



TBPELS# 10194590 FIRM# F-2448

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

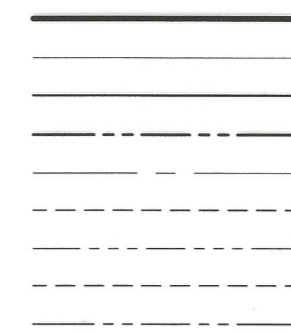
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

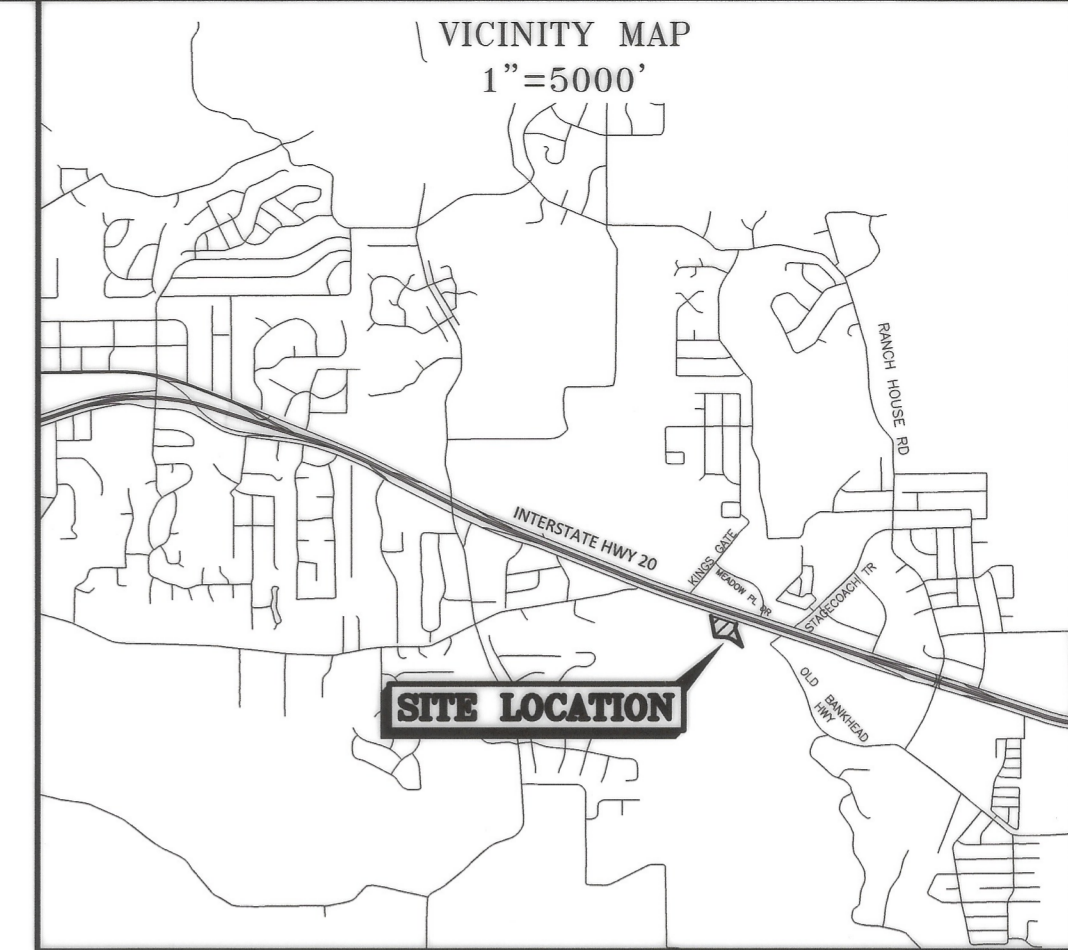
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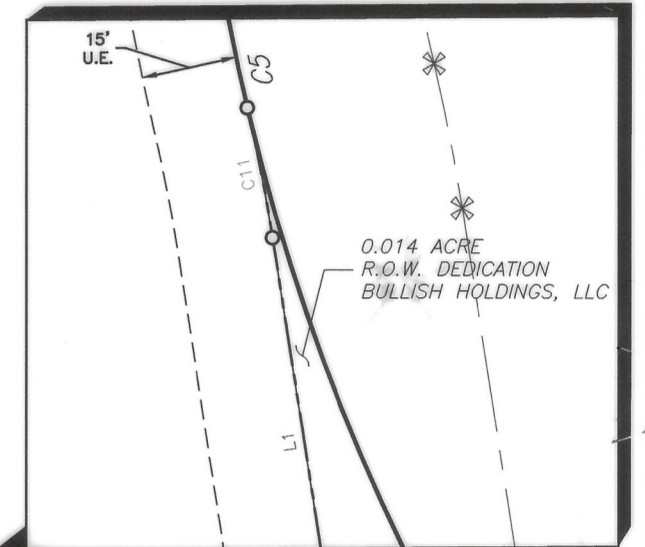
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- P.U.E. = PUBLIC UTILITY EASEMENTS
- N.A.E. = NON-ACCESS EASEMENTS
- S.L.E. = STREET LIGHT EASEMENTS
- T.L.E. = TRANSMISSION LINE EASEMENT
- D.R.P.C.T. = DEED RECORDS, PARKER CO., TEXAS
- P.R.P.C.T. = PLAT RECORDS, PARKER CO., TEXAS
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS
- W.L.E. = WATER LINE EASEMENT
- G.L.E. = GAS LINE EASEMENT



