21 day of July, 2016.
Wick Russell
 Notary Public
 My Commission Expires

Note:
 According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 46587C 0375 E, Dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.



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 20607.001.001.00
 20607.001.001.50

A66T NO: 16562
 SCH. DIST.: Be

THE STATE OF TEXAS }
 COUNTY OF PARKER }
 I, Wick Russell, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within mile(s) Extra-territorial Jurisdiction of any incorporated city or town, except miles from said Parker County, Texas.
 Signature of Owner
Wick Russell
 Notary Public in and for State of Texas

THE STATE OF TEXAS }
 COUNTY OF PARKER }
 Before me, the undersigned authority on this day personally appeared Charles Russells, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal on this the 21 day of July, 2016.
 Notary Public in and for State of Texas

FINAL PLAT SHOWING
 Lots 1 and 2, Block 1,

RC Addition

AN ADDITION IN PARKER COUNTY, AND BEING 17.75 ACRES OF LAND SITUATED IN THE JOSEPH H. HEWITT SURVEY, ABSTRACT NUMBER 607, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 574, DATE _____