

State of Texas
County of Parker

Whereas 9903 Bankhead Park, L.L.C. 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 9903 Bankhead Park, L.L.C. in Clark's File No. 202233984, 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 GMS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, 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 13.94 acre tract described as Tract 1 in instrument 9903 Bankhead Park, L.L.C. recorded under Clark's File Number 202233984, 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 GMS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

BEING also 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 3.439 acre tract described in instrument to Ward A. Campbell, recorded in Volume 2435, Page 539, 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 40°55'22" E, 31.33 feet.

THENCE N 85°19'52" W, 82.04 feet, with the north right-of-way of said East Bankhead Highway, the most southerly line of said 13.94 acre tract, to a Magellan set in concrete for the southeast corner of Lot 1, Block 1, Worth CRE Addition, part of said subdivision recorded in Cabinet E, Side 743, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), being the southerly southeast corner of said 13.94 acre tract and the herein described tract.

THENCE N 00°19'00" W, 65.55 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 87°47'24" 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 Magellan set for an angle point in said line.

THENCE S 43°08'17" E, 199.40 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 36.509 acre tract described in instrument to Magellan Pipeline Terminals, recorded in Volume 2563, Page 178A, O.P.R.P.C.T., to the westerly southeast corner of said 13.94 acre tract and the herein described tract.

THENCE N 00°19'00" E, 276.65 feet, with the most westerly line of said 13.94 acre tract, the west line of said 36.509 acre tract, to a 1/2" capped iron rod found for the southeast corner of Lot 4, Block 1, Worth CRE Addition, part of said subdivision recorded in Cabinet C, Side 72, P.R.P.C.T., being the southerly southeast corner of said 13.94 acre tract and the herein described tract.

THENCE with the south line of said 13.94 acre tract, the following four (4) courses and distances:

1) East, 78.23 feet, to a 1/2" capped iron rod found for an interior corner of the herein described tract;
2) N 15°52'52" E, 22.42 feet, with the north line of said 13.94 acre tract and the herein described tract;
3) East, 263.98 feet, to a 1/2" capped iron rod found for the northerly northwest corner of the herein described tract;
4) S 82°12'00" E, 106.99 feet, to a 1/2" capped iron rod found in an east line of said 13.94 acre tract, the west line of Lot 5, Block 1, L.B. Industrial Addition, part of said subdivision recorded in Cabinet C, Side 72, P.R.P.C.T., for the southeast corner of said 13.94 acre tract, being the easterly northeast corner of the herein described tract.

THENCE N 00°19'00" E, 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 an interior corner of said 13.94 acre tract and the herein described tract.

THENCE N 84°18'54" 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 B. 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 relied upon as a final survey document.

Zachariah B. Savory, Registered Professional Land Surveyor No. 5962, Texas Surveying, Inc., Aledo Branch

208 S. Front St., Aledo, Texas 76808

aledosurveying.com | 817-441-5263

ALDO595-PP (AMCS195.CRD)

Field Date: August 7, 2023

Preparation Date: October 1, 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 project.
- Bearings, Distances, and/or Areas derived from GMS observations and reflect N.A.D. 83, 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."

