

State of Texas
County of Parker

Whereas WFO 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 WFO Bankhead Park, L.L.C. in Civil's File No. 20223394, Official Public Records, Parker County, Texas, (P.R.P.C.T.), said 5.891 acre tract being more particularly described as follows:

Beatings, Distances, and/or Areas derived from GDS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (5'04").

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 the certain called 13.94 acre tract described as "Tract 1" in Instrument No. 20223394, Official Public Records, Parker County, Texas, (P.R.P.C.T.) and 5.891 acre tract being more particularly described as follows:

Beatings, Distances, and/or Areas derived from GDS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (5'04").

Beginning at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north right-of-way of East Bankhead Highway, for the southeast corner of that certain called 3.439 acre tract described in Instrument to Ward A. Campbell, recorded in Volume 2563, Page 628, O.P.R.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 81°55'22" E, 2.313 feet;

THENCE N 00°19'00" W, 82.04 feet, with the north right-of-way of said East Bankhead Highway, the most easterly line of said 13.94 acre tract, to a 3/4" capped iron rod for the southeast corner of Lot 1, Block 1, Worth CRE Adm. Cab. F. S. 743, of the Fair 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 S 07°46'41" E, 7.83 feet, continuing with the east line of said Worth CRE Addition, to a 5/4" 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 3/4" capped iron rod found for an angle point in said line;

THENCE S 47°02'00" W, 95.40 feet, continuing with the north line of said Worth CRE Addition, to a 5/4" capped iron rod found in the east line of that certain called 36.509 acre tract described in Instrument to Bluegrass Pipeline Terminal, recorded in Volume 2563, Page 628, O.P.R.C.T., for 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 east line of said 36.509 acre tract, to a 1/2" capped iron rod found for the southeast corner of that certain called 4.046 acre tract described as Tract 1 in Instrument to HBVS Ventures, L.L.C., recorded under Civil's File No. 20223392, R.P.P.C.T., using the westerly northwest corner of the herein described tract;

THENCE with the south line of said 4.046 acre tract, the following four (4) courses and distances:

1) East, 178.23 feet, to a 1/2" capped iron rod found for an interior corner of the herein described tract;

2) East, 178.23 feet, to a 1/2" capped iron rod found for the northerly southeast corner of the herein described tract;

3) East, 263.98 feet, to a 1/2" capped iron rod found for the northerly southeast corner of the herein described tract;

4) East, 263.98 feet, to a 1/2" capped iron rod found for the northerly southeast corner of the herein described tract;

THENCE S 00°19'00" E, 104.86 feet, with the east line of said 13.94 acre tract, the west line of said Lot 5, to a 5/4" capped iron rod found for the northeast corner of said 3.439 acre tract, being the easterly southeast corner of said 13.94 acre tract and the herein described tract;

THENCE N 86°18'56" 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°19'00" 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 H. Sewery, 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.

Provisionally, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Zachariah H. Sewery, Registered Professional Land Surveyor No. 5965

Texas Surveying, Inc. - Alamo Branch

208 S. Front St., Alamo, Texas 78009

alamosurveying.com • 817-441-5263

AM02595-0P (AM02595.CRD)

Field Date: August 31, 2023

Preparation Date: October 1, 2023

Surveyor's Notes

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor 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) Beatings, Distances, and/or Areas derived from GDS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (5'04").

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) C.I.R.S. - 5/8" 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc."

6) All the limits of this survey, this property appears to be located in the following special flood hazard areas:

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain, according to the F.I.R.M. Community Panel 48347C0450E, dated September 26, 2006, for up to date flood hazard information visit the official FEMA website at FEMA.gov.

7) Although the 50 foot road easement as shown thereon (Broadway Business Park) is most recently described per the agreement filed in 20223382, the following recorded documents are also relevant and/or related: V. 2024, P. 182, V. 2024, P. 102, V. 232, P. 102, & 20223396, R.P.P.C.T.

