### State of Texas County of Parker

**J/**9

Whereas RBRS Ventures. LLC being the sole owner of a 8.046 acre tract situated in the McKINNEY & WILLIAMS SURVEY, ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas, and being all of that certain called 8.046 acre tract conveyed to RBRS Ventures, LLC described in Clerk's File No. 202233925, Real Property Records, of Parker County, Texas, (R.P.R.P.C.T.), and being more particularly described by metes and bounds 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 set 1/2" capped iron rod (stamped "Texas Surveying, Inc") in the west line of Lot 5. Block 1, L.B. Industrial Addition, according to the plat recorded in Cabinet C, Slide 72, Plat Records, Parker County, Texas (P.R.P.C.T.), same being the southeast corner of said 8.046 acre tract, for the southeast and beginning corner of the herein described tract; whence a found 5/8" capped iron rod bears N 00°18'28" E, 175.24 feet and the northwest corner of said Lot 5, Block 1, L.B. Industrial Addition bears N 00°18'28" E, 175.24 feet and the northwest corner of said Lot 5, Block 1, L.B. Industrial Addition bears N 00°18'28" E, 175.24 feet and the northwest corner of said Lot 5, Block 1, L.B. Industrial Addition bears N 00°18'28" E, 113.05 feet;

THENCE over and across that certain 9901 Bankhead Park, LLC tract described in Clerk's File No. 202233894. R.P.R.P.C.T. and along the south line of said 8.046 acre tract the following:

N 62°32'00 W. 106.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;

N 90°00'00" W. 263.98 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner: S 15°22'52" W. 212.42 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner: N 90°00'00" W. 178.23 feet, to a 1/2" capped iron rod found in the west line of said 8.046 acre tract, being the east line of that certain called 36.509 acre tract described in instrument to Magellan Pipeline Terminals, recorded in Volume 2563, Page 1768, R.P.R.P.C.T., for the

Called 35.509 acre tract described in instrument to Magelian Pipeline Terminals, recorded in Volume 2553, Page 1768, R.P.R.P.C.T., for the southwest corner of said 8.046 acre tract and the herein described tract; THENCE N  $00^{\circ}51'46''$  E, 395.92 feet, with the west line of said Tract 1, the east line of said 36.509 acre tract, to a 1/2" iron rod found for the

southwest corner of that certain called 5.001 acre tract described in instrument to Ingram Enterprises, recorded in Volume 2512, Page 1228, R.P.R.P.C.T., being the westerly northwest corner of said Tract 1 and the herein described tract;

THENCE S 89°07'13" E, 319.37 feet, with the westerly north line of said 8.046 acre tract and the southerly line of said 5.001 acre tract, to a 1/2" capped iron rod found for the southeast corner of said 5.001 acre tract, being an interior corner of said 8.046 acre tract and the herein described tract;

THENCE N 01°06'14" E, 659.54 feet, with the northerly west line of said 8.046 acre tract and the easterly line of said 5.001 acre tract. to a MagNail set in concrete, for the northeast corner of said 5.001 acre tract. being the southerly southeast corner of that certain called 1.246 acre tract described in instrument to Liberty Fluid Power, recorded under Clerk's File Number 2019/1341, R.P.R.P.C.T., and being an angle point in the northerly west line of said 8.046 acre tract and the herein described tract:

THENCE N 00°33'13" W. 87.23 feet, with the most northerly west line of said 8.046 acre tract and the easterly line of said 1.246 acre tract, to a 1/2" capped iron rod found for the northwest corner of said 8.046 acre tract and the herein described tract;

THENCE S 82°45'36" E, with the most northerly line of said 8.046 acre tract, at 11.54 feet pass a 1/2" iron rod found for the southwest corner of that certain called 3.478 acre tract described in instrument to Tennison Ventures, recorded under Clerk's File Number 201815383, R.P.R.P.C.T., continuing with the most northerly line of said 8.046 acre tract a total distance of 50.50 feet to a 1/2" iron rod found for an angle point in said line;

THENCE S 89°46'15" E, 210.64 feet, with the most northerly line of said 8.046 acre tract to a 3/8" iron rod found in the west line of Lot 1, of said Block 1, L.B. Industrial Addition, for the southeast corner of said 3.478 acre tract, being the northeast corner of said 8.046 acre tract and the herein described tract;

THENCE S  $00^{\circ}13'19''$  W. 603.25 feet, with the east line of said 8.046 acre tract, to a 3/8'' iron rod found in the west line of Lot 3, of said Block 1, L.B. Industrial Addition, being an angle point in the east line of said 8.046 acre tract and the herein described tract;

THENCE S 00°33'07" W. 18.79 feet, continuing with the west line of said Lot 3, to a 3/8" iron rod found, and being an angle point in the east line of said 8.046 acre tract and the herein described tract;

THENCE S 00°18'28" W, 352.92 feet, with the east line of said 8.046 acre tract, to the **POINT OF BEGINNING**, and containing 8.046 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.

### Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, Texas 76086 weatherford@txsurveying.com - 817-594-0400 Field Date: June 20, 2023 - AN05395-RP2

## 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.

2) 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).

3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

5) All corners are found 5/8" iron rods unless otherwise noted.

6) C.I.R.S. = Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."

7) 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

according to the F.I.R.M. Community Panel 48367C0450E, dated September 26, 2008; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.

# City of Willow Park Notes:

2

8) Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public utility entities 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 said easement. The City of Willow Park and public utility entities shall at all times have the full right of ingress and eqress to or from their respective easements, without

the necessity at any time procuring permission from anyone. 9) All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.

10) Special Notice: selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and

building permits. 11) Water to be provided by private water wells and sanitary sewer services to be provided by private on-site septic facilities.

Surveyor: Kyle Rucker, R.P.L.S. 104 S. Walnut St Weatherford, TX 76086 817-594-0400 weatherford@txsurveying.com

120

Owner: RBRS Ventures, LLC ATTN: Vicki Sears 2020 S. Cherry Ln Fort Worth, TX 76108 817-991-5129 1'' = 120'

240

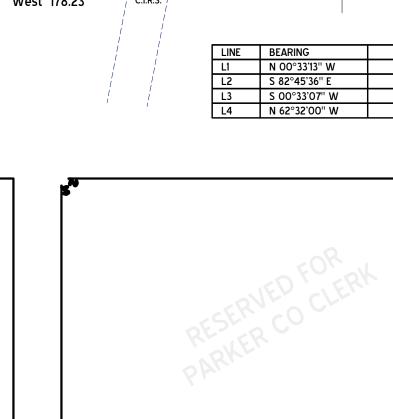
	PLAT APPROVED
DATE:	
ВҮ:	CITY MAYOR
ATTEST:	CITY SECRETARY

CITY OF WILLOW PARK. TEXAS

CITY COUNCIL

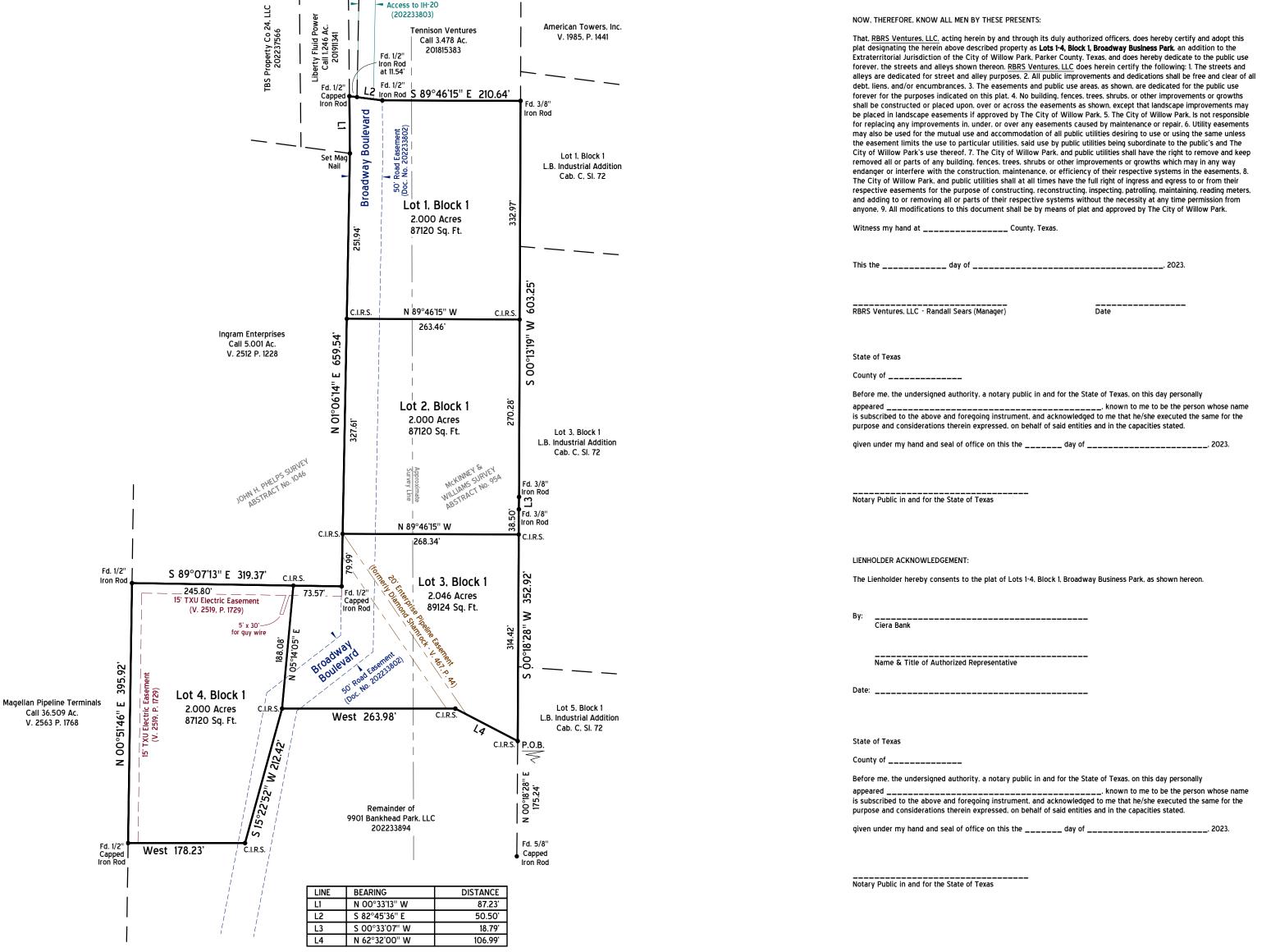
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN

SIX (6) MONTHS AFTER DATE OF APPROVAL.



25' Road Easement

# Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_



# Vicinity Map - Not to Scale

# Preliminary Plat Lots 1-4, Block 1 Broadway Business Park

Sheet 1 of 2

