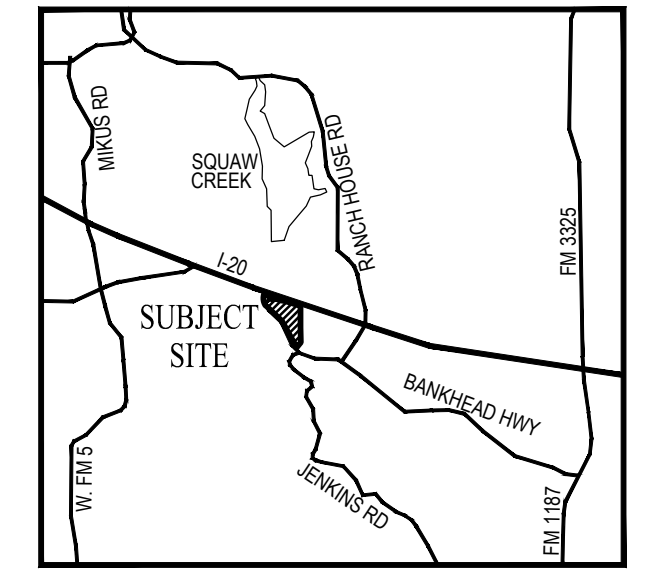
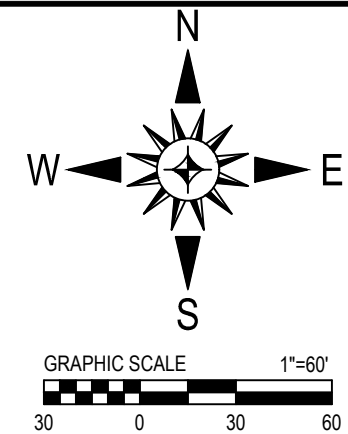
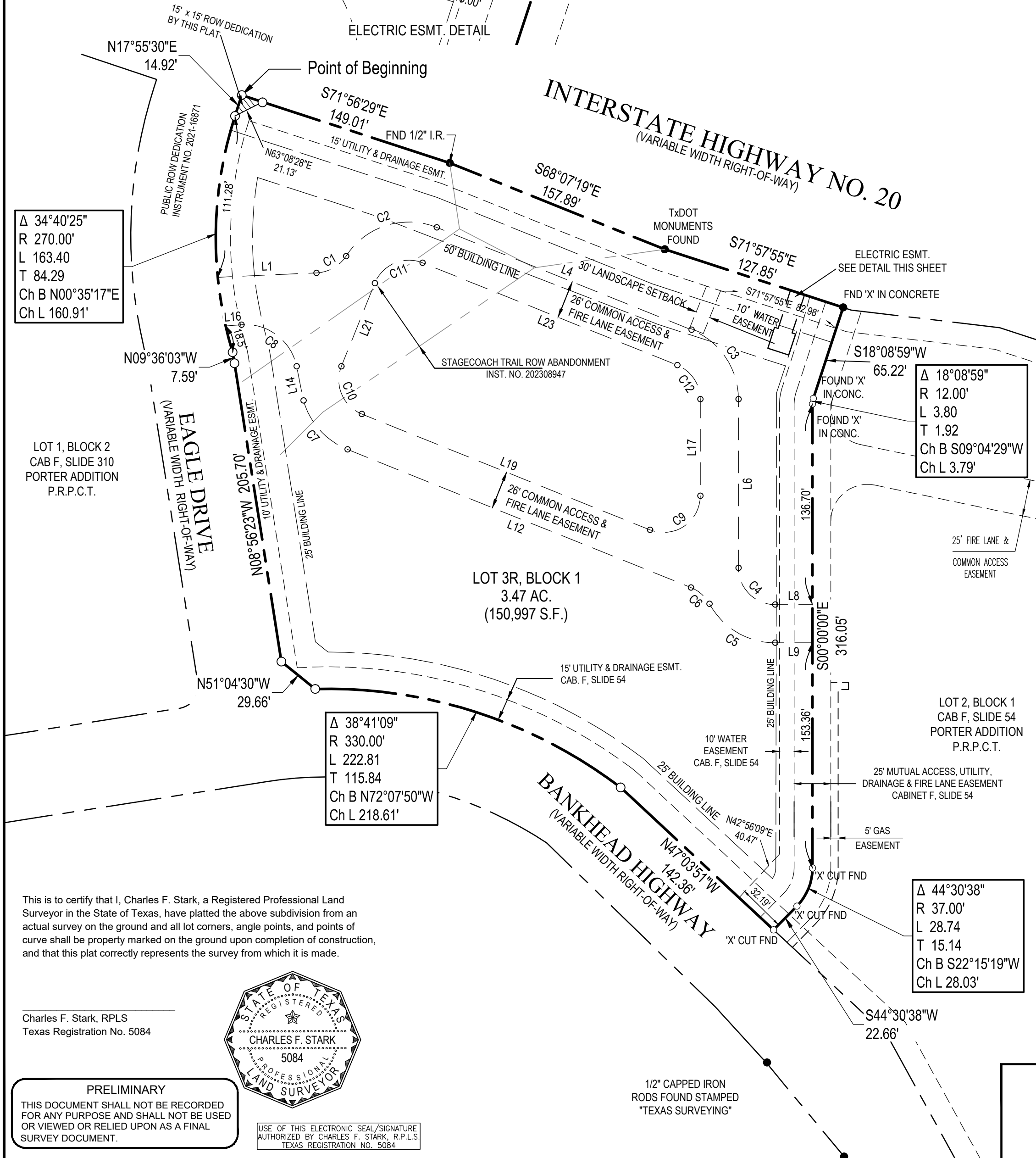


