

State of Texas  
County of Parker

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 NAD. 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 herein described tract:

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

THENCE N 00°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 20191341, 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 Tension 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°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  
AN05395-RP2  
Field Date: May 12, 2023  
Preparation Date: August 9, 2023

Surveyor's Notes:

- 1) 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 NAD. 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 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 F.E.M.A. website at FEMA.gov.

City of Willow Park Notes:

- 8) All lots shall conform to current zoning building set backs as specified by the City of Willow Park's Municipal Code of Ordinances.
- 9) 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.
- 10) Water to be provided by private water wells and sanitary sewer services to be provided by private on-site septic facilities.

LIENHOLDER ACKNOWLEDGEMENT:

The Lienholder hereby consents to the plat of Lots 1-4, Block 1, Broadway Business Park, as shown hereon.

By: \_\_\_\_\_  
Ciera Bank

Name & Title of Authorized Representative \_\_\_\_\_

Date: \_\_\_\_\_

State of Texas

County of \_\_\_\_\_

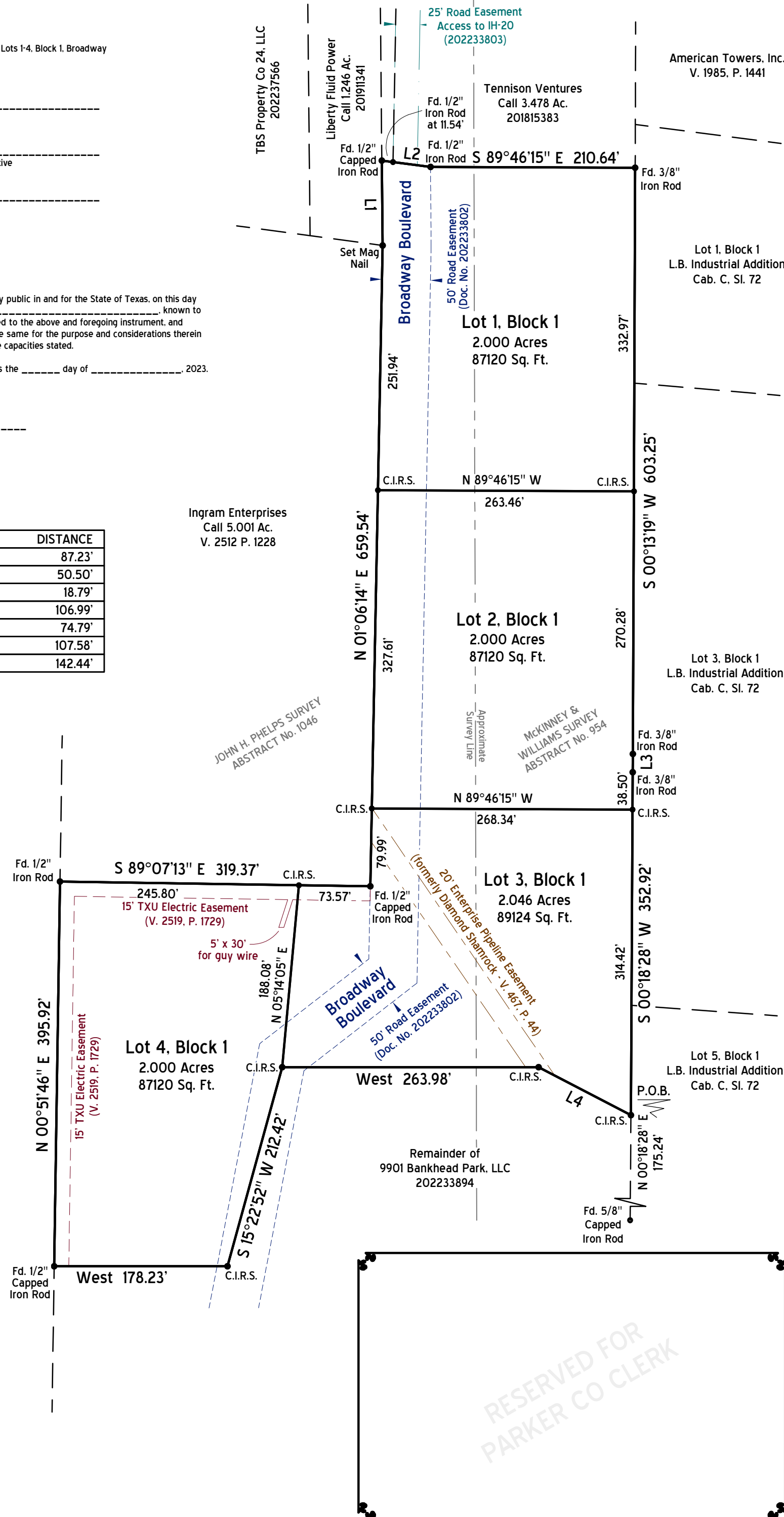
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations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