an addition to the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas

Being a 8.046 acre tract situated in the McKINNEY & WILLIAMS SURVEY, ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas

# July 2023



# **Existing Conditions**

### State of Texas County of Parker

**\**9

Whereas RBRS Ventures, LLC being the sole owner of a 8.046 acre tract situated in the McKINNEY & WILLIAMS SURVEY, ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas, and being all of that certain called 8.046 acre trac conveyed to RBRS Ventures. LLC described in Clerk's File No. 202233925. Real Property Records. of Parker County, Texas. (R.P.R.P.C.T.). and being more particularly described by metes and bounds 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 set 1/2" capped iron rod (stamped "Texas Surveying, Inc") in the west line of Lot 5, Block 1, L.B. Industrial Addition, according to the plat recorded in Cabinet C. Slide 72. Plat Records. Parker County, Texas (P.R.P.C.T.), same being the southeast corner of said 8.046 acre tract, for the southeast and beginning corner of the herein described tract; whence a found 5/8" capped iron rod bears N 00°18'28" E, 175.24 feet and the northwest corner of said Lot 5, Block 1, L.B. Industrial Addition bears N 00°18'28" E, 113.05 feet;

THENCE over and across that certain 9901 Bankhead Park, LLC tract described in Clerk's File No. 202233894, R.P.R.P.C.T. and along the south line of said 8.046 acre tract the following;

N 62°32'00 W, 106.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner

southwest corner of said 8.046 acre tract and the herein described tract:

N 90°00'00" W, 263.98 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner; S 15°22'52" W, 212.42 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner; N 90°00'00" W. 178.23 feet, to a 1/2" capped iron rod found in the west line of said 8.046 acre tract, being the east line of that certain called 36.509 acre tract described in instrument to Magellan Pipeline Terminals, recorded in Volume 2563, Page 1768, R.P.R.P.C.T., for the