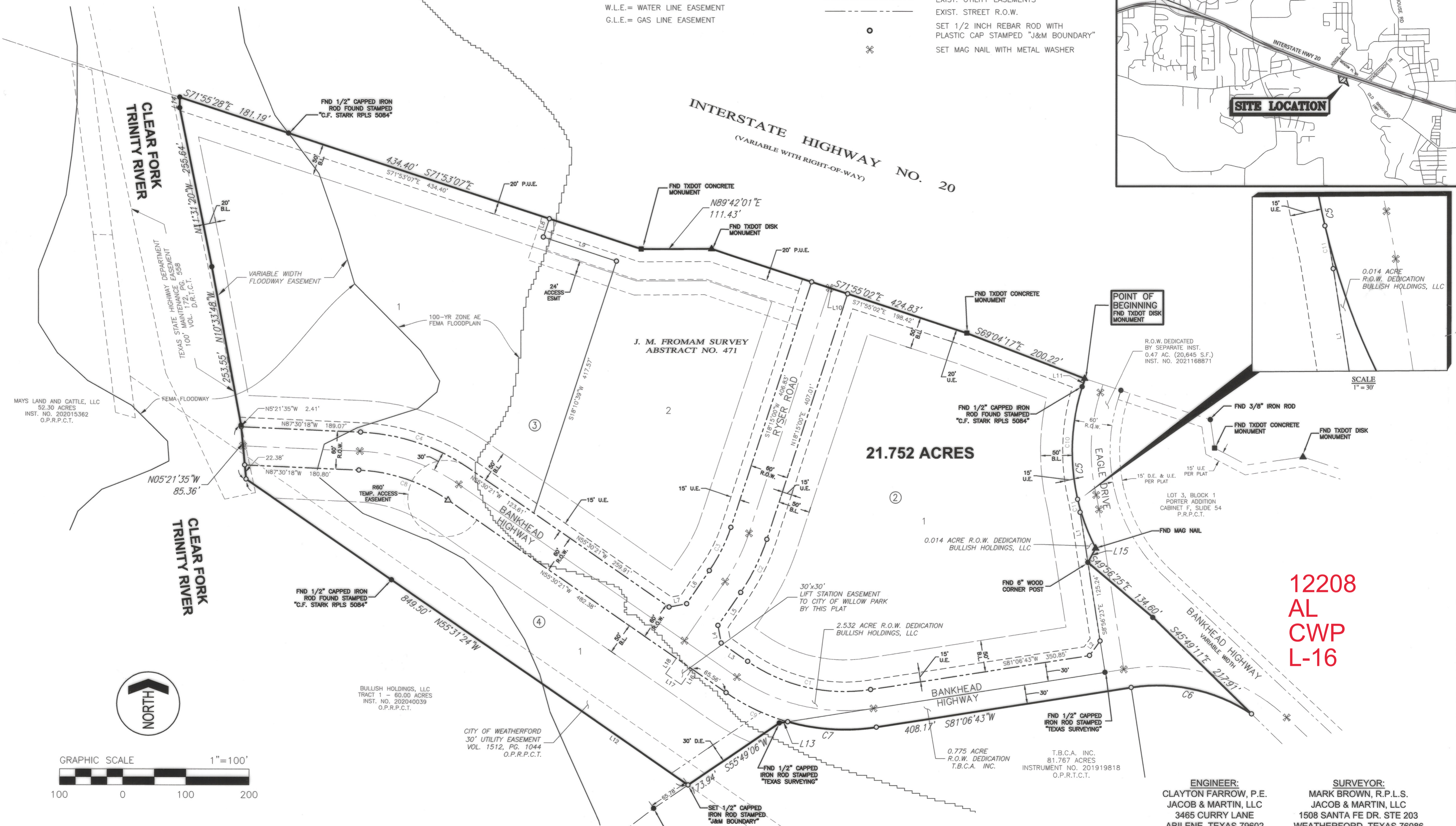
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROPOSED STREET R.O.W.
- PROPOSED STREET C.L.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAG NAIL WITH METAL WASHER



