

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0450E, REVISED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".

STATE OF TEXAS §
 COUNTY OF PARKER §



202118242 PLAT Total Pages: 1

WHEREAS WCRC BANKHEAD OFFICES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE E. OXER SURVEY, ABSTRACT NO. 1031 AND THE J.H. PHELPS SURVEY, ABSTRACT NO. 1046, PARKER COUNTY, TEXAS AND BEING PART OF A CALLED 9.855 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO WCRC BANKHEAD OFFICES, LLC AS RECORDED IN INSTRUMENT NO. 201926026 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF A CALLED 36.909 ACRE TRACT DESCRIBED IN DEED TO MAGELLAN PIPELINE TERMINALS, L.P. AS RECORDED IN VOLUME 2863, PAGE 1768 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.) AND IN THE NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY;

THENCE NORTH 0°51'46" EAST, WITH THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF SAID 36.909 ACRE TRACT, A DISTANCE OF 500.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING:

NORTH 43°08'11" EAST, A DISTANCE OF 198.40 FEET TO A 3" METAL FENCE POST FOUND;

NORTH 10°49'41" WEST, A DISTANCE OF 38.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE EAST LINE OF SAID TRACT 1 AND IN THE WEST LINE OF A CALLED 6.471 ACRE TRACT DESCRIBED AS TRACT 2 IN SAID DEED RECORDED IN INSTRUMENT NO. 201926026, O.P.R.P.C.T.;

THENCE WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID TRACT 2 THE FOLLOWING:

SOUTH 10°49'41" WEST, A DISTANCE OF 7.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 0°18'59" EAST, A DISTANCE OF 661.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF SAID TRACT 2 AND IN SAID NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY;

THENCE NORTH 85°19'52" WEST, WITH THE SOUTH LINE OF SAID TRACT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF EAST BANKHEAD HIGHWAY, A DISTANCE OF 182.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.398 ACRES OF LAND.

STATE OF TEXAS §
 COUNTY OF PARKER §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, WORTH CRE ADDITION** AN ADDITION TO THE E.T. OF WILLOW PARK, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 30 DAY OF April, 2021.

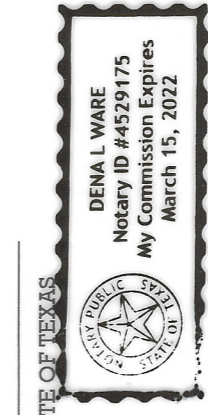
BY: As S&S

NAME & TITLE: Tim Bates - Manager

STATE OF TEXAS §
 COUNTY OF Parker §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Bates, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF April, 2021.



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BETWEEN DECEMBER 9 AND 16, 2020.