THENCE N 00°51'46" F 395 92 feet with the west line of said Tract 1 the east line of said 36 509 acre tract to a 1/2" iron rod found for the southwest corner of that certain called 5.001 acre tract described in instrument to Ingram Enterprises, recorded in Volume 2512, Page 1228, R.P.R.P.C.T., being the westerly northwest corner of said Tract 1 and the herein described tract;

THENCE S 89°07'13" E, 319.37 feet, with the westerly north line of said 8.046 acre tract and the southerly line of said 5.001 acre tract, to a 1/2" capped iron rod found for the southeast corner of said 5.001 acre tract, being an interior corner of said 8.046 acre tract and the herein described tract;

THENCE N OI°O6'14" E. 659.54 feet, with the northerly west line of said 8.046 acre tract and the easterly line of said 5.001 acre tract, to a MagNail set in concrete, for the northeast corner of said 5.001 acre tract, being the southerly southeast corner of that certain called 1.244 acre tract described in instrument to Liberty Fluid Power, recorded under Clerk's File Number 201911341, R.P.R.P.C.T., and being an angle point in the northerly west line of said 8.046 acre tract and the herein described tract;

THENCE N 00°33'13" W. 87.23 feet, with the most northerly west line of said 8.046 acre tract and the easterly line of said 1.246 acre tract, to a 1/2" capped iron rod found for the northwest corner of said 8.046 acre tract and the herein described tract;

THENCE S 82°45'36" E, with the most northerly line of said 8.046 acre tract, at 11.54 feet pass a 1/2" iron rod found for the southwest corner of that certain called 3 478 acre tract described in instrument to Tennison Ventures, recorded under Clerk's File Number 2018/5383 R.P.R.P.C.T., continuing with the most northerly line of said 8.046 acre tract a total distance of 50.50 feet to a 1/2" iron rod found for an angle point in said line:

THENCE S 89°46'15" E, 210.64 feet, with the most northerly line of said 8.046 acre tract to a 3/8" iron rod found in the west line of Lot 1, of said Block 1, L.B. Industrial Addition, for the southeast corner of said 3.478 acre tract, being the northeast corner of said 8.046 acre tract and the herein described tract;

THENCE S 00°13'19" W. 603.25 feet, with the east line of said 8.046 acre tract, to a 3/8" iron rod found in the west line of Lot 3, of said Block 1, L.B. Industrial Addition, being an angle point in the east line of said 8.046 acre tract and the herein described tract

THENCE S 00°33'07" W. 18.79 feet, continuing with the west line of said Lot 3, to a 3/8" iron rod found, and being an angle point in the east line of said 8.046 acre tract and the herein described tract;

THENCE S 00°18'28" W, 352.92 feet, with the east line of said 8.046 acre tract, to the POINT OF BEGINNING, and containing 8.046 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

### Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966 Texas Surveying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, Texas 76086 weatherford@txsurveving.com - 817-594-0400 Field Date: June 20, 2023 - AN05395-RP2

## Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record arch performed by this surveyor was made only for the purpose of determinin 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

2) 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)

3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property

5) All corners are found 5/8" iron rods unless otherwise noted

6) C.I.R.S. = Set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."

7) 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

according to the F.I.R.M. Community Panel 48367C0450E, dated September 26, 2008; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov

# City of Willow Park Notes:

Willow Park's Municipal Code of Ordinances.

8) Utility Easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and The City of Willow Park's use thereof. The City of Willow Park and public utility entities 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 said easement. The City of Willow Park and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without

the necessity at any time procuring permission from anyone. 9) All lots shall conform to current zoning building set backs as specified by the City of

10) Special Notice: selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and

building permits. 11) Water to be provided by private water wells and sanitary sewer services to be

provided by private on-site septic facilities.

<u>Surveyor:</u> Kyle Rucker, R.P.L.S.