SITE LOCATION



SCALE 1" = 30'

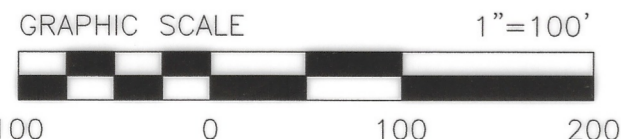


INTERSTATE HIGHWAY NO. 20
(VARIABLE WITH RIGHT-OF-WAY)

J. M. FROMAM SURVEY
ABSTRACT NO. 471

21.752 ACRES

12208
AL
CWP
L-16



THE PORTER ADDITION
BLOCKS 2, 3 & 4
BEING A 21.752 ACRE TRACT OF LAND
LOCATED IN THE J. M. FROMAM SURVEY,
ABSTRACT NO. 471, CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS.

20471.001.000.00
20471.003.006.00
20471.003.001.00
20471.003.009.00

DEVELOPER/SUBDIVIDER:
BULLISH HOLDINGS, LLC
5189 E. I-20 NORTH, SUITE 106
WILLOW PARK, TX 76087
817-441-2255

OWNER:
BPO REAL ESTATE, LLC
609 S. GOLIAD ST, UNIT 2410
ROCKWALL, TX 75087
732-887-9699

OWNER:
BULLISH HOLDINGS, LLC
5189 E. I-20 NORTH, SUITE 106
WILLOW PARK, TX 76087
817-441-2255

ENGINEER:
CLAYTON FARROW, P.E.
JACOB & MARTIN, LLC
3465 CURRY LANE
ABILENE, TEXAS 79602
325-695-1070

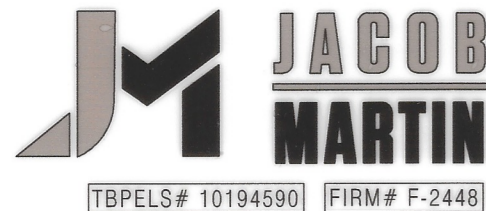
SURVEYOR:
MARK BROWN, R.P.L.S.
JACOB & MARTIN, LLC
1508 SANTA FE DR. STE 203
WEATHERFORD, TEXAS 76086
817-594-9880