As C. Ne DATE 4/16/2021

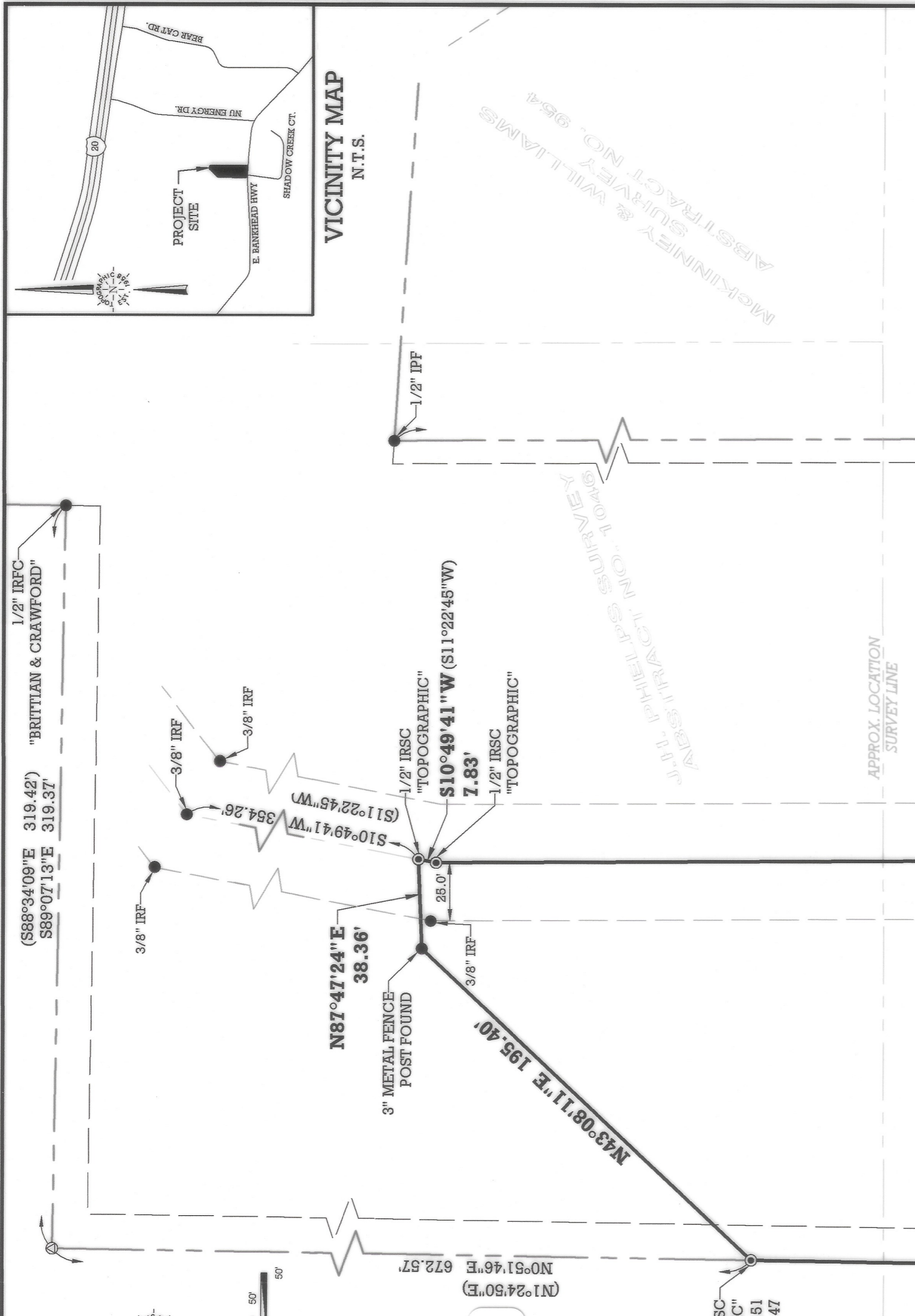
FORREST C. NANCE, R.P.L.S. NO. 6809



LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- APPROXIMATE ABSTRACT LINE
- EASEMENT
- MONUMENT FOUND (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS
 D.R.P.C.T. = DEED RECORDS, PARKER CO., TEXAS
 P.R.P.C.T. = PLAT RECORDS, PARKER CO., TEXAS
 (XXXX) = DEED CALLS
 P.O.B. = PLACE OF BEGINNING
 P.F. = IRON PIPE FOUND
 I.R.F. = IRON ROD FOUND



CITY OF WILLOW PARK, TEXAS
 CITY COUNCIL

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

PLAT APPROVED DATE: APRIL 13, 2021

BY: Prof. Chen CITY MAYOR
 BY: Alicia Smith CITY SECRETARY

WARD A. CAMPBELL
 CALLED 3.439 ACRES
 VOLUME 2438, PAGE 839
 D.R.P.C.T.

KANGAS CASAS ENTERPRISES, LLC
 CALLED 0.98 ACRES
 INSTRUMENT NO. 201422229
 O.P.R.P.C.T.

LOT 1, BLOCK 1
2.398 ACRES
104,455 SQ. FT.

WCRC BANKHEAD OFFICES, LLC
 TRACT 1
 CALLED 9.855 ACRES
 INSTRUMENT NO. 201926026
 O.P.R.P.C.T.

WCRC BANKHEAD OFFICES, LLC
 TRACT 2
 CALLED 6.471 ACRES
 INSTRUMENT NO. 201926026
 O.P.R.P.C.T.

