

ENCUMBRANCE / EASEMENT TYPE	RECORD	AFFECTS?	SHOWN
WATER PIPELINE	746/221	YES	YES
ELECTRIC	1447/902	YES	BLANKET
ELECTRIC	201421886	YES	BLANKET
ELECTRIC	201722627	YES	BLANKET
10' WATERLINE	201811211	AMENDED	N/A
10' WATERLINE	201830420	AMENDED	N/A
ELECTRIC	201812181	YES	BLANKET
ELECTRIC	201902675	YES	BLANKET
ELECTRIC	202114630	YES	BLANKET
SEPTIC AFFIDAVIT	201905219	YES	BLANKET
SEPTIC AFFIDAVIT	201905644	YES	BLANKET
SEPTIC AFFIDAVIT	201717171	YES	BLANKET
SEPTIC AFFIDAVIT	202227386	YES	BLANKET
ASSET QUITCLAIM	202221755	YES	YES
SEPTIC AFFIDAVIT	202314767	YES	BLANKET
10' WATERLINE	202424314	YES	YES

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 7.674 ACRES SITUATED IN THE W. CUTBIRTH SURVEY, ABSTRACT NUMBER 266, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 7.685 ACRE TRACT DESCRIBED IN A DEED FROM BART MAY, ET UX TO WILLIAM K. ROSS RECORDED UNDER INSTRUMENT NUMBER 201706346. SAID 7.674 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD WITH CAP (FOUND) FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED 7.685 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 12.495 ACRE TRACT DESCRIBED IN A DEED TO DAVID O. THACKER, JR., RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 202011265, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF THAT CERTAIN CALLED 6.00 ACRE TRACT DESCRIBED IN A DEED TO TITAN READY MIX, L.P., RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 202215225, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 58 MINUTES 59 SECONDS WEST, WITH THE EAST LINE OF SAID 7.685 ACRE TRACT AND THE WEST LINE OF THE ABOVE MENTIONED 12.495 ACRE TRACT AND GENERALLY WITH A FENCE, AT A DISTANCE OF 390.55 FEET PASS A 1/2" IRON ROD (FOUND), AT A DISTANCE OF 636.34 FEET PASS A 5/8" IRON ROD WITH CAP (SET) FOR THE EASTERLY SOUTHEAST CORNER OF LOT 2, BLOCK 1, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, CONTINUE A TOTAL DISTANCE OF 917.86 FEET TO A 5/8" IRON ROD WITH CAP (SET) FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED 7.685 ACRE ROSS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED TO SPRINGTOWN VOLUNTEER FIRE DEPARTMENT, RECORDED IN VOLUME 1804, PAGE 144;

THENCE NORTH 73 DEGREES 56 MINUTES 51 SECONDS WEST, WITH A SOUTH LINE OF SAID 7.685 ACRE TRACT AND THE NORTH LINE OF SAID FIRE DEPARTMENT TRACT, AND GENERALLY WITH A FENCE, A DISTANCE OF 208.74 FEET TO A 5/8" IRON ROD (SET) FOR AN INNER ELL CORNER OF SAID 7.685 ACRES AND THE NORTHWEST CORNER OF SAID FIRE DEPARTMENT TRACT;

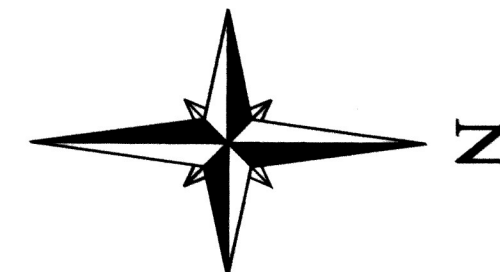
THENCE SOUTH 16 DEGREES 02 MINUTES 01 SECOND WEST, WITH AN EAST LINE OF SAID 7.685 ACRE TRACT AND THE WEST LINE OF SAID FIRE DEPARTMENT TRACT, AND GENERALLY WITH A FENCE, A DISTANCE OF 206.03 FEET TO A 5/8" IRON ROD WITH A CAP (SET) FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID 7.685 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID FIRE DEPARTMENT 1.00 ACRE TRACT, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 199;

THENCE NORTH 74 DEGREES 11 MINUTES 19 SECONDS WEST, WITH THE SOUTH LINE OF SAID 7.685 ACRE TRACT AND SAID HIGHWAY RIGHT-OF-WAY, AT A DISTANCE 14.03 FEET PASS A P.K. NAIL (SET) IN AN ASPHALT DRIVE FOR THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 1 AND SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 2, CONTINUE A TOTAL DISTANCE OF 115.12 FEET TO A 5/8" IRON ROD WITH CAP (SET) FOR THE SOUTHWEST CORNER OF SAID 7.685 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.06 ACRE TRACT DESCRIBED IN A DEED TO WASHITA VALLEY ENTERPRISES, INC., RECORDED IN VOLUME 2636, PAGE 493;