OWNER:
T.B.C.A., INC.
4954 E. I-20 SOUTH,
WEATHERFORD, TX 76087
817-441-5897

This plat filed under
Cabinet **F** Slide **310**

PREPARED: 06/28/2022

SHEET 01 OF 02



3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

TBPELS# 10194590 FIRM# F-2448

BASIS OF BEARINGS:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:

- AREA OF SUBDIVISION = 21.752 ACRES.
- AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 3.321 ACRES.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF WILLOW PARK ZONING REGULATIONS.
- MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO PARKER COUNTY FEMA FIRM MAP NO. 48367C0425F EFFECTIVE APRIL 5, 2019.
- A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE 'AE' FLOODPLAIN AREA RECLAIMED BY LOMR-F (FEMA CASE NO. 22-06-0791A, DATED FEBRUARY 24, 2022).
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WILLOW PARK, TEXAS.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK.
- SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF WILLOW PARK.
- EXISTING DRAINAGE GENERALLY FLOWS TO THE CLEAR FORK OF THE TRINITY RIVER. DRAINAGE PLANS FOR INDIVIDUAL LOTS WILL BE PREPARED (BY OTHERS) WHEN EACH LOT IS DEVELOPED.

EASEMENTS REFERENCED IN SCHEDULE B, TITLE COMMITMENT GF NO. 2025-321050-RU, EFFECTIVE DATE: OCTOBER 09, 2020 AT 8:00 AM, ISSUED: NOVEMBER 04, 2020, AT 8:00 AM.

10(a.) Easement granted by W.M. Campbell and wife, Ida Campbell to American Telephone and Telegraph Company, filed 03/02/1946, recorded in Volume 204, Page 635, Real Property Records, Parker County, Texas - DOES NOT AFFECT THIS PROPERTY.

10(b.) Easement granted by W.M. Campbell and wife, Ida Campbell to Texas Electric Service Company, Filed 08/23/1946, recorded in Volume 211, page 86, Real Property Records, Parker County, Texas. DOES NOT AFFECT THIS PROPERTY.

10(c.) Easement granted by Ilona C. Porter and husband, H.J. Porter to Texas Electric Service Company, filed 05/15/1974, recorded in Volume 585, Page 425, Real Property Records, Parker County, Texas. LOCATION NOT DETERMINED FROM DOCUMENTS SUPPLIED BY TITLE COMPANY.

10(d.) Easement granted by Westridge Oil & Gas to City of Weatherford, filed 05/30/1990, recorded in Volume 1487, Page 908, Real Property Records, Parker County, Texas. DOES NOT AFFECT THIS PROPERTY.

10(e.) Easement granted by Richard C. Porter, et al to City of Weatherford, filed 10/29/1981, recorded in Volume 1512, Page 1044, Real Property Records, Parker County, Texas. DOES AFFECT THIS PROPERTY.

10(f.) Any existing utilities already in place within abandoned road as set out in Affidavit filed 02/16/2018, recorded in cc#2018-3591, Real Property Records, Parker County, Texas. NO VISIBLE UTILITIES FOUND.

10(g.-x.) Interest in minerals, and other non-survey matters.

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT NEW LOT CORNERS WILL BE SET IMMEDIATELY AFTER THE ACCEPTANCE OF THIS PLAT BY THE CITY OF WILLOW PARK, AND THE CONSTRUCTION OF UTILITIES AND STREETS IS COMPLETED.

Mark T. Brown

SIGNATURE

MARK T. BROWN

(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

July 13, 2022

DATE



② LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	262691	6.031	2043.80'

③ LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	259628	5.960	2210.39'
2	158218	3.632	1835.19'

④ LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
1	122367	2.809	2033.28'

BASIS OF BEARINGS

The bearings, distances, areas and coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83 as determined from GPS observations. Distances can be converted to surface by multiplying each distance shown hereon by the combined scale factor of the site which is 1.00015650.