10 ONCOR ELECTRIC DELIVERY COMPANY EASEMENT VOLUME 2184, PAGE 35, O.P.R.P.C.T.

10 ONCOR ELECTRIC DELIVERY COMPANY EASEMENT VOLUME 2184, PAGE 35, O.P.R.P.C.T.

411 INVESTMENT GROUP, LLC CALLED 1.001 ACRES INSTRUMENT NO. 201716820 O.P.R.P.C.T.

LOT 1, BLOCK 1 SHADOW CREEK RANCH CABINET B-784 P.R.P.C.T.

LOT 1, BLOCK 1 SHADOW CREEK CT. (CABINET B-784, P.R.P.C.T.)

EAST BANKHEAD HIGHWAY (VARIABLE WIDTH R.O.W.)

5'X30' TXU ELECTRIC DELIVERY COMPANY DOWN GUYEASEMENT VOLUME 2819, PAGE 1729 O.P.R.P.C.T.

60' ACCESS EASEMENT VOLUME 2106, PAGE 802, O.P.R.P.C.T. VOLUME 2321, PAGE 1012, O.P.R.P.C.T.

15' TXU ELECTRIC DELIVERY COMPANY EASEMENT VOLUME 2819, PAGE 1729 O.P.R.P.C.T.

1/2" IRSC "TOPOGRAPHIC" N85°19'52"W 182.20' (N84°46'54"W 182.26')

1/2" IRSC "TOPOGRAPHIC" N85°19'52"W 182.04' (N84°46'54"W 182.26')

1/2" IRSC "TOPOGRAPHIC" N87°47'24"E 38.36'

3" METAL FENCE POST FOUND

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

3/8" IRF

1/2" IRSC "TOPOGRAPHIC" S10°49'41"W (S11°22'45"W)

7.83'

1/2" IRSC "TOPOGRAPHIC" N87°47'24"E 38.36'

1/2" IRFC "BRITTIAN & CRAWFORD" (S68°34'09"E 319.42') (S89°07'13"E 319.37')

1/2" IRFC

APPROX. LOCATION SURVEY LINE

1/2" IRSC "TOPOGRAPHIC" N0°51'46"E 500.40' (N1°24'50"E)

1/2" IRSC "TOPOGRAPHIC" N0°51'46"E 500.40' (N1°24'50"E)

D.R.P.C.T. VOLUME 2563, PAGE 1768 CALLED 36.909 ACRES MAGELLAN PIPELINE TERMINALS, L.P.

15' TXU ELECTRIC DELIVERY COMPANY EASEMENT VOLUME 2819, PAGE 1729 O.P.R.P.C.T.

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5'X30' TXU ELECTRIC DELIVERY COMPANY DOWN GUYEASEMENT VOLUME 2819, PAGE 1729 O.P.R.P.C.T.

1/2" IRSC "TOPOGRAPHIC" N85°19'52"W 182.20' (N84°46'54"W 182.26')

1/2" IRSC "TOPOGRAPHIC" N85°19'52"W 182.04' (N84°46'54"W 182.26')

PLAT CAB. _____ SLIDE _____

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202118242
 05/10/2021 09:27 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FINAL PLAT

LOT 1, BLOCK 1
WORTH CRE ADDITION
 2.398 ACRES IN THE
 E. OXER SURVEY, ABSTRACT NO. 1031
 J.H. PHELPS SURVEY, ABSTRACT NO. 1046
 E.T.J. OF WILLOW PARK, PARKER COUNTY, TEXAS

FILE: FP_WCRE_WP_20210415
 DRAFT: FCN
 CHECK: SED
 SHEET: 1 OF 1
 DATE: 01/22/2020
 REVISION
 0

E 743

TOPOGRAPHIC
 LOYALTY INNOVATION LEGACY
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 TEXAS FIRM REGISTRATION NO. 10042804
 WWW.TOPOGRAPHIC.COM

OWNER

WCRC BANKHEAD OFFICES, LLC
 3750 S. UNIVERSITY DRIVE, SUITE 200
 FORT WORTH, TEXAS 76109

SURVEYOR

TOPOGRAPHIC
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