Weatherford, TX 76086 817-594-0400

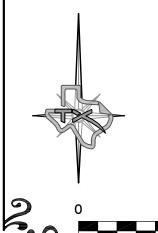
weatherford@txsurveving.com

104 S. Walnut St

Ownei

817-991-5129

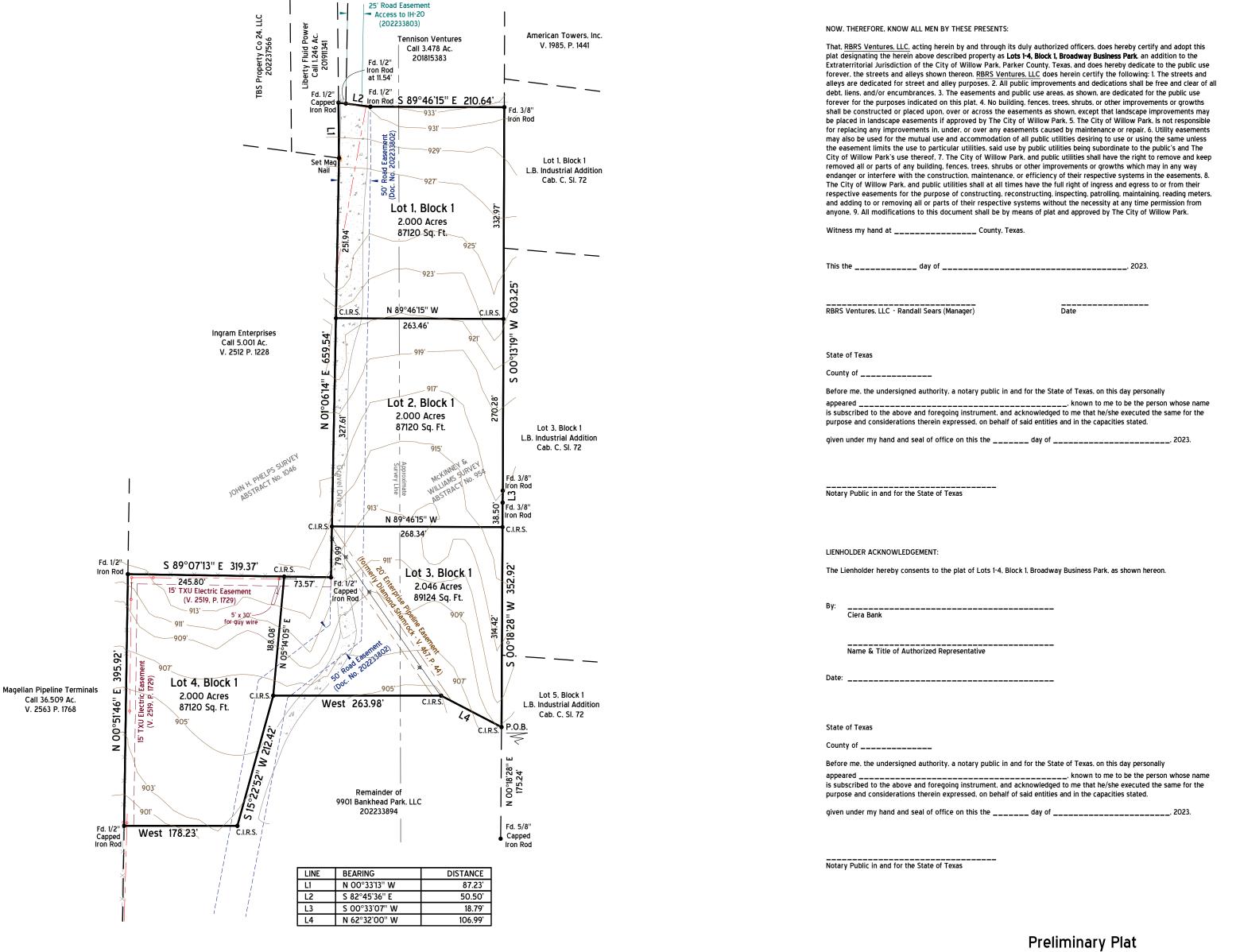
120



RBRS Ventures, LLC ATTN: Vicki Sears 2020 S. Cherry Ln Fort Worth, TX 76108 ' = 120'

240

	BY:
,	
	ATTEST:



CITY OF WILLOW PARK, TEXAS
CITY COUNCIL

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

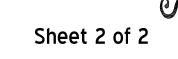
PLAT APPROVED

DATE

CITY MAYOR

CITY SECRETARY

Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_



# Lots 1-4, Block 1 **Broadway Business Park**

an addition to the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas

Being a 8.046 acre tract situated in the McKINNEY & WILLIAMS SURVEY. ABSTRACT No. 954, and the JOHN H. PHELPS SURVEY, ABSTRACT No. 1046, Parker County, Texas

# July 2023