LINE AND CURVE TABLE				
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	
C1	204.43	4° 22' 57"	270.00	
C2	93.56	16' 14' 39"	330.00	
C3	76.55	16' 14' 39"	270.00	
C4	184.30	31' 59' 57"	330.00	
C5	261.69	45' 26' 09"	330.00	
C6	199.56	42' 20' 55"	270.00	
C7	141.80	24' 37' 12"	330.00	
C8	150.79	31' 59' 57"	270.00	
C9	108.06	18' 45' 45"	330.00	
C10	180.14	31' 16' 37"	330.00	
C11	20.67	4' 23' 08"	270.00	
L1	79.63	S08° 56' 23"E		
L2	28.27	S36° 05' 10"W		
L3	50.81	N55° 30' 21"W		
L4	28.28	N10° 30' 21"W		
L5	63.22	N34° 29' 39"E		
L6	63.22	S34° 29' 39"W		
L7	28.28	S79° 29' 39"W		
L8	30.37	S18° 10' 55"W		
L9	121.65	S71° 53' 07"E		
L10	60.00	S71° 55' 02"E		
L11	13.23	S17° 55' 12"W		
L12	849.50	N55° 31' 24"W		
L13	13.47	S81° 06' 43"W		
L14	16.61	N00° 15' 51"E		
L15	25.57	S28° 11' 34"W		
L16	30.00	S34° 29' 39"W		
L17	30.00	N55° 30' 21"W		
L18	30.00	N34° 29' 39"E		

PLAT SUMMARY:

TOTAL AREA OF LOTS FOR DEVELOPMENT:	18.432 Acres 802,905 sq. ft.
AREA DEDICATED FOR STREET PURPOSES:	3.321 Acres 144,648 sq. ft.
TOTAL AREA:	21.752 Acres 947,553 sq. ft.

LEGAL DESCRIPTION OF 21.752 ACRES AS SURVEYED ON THE GROUND:

BEING 21.752 acres of land situated in the J. M. FROMAN SURVEY, Abstract No. 471, Parker County, Texas, and being all of the called 18.344 acre tract and a portion of the called 60.00 acre tract, which are described as Tract 2 and Tract 1 respectively, in a certain Warranty Deed With Vendor's Lien, to Bullish Holdings, LLC, recorded in Instrument Number 202040099, Official Public Records, Parker County, Texas, and being a northerly portion of an 81.767 acre tract described in a General Warranty Deed to T.B.C.A. Inc, a Texas nonprofit corporation dba Trinity Christian Academy, recorded in Instrument No. 201919818 of said Official Public Records, and said 21.752 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a found brass disk monument (TXDOT) (N=6,952,884.29' and E=2,229,477.14') in the southwesterly right-of-way line of Interstate Highway No. 20 for the northeast corner of said 18.344 acre tract, from which a found 3/8 inch rebar rod marking the intersection of said southwesterly right-of-way line and the westerly right-of-way line of the East Bankhead Highway bears S71°56'06"E 208.99 feet, and from which a 6 inch wood fence post called to be the southeast corner of said J. M. FROMAN SURVEY, is calculated from deed calls to bear EAST 693.0 feet and SOUTH 2860.0 feet;

THENCE along the easterly line of said 18.344 acre tract the following calls:

- S17°54'56"W 13.25 feet to the point of curvature of a curve to the left;
- along said curve to the left an arc length of 261.87 feet to a found mag nail at the end of said curve (said curve also having a radius of 330.00 feet, a delta angle of 45° 28'02", and is subtended by a chord which is 255.05 feet long and bears S04° 46'54";
- S28°11'34"W 25.57 feet to a 6 inch wood post for the most northerly corner of said 81.767 acre tract and located in said westerly right-of-way line of said East Bankhead Highway;