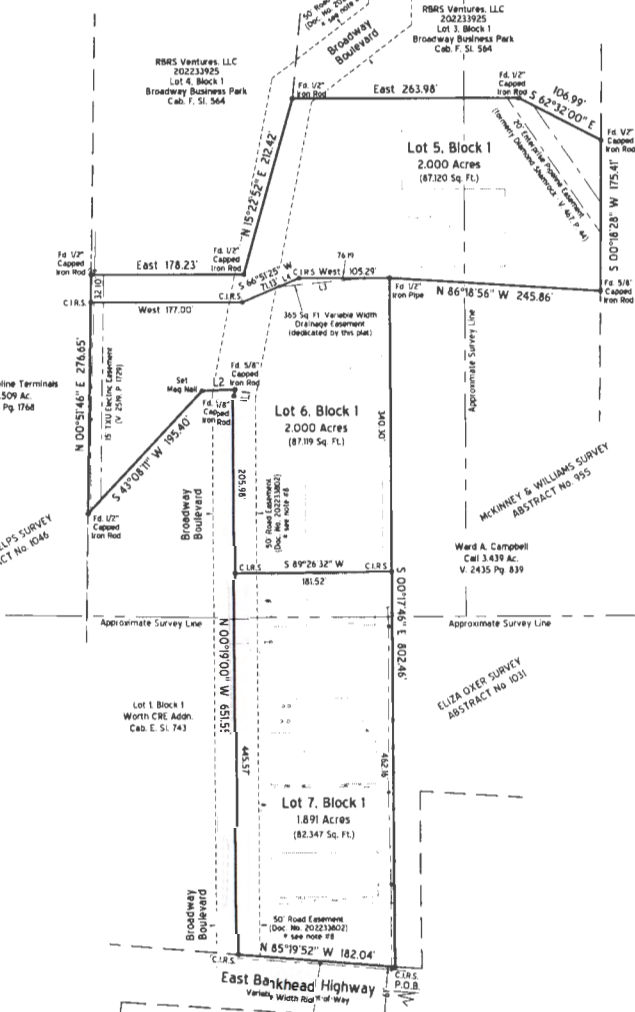
Other Areas, Zone "T": Areas determined to be outside the 0.2% annual chance floodplain, according to the F.I.R.M. Community Panel 483672450E, dated September 26, 2006, for up to date flood hazard information visit the official F.I.M.A. website at FEMA.gov.

7) Although the 50 foot road easement as shown hereon (Broadway Boulevard) is most recently described per the agreement filed in 202233803, the following recorded documents are also relevant and/or related: V. ZDA, P. 68Z, V. ZDS, P. 80Z, V. Z3Z, P. X3Z & 20213056 R.P.R.P.C.T.

City of Willow Park Notes

- Soak all notices setting a portion of this addition by notice and bounds to a solution of city and county ordinance and state law and is subject to fees and withholding of utilities and building permits.
- Lots 5 & 6, Block 1: Water to be provided by private on-site supply. Backflow preventer services to be provided by private on-site supply.
- Lot 7, Block 1: Water is currently provided by City of Willow Park. Sanitary sewer services to be provided by private on-site supply.

Line	Bearing	Distance
L1	N 10°49'41" E	7.83
L2	S 87°47'24" W	38.36
L3	S 84°22'45" W	99.09
L4	N 85°19'52" E	24.40



City of Willow Park, Texas
City Council

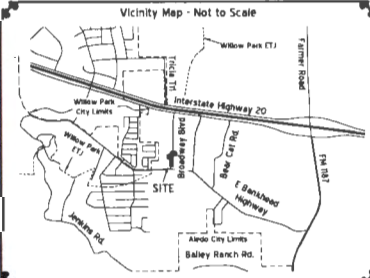
Note: this plat is valid only if recorded within six (6) months after date of approval.

Plat Approved

Date: _____

By: _____ City Mayor

Attest: _____ City Secretary



Plat Cabinet _____ Slide _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 9903 Bankhead Park, L.L.C., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat depicting 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. W.C.R.E. Bankhead Offices, L.L.C. does hereby 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 assessments 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 growth shall be constructed or placed upon, over or across the assessments as shown, except that landscape improvements may be placed in landscape assessments if approved by the City of Willow Park. 5. The City of Willow Park is not responsible for respecting any improvements in under or over any assessments caused by maintenance or repair. 6. Utility assessments may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the assessment limits the use to particular utilities, said use by public utilities being subordinate to the public's use. 7. The City of Willow Park's use thereof, 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 growth which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the assessments. 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 systems for the purpose of constructing, reconstructing, inspecting, installing, 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 _____ County Texas
this the _____ day of _____ 2023

9903 Bankhead Park, L.L.C. (Owner)
VCC Management, LLC (Managing Member for 9903 Bankhead Park, L.L.C.)
Zach Johnson, (Managing Member for VCC Management, LLC)

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 executed the same for the purpose and considerations therein expressed, on behalf of said entity 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

Lienholder Acknowledgment
The Lienholder hereby consents to the plat of Lots 4-6, Block 1, Broadway Business Park II, as shown hereon.

By: _____
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 executed the same for the purpose and considerations therein expressed, on behalf of said entity 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

Preliminary 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

September 2023