NOTES:

- Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202).
- Any reference to the 100 Year Flood Plain or Flood Hazard Zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to Flood Insurance Rate Map for Parker County, Texas, dated April 05, 2019 Map No. 48367C0425F, the Property described herein lies in Zone X, and does not appear to lie within a special flood hazard area.



VICINITY MAP
NOT TO SCALE



OWNER DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Store Master Funding, XVIII, LLC, are the Owners of the herein described property and do hereby dedicate the same to be known as Lot 3R, Block 1, Porter Addition:

BEING A 3.47 ACRE TRACT OF LAND SITUATED IN THE J.M. FROMAN SURVEY, ABSTRACT NO. 471, CITY OF WILLOW PARK, PARKER COUNTY, TEXAS AND INCLUDING ALL OF LOT 3, BLOCK 1, PORTER ADDITION, AN ADDITION TO THE CITY OF WILLOW PARK AS RECORDED IN CABINET F, SLIDE 464, PLAT RECORDS PARKER COUNTY, TEXAS (TRACT A OF INSTRUMENT NO. 2023-09281); A 0.36 ACRE TRACT OF LAND CONVEYED TO STORE MASTER FUNDING XVIII, LLC AS RECORDED IN INSTRUMENT NO. 2023-09281 (TRACT B), AND A 0.11 ACRE TRACT OF LAND CONVEYED TO STORE MASTER FUNDING XVIII, LLC AS RECORDED IN INSTRUMENT NO. 2023-09281, DEED RECORDS PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOW.

BEGINNING AT A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE MOST NORTHERLY NORTHWEST CORNER OF LOT 3, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHERLY LINE OF INTERSTATE HIGHWAY NUMBER 20 WITH THE EASTERLY LINE OF EAGLE DRIVE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF INTERSTATE HIGHWAY NUMBER 20:
SOUTH 71°56'29" EAST A DISTANCE OF 149.01 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 68°07'19" EAST A DISTANCE OF 157.89 FEET TO A TEXAS HIGHWAY DEPARTMENT CONCRETE MONUMENT FOUND;
SOUTH 71°57'55" EAST A DISTANCE OF 127.85 FEET TO A FOUND "X" CUT IN CONCRETE FOR THE NORTHEAST CORNER OF LOT 3;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LOT 3:
SOUTH 18°08'59" WEST A DISTANCE OF 65.22 FEET TO AN "X" FOUND IN CONCRETE AT THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 12.00 FEET, AND A CHORD WHICH BEARS 3.79 FEET, SOUTH 09°04'29" WEST;

SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 3.80 FEET TO AN "X" FOUND IN CONCRETE AT THE END OF SAID CURVE;
SOUTH A DISTANCE OF 316.05 FEET TO AN "X" CUT FOUND IN CONCRETE AT THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 37.00 FEET, AND A LONG CHORD WHICH BEARS 28.03 FEET, SOUTH 22°15'19" WEST;

SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 28.74 FEET TO AN "X" CUT FOUND AT THE END OF SAID CURVE;
SOUTH 44°30'38" WEST A DISTANCE OF 22.66 FEET TO AN "X" CUT FOUND IN CONCRETE IN THE NORTH LINE OF BANKHEAD HIGHWAY, FOR THE MOST SOUTHERLY CORNER OF LOT 3;

THENCE NORTH 47°03'51" WEST WITH THE BANKHEAD HIGHWAY NORTH LINE A DISTANCE OF 142.36 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 330.00 FEET, AND A LONG CHORD WHICH BEARS 218.61 FEET, NORTH 72°07'50" WEST;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF BANKHEAD HIGHWAY AN ARC DISTANCE OF 221.81 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK";
THENCE NORTH 51°04'30" WEST A DISTANCE OF 29.66 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" IN THE EAST LINE OF EAGLE DRIVE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LINE OF EAGLE DRIVE:
NORTH 08°56'23" WEST A DISTANCE OF 205.70 FEET ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK";