THENCE along the easterly line of said 81.767 acre tract and said westerly right-of-way line the following calls:

- S49°56'54"E 134.60 feet to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY (henceforth a SET REBAR)
- S45°49'41"E 217.91 feet to a SET REBAR at the beginning of a non-tangent curve to the left and whence a found 1/2 inch rebar rod with cap marked "TEXAS SURVEYING" bears S43°29'48"E 294.81 feet;
- THENCE over and across said 81.767 acre tract the following calls:
- along said non-tangent curve to the left an arc length of 199.56 feet to a SET REBAR for the point of tangency of said curve (said curve also having a radius of 270.00 feet, a delta angle of 42°20'55", and is subtended by a chord which is 195.05 feet and bears N77°42'50"W;
- S81°06'43"W 408.17 feet to a SET REBAR, the beginning of a curve to the right;
- along said curve to the right an arc length of 141.80 feet to a SET REBAR for the end of said curve and located in the northerly line of said 81.767 acre tract and the southerly line of said 18.344 acre tract (said curve having a radius of 330.00 feet, a delta angle of 24°37'12", and is subtended by a chord which is 140.17 feet long and bears N86°34'41"W;

THENCE along the common boundary of said 18.344 acre tract and said 81.767 acre tract the following calls;

- S81°06'43"W 13.47 feet to a SET REBAR for a common corner in said tracts;
- S55°49'06"W 173.94 feet to a SET REBAR for the most southerly corner of said 18.344 acre tract and an easterly corner of said 60.00 acre tract, and from which a found 1/2 inch rebar rod with cap marked TEXAS SURVEYING marking an angle point in said boundary of said 81.767 acre tract bears S55°49'06"W 65.78 feet;

THENCE N55° 31'24" along the southwesterly boundary of said 18.344 acre tract and the northeasterly boundary of said 60.00 acre tract, at 570.16 feet pass a found 1/2 inch rebar rod with cap marked "C.F. STARK 5084" (Stark cap) for the southwesterly corner of said 18.344 acre tract and an interior corner of said 60.00 acre tract, and continuing over and across said 60.00 acre tract, for a total distance of 849.50 feet to a SET REBAR for the southwesterly corner of this described tract and in the easterly line of a 52.30 acre tract which is out of the westerly portion of said 60.00 acre tract, and in the approximate centerline of the Clear Fork Trinity River, and said 52.30 acre tract described in a certain Warranty Deed With Vendor's Lien to Mays Land and Cattle, LLC recorded in Instrument No. 202215362, Official Public Records, Parker County, Texas;

THENCE along the westerly line of said 60.00 acre tract and along the easterly line of said 52.30 acre tract and said approximate centerline of the Clear Fork Trinity River the following calls:

- N05°21'35"W 85.36 feet to a SET REBAR for corner;
- N10°33'48"W 253.55 feet to a found 1/2 inch rebar rod with Stark cap for corner;
- N11°31'20"W 255.54 feet to a SET REBAR for corner;
- N00°15'51"E 16.61 feet (leaving said approximate centerline of the Clear Fork Trinity River) to a found 1/2 inch rebar rod with Stark cap located on said southwesterly right-of-way line of Interstate Highway 20 for the northwest corner of this described tract and the northeast corner of said 52.30 acre tract and the northwest corner of the remainder of said 60.00 acre tract;

THENCE along said southwesterly right-of-way line of Interstate Highway 20 the following calls:

- S71°55'28"E 181.19 feet to a found 1/2 inch rebar rod with Stark cap for the northeasterly corner of said 60.00 acre tract and the northwesterly corner of said 18.344 acre tract;
- S71°53'07"E 587.37 feet to a concrete marker (TXDOT and broken) for corner;
- N89°42'01"E 111.43 feet to a found brass disk monument (TXDOT) for corner;
- S71°55'02"E 424.83 feet to a found concrete marker (TXDOT) for corner;
- S69°04'17"E 200.22 feet to the point of beginning and containing 21.752 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF THE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS PORTER ADDITION, BLOCKS 2, 3 & 4, AN ADDITION TO THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, EASEMENTS, AND ENCUMBRANCES SHOWN HEREON.