given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L1	N 00°33'13" W	87.23'
L2	S 82°45'36" E	50.50'
L3	S 00°33'07" W	18.79'
L4	N 62°32'00" W	106.99'
L5	S 01°11'24" W	74.79'
L6	S 52°11'53" W	107.58'
L7	N 05°14'05" E	142.44'

Ingram Enterprises  
Call 5.001 Ac.  
V. 2512 P. 1228



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RBRS Ventures, 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 1-4, Block 1, Broadway Business Park**, 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. RBRS Ventures, 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 at 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 \_\_\_\_\_ County, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RBRS Ventures, LLC - Randall Sears (Manager) \_\_\_\_\_ Date \_\_\_\_\_

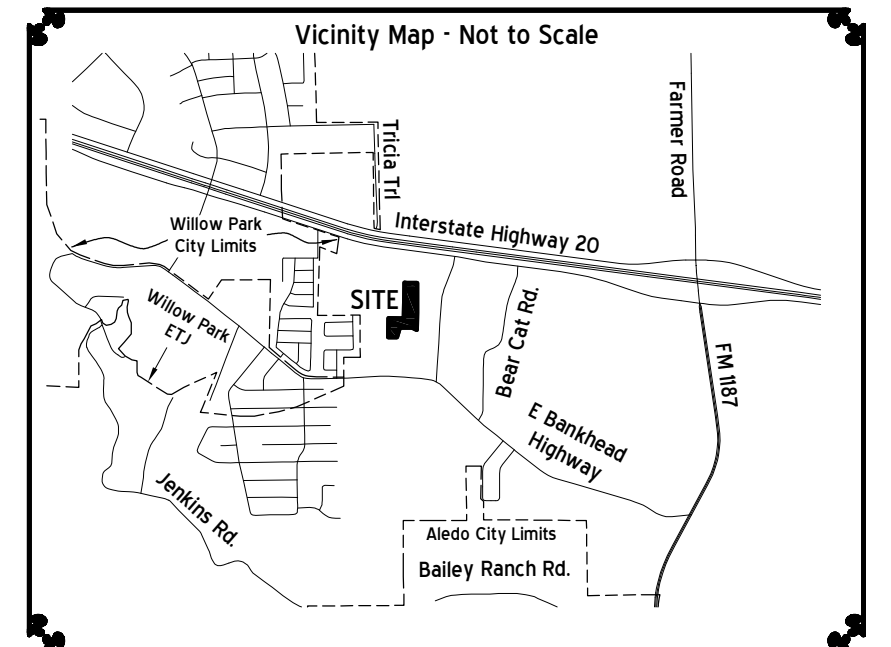
State of Texas

County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas



Final Plat  
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

August 2023

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: \_\_\_\_\_

BY: \_\_\_\_\_ CITY MAYOR

ATTEST: \_\_\_\_\_ CITY SECRETARY

RESERVED FOR  
PARKER CO CLERK

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