

Whereas 9901 Bankhead Park, LLC, being the sole owner of 5.891 acre tract situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 955, the ELIZA OXER SURVEY, ABSTRACT No. 1031, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas, being a portion of that certain tract conveyed to 9901 Bankhead Park, LLC, in Clerk's File No. 202233894, Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), said 5.891 acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid):

BEING a 5.891 acre tract situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 955, the ELIZA OXER SURVEY, ABSTRACT No. 1031, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas, being out of and a portion of that certain called 13.94 acre tract described as Tract 1, in Instrument to 9901 Bankhead Park, LLC, recorded under Clerk's File Number 202233894, of the Official Public Records, of Parker County, Texas, (O.P.R.P.C.T.), said 5.891 acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid):

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north right-of-way of East Bankhead Highway, for the southwest corner of that certain called 3.439 acre tract described in Instrument to Ward A. Campbell, recorded in Volume 2435, Page 839, O.P.R.P.C.T., being the southerly southeast corner of 13.94 acre tract and the herein described tract, from which a 5/8" iron rod found for the southerly southeast corner of said 3.439 acre tract bears S 86°55'22" E, 31.33 feet:

THENCE N 85°19'52" W, 182.04 feet, with the north right-of-way of said East Bankhead Highway, the most southerly line of said 13.94 acre tract, to a MagNail set in concrete for the southeast corner of Lot 1, Block 1, Worth CRE Addition, plat of said subdivision recorded in Cabinet E, Slide 743, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), being the southerly southwest corner of said 13.94 acre tract and the herein described tract:

THENCE S 00°19'00" W, 651.55 feet, with the southerly west line of said 13.94 acre tract, the east line of Worth CRE Addition, to a 5/8" capped iron rod found for an angle point in said line:

THENCE N 10°49'41" E, 7.83 feet, continuing with the east line of said Worth CRE Addition, to a 5/8" capped iron rod found for the northeast corner of said Worth CRE Addition, being an interior corner of the herein described tract:

THENCE S 87°47'24" W, 38.36 feet, with the north line of said Worth CRE Addition, to a MagNail set for an angle point in said line:

THENCE S 43°08'11" W, 195.40 feet, continuing with the north line of said Worth CRE Addition, to a 5/8" capped iron rod found in the east line of that certain called 36.509 acre tract described in Instrument to Magellan Pipeline Terminals, recorded in Volume 2563, Page 1768, O.P.R.P.C.T., for the westerly southwest corner of said 13.94 acre tract and the herein described tract:

THENCE N 00°51'46" E, 276.65 feet, with the most westerly line of said 13.94 acre tract, the east line of said 36.509 acre tract, to a 1/2" capped iron rod found for the southwest corner of that certain called 8.046 acre tract described as Tract 1 in Instrument to RBRS Ventures, LLC, recorded under Clerk's File No. 202233925, R.P.R.P.C.T., being the westerly northwest corner of the herein described tract:

THENCE with the south line of said 8.046 acre tract, the following four (4) courses and distances:

East, 178.23 feet, to a 1/2" capped iron rod found for an interior corner of the herein described tract;
N 15°22'52" E, 212.42 feet, to a 1/2" capped iron rod found for the northerly northwest corner of the herein described tract;
East, 263.98 feet, to a 1/2" capped iron rod found for the northerly northeast corner of the herein described tract;
S 62°32'00" E, 106.99 feet, to a 1/2" capped iron rod found in east line of said 13.94 acre tract, the west line of Lot 5, Block 1, L.B. Industrial Addition, plat of said subdivision recorded in Cabinet C, Slide 72, P.R.P.C.T., for the southeast corner of said 8.046 acre tract, being the easterly northeast corner of the herein described tract:

THENCE S 00°18'28" W, 175.41 feet, with the east line of said 13.94 acre tract, the west line of said Lot 5, to a 5/8" capped iron rod found for the northeast corner of said 3.439 acre tract, being the easterly southeast corner of said 13.94 acre tract and the herein described tract:

THENCE N 86°18'56" W, 245.86 feet, with the easterly south line of said 13.94 acre tract, the north line of said 3.439 acre tract, to a 1/2" iron pipe found for the northwest corner of said 3.439 acre tract, being an interior corner of said 13.94 acre tract and the herein described tract:

THENCE S 00°17'46" E, 802.46 feet, with the southerly east line of said 13.94 acre tract, the west line of said 3.439 acre tract, to the POINT OF BEGINNING, and containing 5.891 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front St., Aledo, Texas 76008
aledo@texasurveying.com - 817-441-5263
Project ID: AN05395-P (AN05395.CRD)
Field Date: October 25, 2023
Preparation Date: December 20, 2023



Surveyor's Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- C.I.R.S. = Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."
- At the time of this survey, this property appears to be located in the following special flood zone hazard area:
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
- According to the F.I.R.M. Community Panel 48367C0450E, dated September 26, 2008, for up to date flood hazard information visit the official FEMA website at FEMA.gov.
- Although the 50 foot road easement as shown hereon (Broadway Boulevard) is most recently described per the agreement filed in 202233802, the following recorded documents are also relevant and/or related: V. 2104, P. 682; V. 2105, P. 802; V. 2321, P. 1012 & 202130156; R.P.R.P.C.T.