ALL OWNERS HEREBY CERTIFY THE FOLLOWING:

- THE PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS, STREETS, AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED OR SHOWN ON THIS PLAT.
- NO BUILDINGS, DECKS, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTION 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.
- THE CITY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 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 THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF.
- THE CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART 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 OR PUBLIC USE IN THE EASEMENTS.
- THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE A 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 OR PUBLIC USE WITHOUT THE NECESSITY OF PROCURING PERMISSION FROM ANYONE.
- ANY MODIFICATION OF THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND SHALL BE APPROVED BY THE CITY.

THE UNDERSIGNED OWNERS OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

THE PORTER ADDITION
BLOCKS 2, 3 & 4
BEING A 21.752 ACRE TRACT OF LAND
LOCATED IN THE J. M. FROMAN SURVEY,
ABSTRACT NO. 471, CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE METES & BOUNDS DESCRIPTION SHOWN HEREON

EXECUTED THIS 23rd DAY OF August A.D. 2022

J. Martin
JIM MARTIN
BULLISH HOLDINGS, LLC

Elas Pope
ELIAS POPE
MANAGER OF UNCO GP, LLC,
THE MANAGER OF BPO REAL ESTATE, LLC

Sameer Patel
SAMEER PATEL
MANAGER OF UNCO GP, LLC,
THE MANAGER OF BPO REAL ESTATE, LLC

Bert Thompson
BERT THOMPSON
SCHOOL BOARD PRESIDENT,
T.B.C.A., INC., 950 TRINITY CHRISTIAN ACADEMY

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

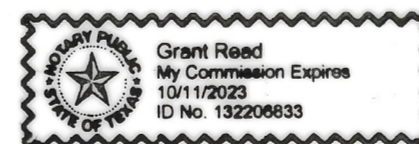
JIM MARTIN

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

BULLISH HOLDINGS, LLC

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF August A.D. 2022



ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

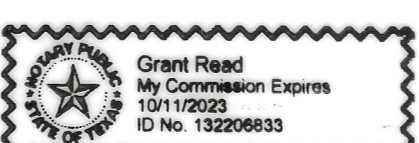
SAMEER PATEL

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

BPO REAL ESTATE, LLC

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF August A.D. 2022



ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

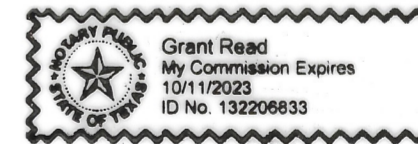
ELIAS POPE

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

BPO REAL ESTATE, LLC.

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF August A.D. 2022



ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

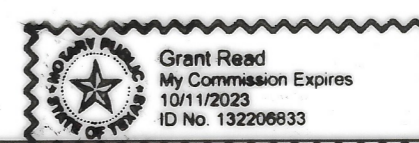
BERT THOMPSON

KNOWN TO ME TO BE THE PERSON AND SCHOOL BOARD PRESIDENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

T.B.C.A., INC.

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF August A.D. 2022



APPROVAL BY CITY COUNCIL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 28th DAY OF June 2022

Prof. Ch...
DATE MAYOR

Cynthia K. Dejin
ATTEST SECRETARY

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY



THE PORTER ADDITION
BLOCKS 2, 3 & 4
BEING A 21.752 ACRE TRACT OF LAND
LOCATED IN THE J. M. FROMAN SURVEY,
ABSTRACT NO. 471, CITY OF WILLOW PARK,
PARKER COUNTY, TEXAS.

This plat filed under

Cabinet F Slide 310

PREPARED: 06/28/2022

SHEET 02 OF 02