THENCE NORTH 05 DEGREES 05 MINUTES 48 SECONDS EAST, WITH THE WEST LINE OF SAID 7.685 ACRE TRACT AND AN EAST LINE OF THE ABOVE MENTIONED 1.06 ACRE TRACT, A DISTANCE OF 218.37 FEET TO A 5/8" IRON ROD WITH CAP (SET) FOR AN ANGLE POINT IN SAID BOUNDARY;

THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST, CONTINUING WITH SAID BOUNDARY, A DISTANCE OF 811.50 FEET TO A 4" FENCE POST (FOUND) FOR THE NORTHWEST CORNER OF SAID 7.685 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE PREVIOUSLY MENTIONED 6.00 ACRE TRACT;

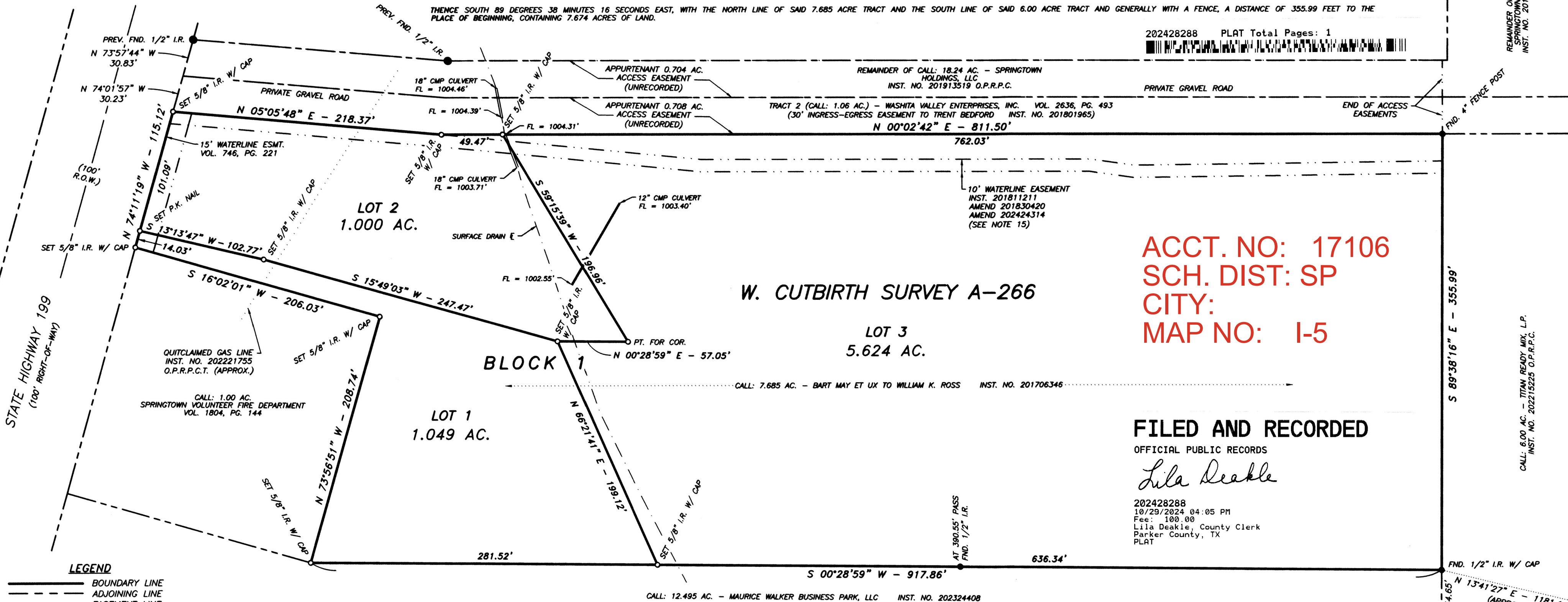
THENCE SOUTH 89 DEGREES 38 MINUTES 16 SECONDS EAST, WITH THE NORTH LINE OF SAID 7.685 ACRE TRACT AND THE SOUTH LINE OF SAID 6.00 ACRE TRACT AND GENERALLY WITH A FENCE, A DISTANCE OF 355.99 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.674 ACRES OF LAND.



REMAINDER OF CALL: 18.24 AC. - SPRINGTOWN HOLDINGS, LLC
INST. NO. 201913519 O.P.R.P.C.

CALL: 6.00 AC. - TITAN READY MIX, L.P.
INST. NO. 202215225 O.P.R.P.C.

N.E.C. W. CUTBIRTH SUR.



ACCT. NO: 17106
SCH. DIST: SP
CITY:
MAP NO: I-5

W. CUTBIRTH SURVEY A-266

LOT 3
5.624 AC.

LOT 1
1.049 AC.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202428288
10/29/2024 04:05 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LEGEND

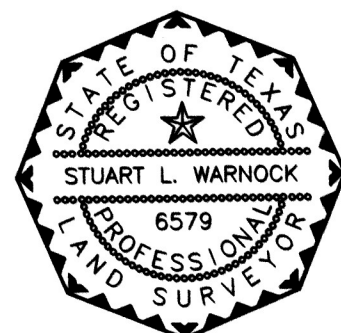
- BOUNDARY LINE
- ADJOINING LINE
- EASEMENT LINE
- QUITCLAIMED PIPELINE
- CENTERLINE OF ROAD
- TOE OF SLOPE/DRAIN

MATERIAL/TYPE	SIZE	FL. IN	FL. OUT
CORRUGATED METAL	18"	1004.46'	1004.39'
CORRUGATED METAL	18"	1004.31'	1003.71'
CORRUGATED METAL	12"	1003.40'	1002.55'

OWNER/DEVELOPER
WILLIAM K. ROSS
PO BOX 79389
SAGINAW, TX 76179

VESTING DEED:
CALL: 7.685 AC.
WILLIAM K. ROSS
INST. NO. 201706346

7.674 ACRES IN THREE LOTS



I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, FROM RECORDED DOCUMENTATION AND EVIDENCE COLLECTED ON THE GROUND DURING THE MONTHS OF MAY AND DECEMBER, 2017, OCTOBER, 2018, MAY, 2021, FEBRUARY AND AUGUST, 2023, AND AUGUST, 2024.

Stuart L. Warnock
10/28/24
STUART L. WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6579
P.O. BOX 136878, FORT WORTH, TX 76136 | (903) 316-8306

F-800

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC), US SURVEY FEET.
- A "TEXAS 811" CALL WAS MADE (TICKET NO. 571033320). ALL UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND BASED ON EVIDENCE OBSERVED ON THE GROUND AT THE TIME OF SURVEY (I.E. PAINT MARKINGS AND PIN FLAGS).
- EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
- THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48367 C 0175 E, DATED SEPTEMBER 26, 2008.
- NO ZONING PERMIT OR LETTER WAS PROVIDED TO THE SURVEYOR.
- BEARINGS AND DISTANCES SHOWN HEREON ARE AS-MEASURED, UNLESS OTHERWISE NOTED.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION §232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.
- NO PUBLIC STREETS CREATED OR DEDICATED HEREON.
- NO NEW DRIVEWAYS OR POINTS OF ACCESS TO PUBLIC ROADS ARE CREATED BY THIS PLAT.
- NO NEW CULVERT INSTALLATIONS PLANNED.
- SANITARY SEWER TO BE EXISTING ON-SITE SEPTIC SYSTEMS.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE A 7.674 ACRE TRACT INTO LOTS 1, 2, AND 3, BLOCK 1.
- SUBJECT PARCEL FALLS WITHIN PARKER COUNTY, TEXAS, OUTSIDE THE ETJ LIMITS OF ANY MUNICIPALITY.
- LIENHOLDER: PINNACLE BANK, AZLE BRANCH, PO BOX 1319, AZLE, TX 76098.
- WATER SUPPLY IS BY WALNUT CREEK WATER SUPPLY.
- ELECTRIC SUPPLY IS BY TRI-COUNTY ELECTRIC.
- WATERLINE LOCATION UNVERIFIED, SHOWN HEREON PER LANDOWNER TESTIMONY.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATER ACT, AND ALL APPLICABLE RULES, REGULATIONS, AND ORDINANCES RELATING TO WATER SUPPLY.

I, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN ANY INCORPORATED CITY OR TOWN.

EXECUTED THIS 21st DAY OF October, 2024.

William K. Ross
SIGNATURE OF OWNER

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, 2024, I HAVE

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 21st DAY OF October, 2024.

Heather Furr
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

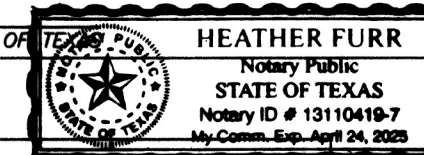
LIENHOLDER

PINNACLE BANK, AZLE BRANCH
PO BOX 1319, AZLE, TX 76098

Signature of Lienholder

GIVEN UNDER MY HAND AND SEAL ON THIS 21st DAY OF October, 2024.

Heather Furr
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS {}

COUNTY OF PARKER {}

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,

ON THIS 28th DAY OF October, 2024.

PAT DEEN
COUNTY JUDGE

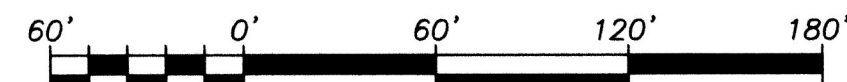
George Conley
COMMISSIONER PRECINCT #1

Larry Walden
COMMISSIONER PRECINCT #3

Jacob Holt
COMMISSIONER PRECINCT #2

Mike Hale
COMMISSIONER PRECINCT #4

FINAL PLAT
SHOWING
ROSS BUSINESS PARK
LOTS 1, 2 AND 3, BLOCK 1
BEING PART OF THE
W. CUTBIRTH SURVEY A-266
PARKER COUNTY, TEXAS



SCALE: ONE INCH EQUALS SIXTY FEET