NORTH 09°36'03" WEST A DISTANCE OF 7.59 ALONG THE WEST LINE OF EAGLE DRIVE TO A 1/2" IRON ROD SET WITH CAP STAMPED, "BARRON STARK" FOR THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET, AND A LONG CHORD WHICH BEARS 160.91 FEET, NORTH 00°35'17" EAST;

NORTHERLY ALONG THE EAST LINE OF EAGLE DRIVE AND SAID CURVE AN ARC DISTANCE OF 163.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK";
NORTH 17°55'30" EAST A DISTANCE OF 14.92 FEET ALONG THE EAST LINE OF EAGLE DRIVE TO THE POINT OF BEGINNING AND CONTAINING 150,997 SQUARE FEET, 3.47 ACRES OF LAND, MORE OR LESS.

Store Master Funding, XVIII, LLC herein certifies the following:

- The public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements, streets, and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, 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.
- The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part 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 or public use in the easements.
- The City and public utilities shall at all times have a 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 or public use without the necessity of procuring permission from anyone.
- Any modification of this document shall be by means of plat and shall be approved by the City.
- Water and sanitary sewer service for subject property to be by private individual water wells and OSSF systems.

This plat is approved subject to the conditions herein and to all platting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

Witness my hand this the _____ day of _____, 2023.

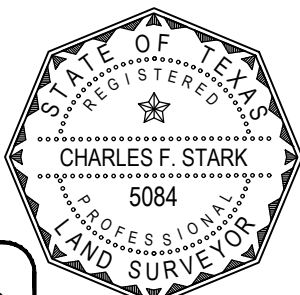
Store Master Funding, XVIII, LLC

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.02	25.00	55°03'13"	N60°28'25"E	23.11
C2	70.26	51.00	78°55'53"	N72°24'45"E	64.83
C3	60.64	51.00	68°07'19"	S34°03'39"E	57.13
C4	39.27	25.00	90°00'00"	S45°00'00"E	35.36
C5	54.55	51.00	61°17'15"	N59°21'22"W	51.99
C6	17.19	25.00	39°24'03"	N48°24'46"W	16.86
C7	46.48	51.00	52°13'05"	N42°00'15"W	44.89
C8	51.47	35.50	83°03'54"	N52°56'10"W	47.08
C9	48.82	25.00	111°53'13"	S55°56'36"W	41.42
C10	39.28	25.00	90°00'00"	N23°05'59"W	35.36
C11	39.27	25.00	90°00'00"	N66°52'41"E	35.36
C12	29.72	25.00	68°07'19"	S34°03'39"E	28.00

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	67.34	N87°26'23"E
L4	187.07	S68°07'19"E
L6	114.90	S00°00'00"E
L8	25.44	N90°00'00"E
L9	25.44	N90°00'00"W
L12	252.17	N68°06'47"W
L14	23.70	N11°24'13"W
L16	10.79	S85°31'53"W
L17	65.76	S00°00'00"E
L19	211.57	N68°06'47"W
L21	60.97	N21°52'41"E
L23	187.07	S68°07'19"E

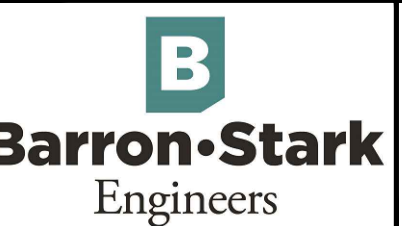
This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Charles F. Stark, RPLS
Texas Registration No. 5084



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.

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
Store Master Funding, XVIII, LLC
8377 E. Hartford Dr,
Scottsdale, AZ 85255

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

COUNTY CLERK STAMP

STATE OF TEXAS
COUNTY OF PARKER
Before Me, the undersigned authority, on this day appeared _____
known to me to be the person whose name is subscribed to the forgoing instrument.
Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

APPROVED BY CITY OF WILLOW PARK
APPROVED BY _____
SIGNED: _____ MAYOR _____ DATE _____
ATTEST: _____ CITY SECRETARY _____ DATE _____

Final Plat
Lot 3R, Block 1
PORTER ADDITION
Being a Replat of Lot 3, Block 1
An Addition to the City of Willow Park
As Recorded in Cabinet F, Slide 464
Plat Records, Parker County, Texas
J.M. Froman Survey, Abstract No. 471

USER: CHUCK STARK, 11:59 AM, FILE NAME: BARRON STARK SWIFT ENG485 - ORDON CONSTRUCTION\0086 - TOMMY'S BEATS WILLOW PARK\00 CAD\00 DWG\06 PLAT\466 - PORTER ADDITION LOT 3R REPEAT.DWG