City of Willow Park Notes:

- Special Notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines and withholding of utilities and building permits.
- Lots 5 and 6, Block 1: Water is to be provided by private water wells. Sanitary sewer services to be provided by private on-site septic facilities.
- Lot 7, Block 1: Water is currently provided by City of Willow Park. Sanitary sewer services to be provided by private on-site septic facility.
- Road improvements are to be constructed according to the City of Willow Park's street construction requirement.
- Property owner, 9901 Bankhead Park, LLC, requested to maintain the 60' right-of-way at Lot 7, Block 1 on East Bankhead Highway. Per Parker County's 2023 Transportation Improvement Bond, the subject portion of East Bankhead Highway will undergo "Collector Widening" which has a 60' right-of-way. This information was confirmed by Mike Hale, Pct. 4 County Commissioner, who stated that preliminary road expansion plans indicate three lanes and sidewalk. Any additional right-of-way would be obtained by eminent domain. The City agreed to approve the 60' right-of-way as shown on this Final Plat, with this note.

Surveyor:
Zachariah R. Savory, R.P.L.S.
208 S. Front St.
Aledo, TX 76008
817-441-5263 (LAND)

Owner:
9901 Bankhead Park, LLC
1340 S. Main St.
Grapevine, TX 76051
214-207-6419



1" = 100'

Line	Bearing	Distance
L1	N 10°49'41" E	7.83'
L2	S 87°47'24" W	38.36'
L3	S 84°26'45" W	99.09'
L4	N 66°51'25" E	24.40'

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: 01-04-2024

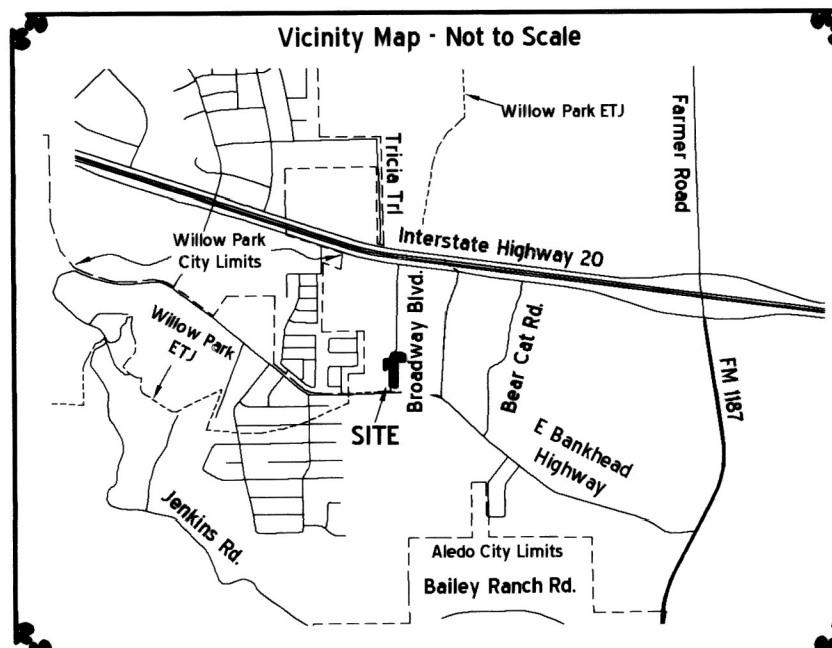
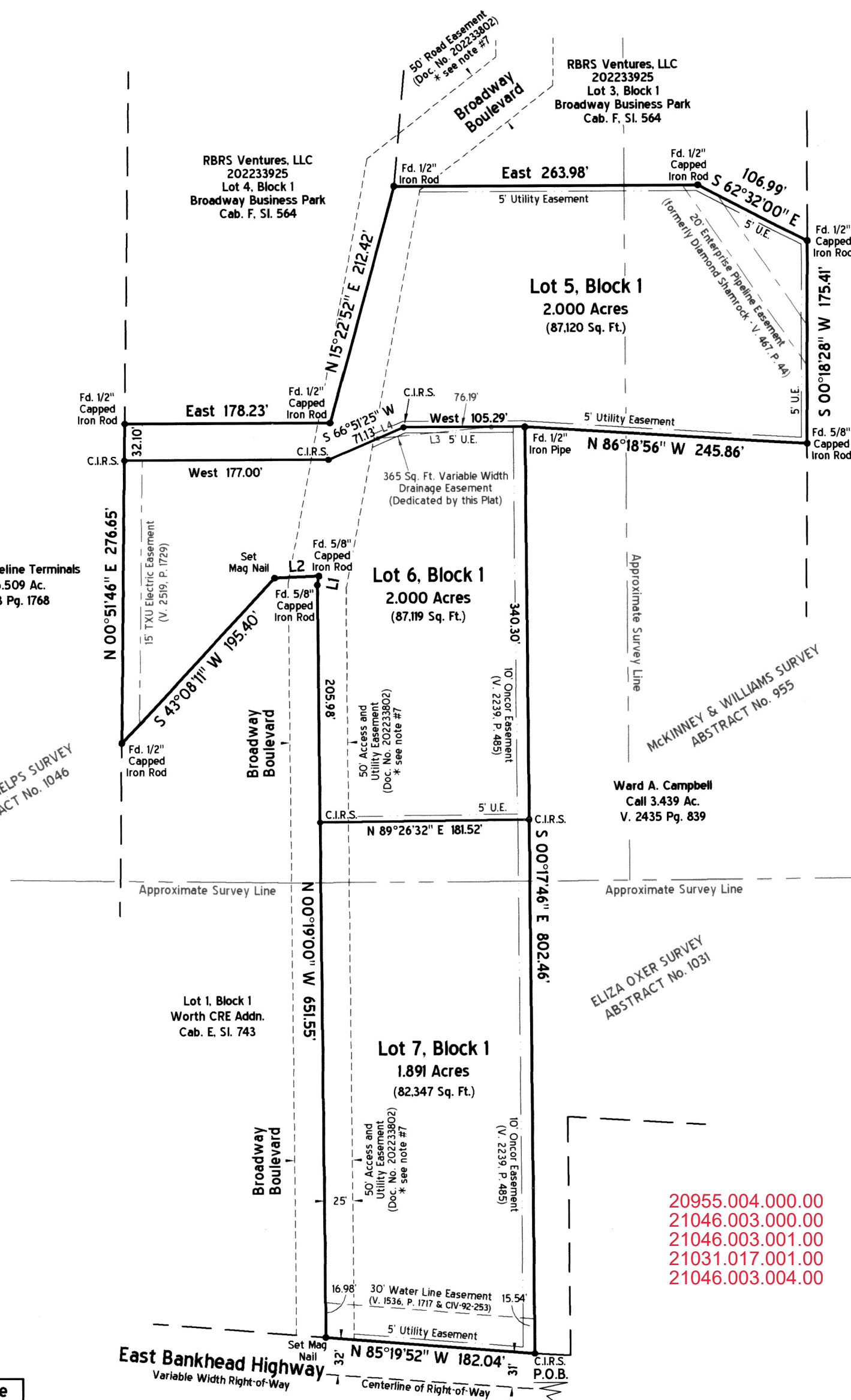
By: Doug L. Olson City Mayor