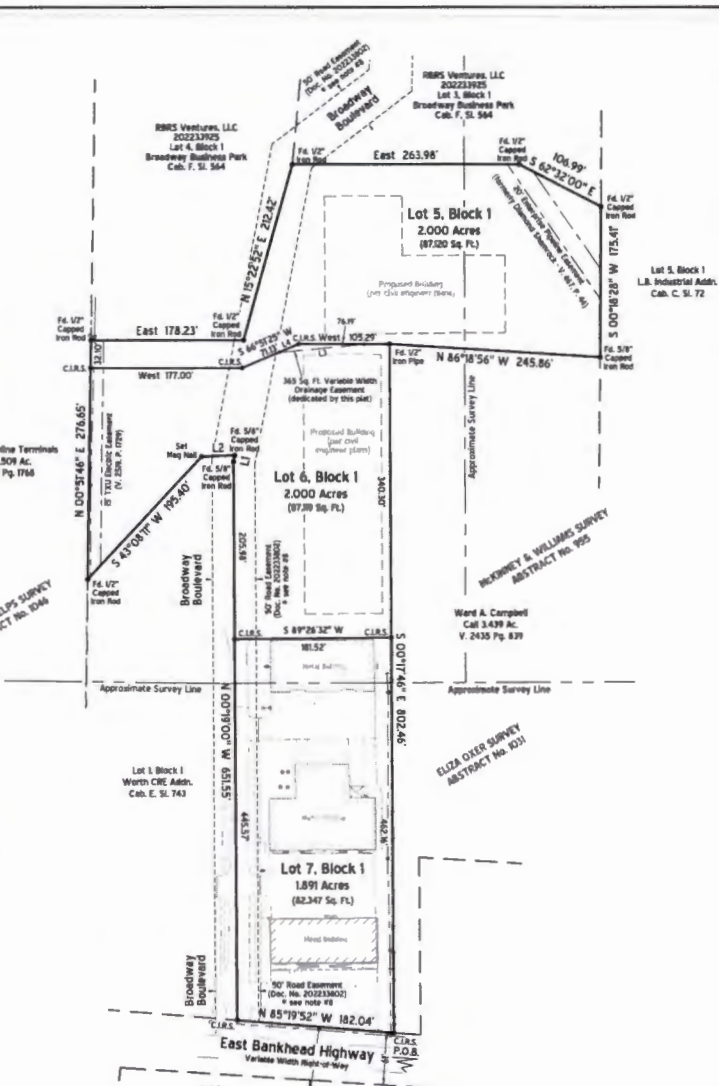
City of Willow Park Notes

8) Special Notice: setting a portion of this addition by notes and bounds is a violation of City and county ordinance and state law, and is subject to fines and withholding of utilities and building permits.

9) Lots 5 & 6, Block 1 Water is to be provided by private sewer water. Sanitary sewer services to be provided by private on-site septic facilities.

10) Lot 7, Block 1 Water is currently provided by City of Willow Park. Sanitary sewer services to be provided by private on-site septic facility.

Line	Bearing	Distance
L1	N 10°49'46" E	7.83
L2	S 87°47'24" W	38.36
L3	S 84°29'45" W	99.09
L4	N 64°30'25" E	24.60



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WFO 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 2, an addition to the Extraterritorial Jurisdiction of the City of Willow Park, Parker County, Texas, and does hereby dedicate to the public use hereof, the streets and alley shown thereon. WFO Bankhead Park, 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 liens, claims, and/or encumbrances. 3. The easements and public use areas, or shares, are dedicated for the public use hereof for the purposes indicated on this plat. 4. No building, fences, trees, shrubs, or other improvements or structures shall be constructed or placed upon, over or across the easements or shares except that landscape improvements may be placed in landscape easements if approved by the City of Willow Park. 5. The City of Willow Park, in its discretion, may require that the easements or shares be used for the purposes indicated on this plat. 6. The City of Willow Park, in its discretion, may require that the easements or shares be used for the purposes indicated on this plat. 7. The City of Willow Park, in its discretion, may require that the easements or shares be used for the purposes indicated on this plat. 8. The City of Willow Park, in its discretion, may require that the easements or shares be used for the purposes indicated on this plat. 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 _____ day of _____, 2023.

WFO Bankhead Park, L.L.C. (Owner)
VCCD Management, LLC (Managing Member for WFO Bankhead Park, L.L.C.)
VCCD Admin (Managing Member for VCCD 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 foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entity and in the capacities stated.

Notary Public in and for the State of Texas _____

Lienholder Acknowledgment:
The Lienholder hereby consents to the plat of Lots 5-7, Block 1, Broadway Business Park 2, as shown herein.

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 foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entity and in the capacities stated.

Notary Public in and for the State of Texas _____

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Notary Public in and for the State of Texas _____

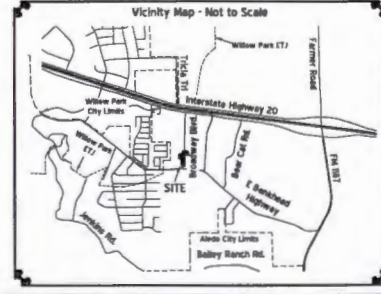
Notary Public in and for the State of Texas _____

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 _____

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