Attest: Cynthia R. Davis City Secretary

Magellan Pipeline Terminals
Call 36.509 Ac.
V. 2563 Pg. 1768

JOHN H. PHELPS SURVEY
ABSTRACT No. 1046

10762
AL
L-16 & L-17
SAL



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202400693
01/09/2024 04:26 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 648

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

that, 9901 Bankhead Park, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lots 5-7, Block 1, Broadway Business Park II, an addition to the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. WCRE Bankhead Offices, 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 of Willow Park. 5. The City of 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 The City of 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 of 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 of any time permission from anyone. 9. All modifications to this document shall be by means of plat and approved by The City of Willow Park.

Witness my hand at Parker County, Texas

this the 3rd day of January, 2024

Roger Smeltzer, Jr.
9901 Bankhead Park, LLC (Owner)
VCCG Management, LLC (Manager for 9901 Bankhead Park, LLC)
Roger Wright Smeltzer, Jr. (Manager for VCCG Management, LLC)

State of Texas

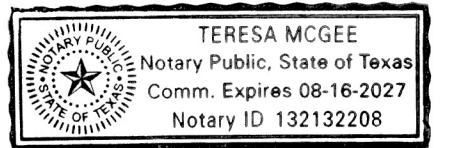
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Roger Smeltzer, Jr. known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of January, 2024

Teresa McGee

Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 5-7, Block 1, Broadway Business Park II, as shown hereon.

By:

Ryan Vance, JVP
Name, Title of Authorized Representative

Date: 1-3-24

State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ryan Vance known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of January, 2024

Teresa McGee

Notary Public in and for the State of Texas



Final Plat
Lots 5-7, Block 1
Broadway Business Park II
an addition to the Extraterritorial Jurisdiction
of the City of Willow Park, Parker County, Texas

Being a 5.891 acre tract situated in the
MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 955,
the ELIZA OXER SURVEY, ABSTRACT No. 1031, and the JOHN
H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas

January 2024

**TEXAS
SURVEYING**

INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM