

SECTION NO. 293
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 2785
HOUSTON HOOK ET UX
22.77 ACRES
V. 328, P. 450

HENRY H. HOOK ET UX
2.8 ACRES
V. 351, P. 33

ROBERT COLE ET UX
REMAINDER 25.03 ACRES
V. 383, P. 523

LOT 4
2.449 ACRES

LOT 3
2.074 ACRES

LOT 2
9.721 ACRES

LOT 1
10.089 ACRES

22785.009.001.00 SP 9.866 Ac
22785.009.004.00 SP 16.453 Ac

CURVE	DEGREE OF CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	141.15°	490.00'	N 20°25'51" W	73.57'	93.63'
C2	10°25'03"	550.00'	N 12°20'11" W	236.10'	237.95'
C3	21°58'19"	15.00'	N 34°08'28" W	17.51'	18.70'
C4	60°18'41"	95.00'	N 01°27'16" E	174.37'	220.86'
C5	60°18'41"	95.00'	S 23°20'27" E	189.94'	293.82'
C6	21°58'19"	15.00'	S 34°15'25" W	17.51'	18.70'
C7	11°41'35"	490.00'	S 12°20'11" E	210.34'	218.99'
C8	10°25'03"	550.00'	N 12°20'11" W	236.10'	237.95'
C9	11°41'35"	490.00'	S 12°20'11" E	210.34'	218.99'
C10	11°41'35"	490.00'	N 12°20'11" W	236.10'	237.95'
C11	60°18'41"	95.00'	N 12°21'48" E	149.52'	172.10'
C12	60°18'41"	95.00'	S 86°30'52" W	59.49'	60.50'
C13	60°18'41"	95.00'	S 86°30'52" W	60.16'	61.21'

LINE	BEARING	DISTANCE
L1	S 59°48'27" W	41.56'
L2	N 45°57'57" W	40.93'
L3	N 60°23'36" W	83.01'
L4	S 13°39'19" E	35.82'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 4836/00375E, DATED SEPTEMBER 26, 2008

NOTE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS REQUIRED BY SECTION 202.002 OF THE TEXAS NATURAL RESOURCES CODE. THE BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: VARIES FOR THE GROUNDWATER STUDY WAS APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON 11/14/24

NOTE: WATER WILL BE SUPPLIED BY PARKER COUNTY SUD.

NOTE: SPUR SERVICE IS ON-SITE SPUR FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: CURRENT SPEED LIMIT ON FAIRVIEW ROAD IS 35 MPH

F.C. BROWN SURVEY
ABSTRACT NO. 77

RCJ PROPERTIES, LLC
11,271 ACRES
DDC. #202433266

RCJ PROPERTIES, LLC
13,980 ACRES
DDC. #202433265

RCJ PROPERTIES, LLC
18,456 ACRES
DDC. #202433262

RCJ PROPERTIES, LLC
4,544 ACRES
DDC. #202433245

RCJ PROPERTIES, LLC
0.758 ACRE EASEMENT (TR2)
DDC. #202433266

N.W. PART SECTION NO. 294
T. & P. R.R. CO. SURVEY
(A.B. GLOVER SURVEY)
ABSTRACT NO. 2785

DANIEL ROAD ENTERPRISES, LLC.
21.48 ACRES
DDC. #201522322

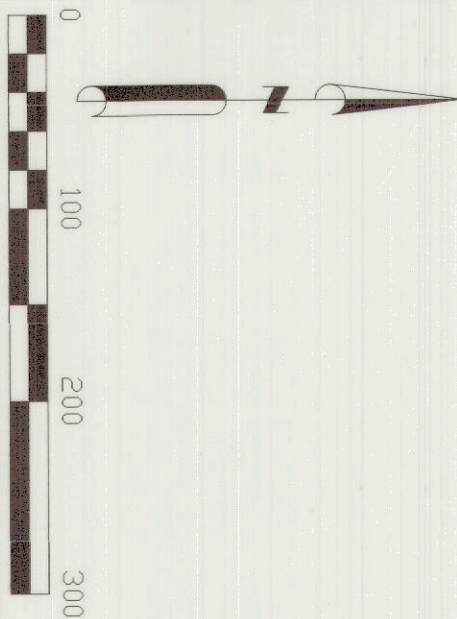
ENCORE AVENUE (60' R.O.W. - PRIVATE ROAD)
N 00°03'29" E 465.88'
S 00°03'29" W 465.88'

0.039 ACRE TO BE DEDICATED TO PARKER COUNTY FOR RIGHT-OF-WAY CONVEYANCE BY SEPARATE CONVEYANCE.

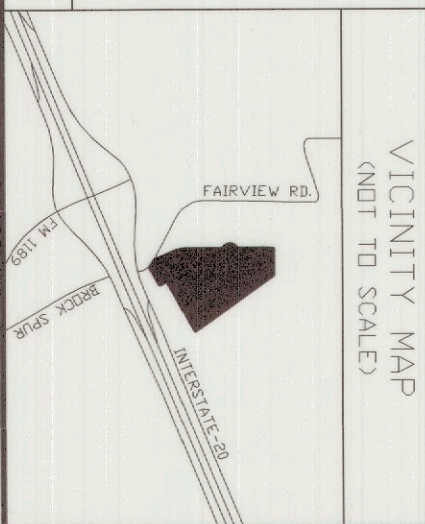
TRUE COSMOS, LLC.
117 ACRES
DDC. #201501668

CHARANJIT SINGH
0.697 ACRE
V. 2911, P. 1766

CHARANJIT SINGH
2.200 ACRES
V. 2911, P. 1766



G185



FINAL PLAT

ENCORE
INDUSTRIAL PARK
LOT 1 THRU LOT 4

BEING A SUBDIVISION OF 26.319 ACRES OUT OF THE NORTHWEST PART OF SECTION NO. 294, T. & P. R.R. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785, PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 22, 2025

LEGAL DESCRIPTION

Of a 26.319 acres tract of land out of the Northwest Part of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas; being part of a certain 11.271 acres tract (Tract 1) described in Document No. 202433266 and part of a certain 18.456 acres tract described in Document No. 202433252, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 11.271 acres tract and at the southeast corner of a certain 22.77 acres tract described in Volume 328, Page 450 of the Deed Records and at the most northerly northeast corner of said A.B. Glover Survey for the northeast and beginning corner of this tract.

Thence S. 35 deg. 20 min. 52 sec. E. 1316.31 feet to a found 1/2" iron rod with cap at the northeast corner of a certain 2.00 acres tract described in Volume 2511, Page 1766 of said Official Public Records for the most easterly southeast corner of this and said 18.456 acres tract.

Thence S. 61 deg. 18 min. 27 sec. W. 788.87 feet to a found 1/2" iron rod with cap at the northwest corner of said 2.00 acres tract for an ell corner of this and said 18.456 acres tract.

Thence S. 30 deg. 19 min. 15 sec. E. 109.63 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 2.00 acres tract for the most southerly southeast corner of this and said 18.456 acres tract.

Thence S. 61 deg. 18 min. 27 sec. W. 229.09 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 18.456 acres tract.

Thence S. 59 deg. 48 min. 27 sec. W. 41.56 feet along the southeast line of said 18.456 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the northeast right of way line of Fairview Road (paved) for the most southerly southwest corner of this tract.

Thence along the northeast right of way line of said Fairview Road the following courses and distances:

- N. 45 deg. 57 min. 57 sec. W. 40.93 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 60 deg. 23 min. 36 sec. W. 83.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly southwest corner of this tract
- Thence over and across said 18.456 acres tract and said 11.271 acres tract the following courses and distances:
 - Northerly along the arc of a 11 deg. 41 min. 35 sec. curve to the left with a radius of 490.00 feet, a central angle of 08 deg. 36 min. 36 sec., a chord of N. 20 deg. 25 min. 31 sec. W. 73.57 feet and an arc length of 73.63 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 24 deg. 43 min. 50 sec. W. 162.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Northerly along the arc of a 10 deg. 25 min. 03 sec. curve to the right with a radius of 550.00 feet, a central angle of 24 deg. 47 min. 18 sec., a chord of N. 12 deg. 20 min. 11 sec. W. 236.10 feet and an arc length of 237.95 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 00 deg. 03 min. 29 sec. E. 465.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - Northerly along the arc of a 21 deg. 58 min. 19 sec. curve to the left with a radius of 15.00 feet, a central angle of 71 deg. 24 min. 35 sec., a chord of N. 34 deg. 08 min. 28 sec. W. 17.51 feet and an arc length of 18.70 feet set 1/2" iron rod with cap (PRICE SURVEYING)
 - Northerly along the arc of a 60 deg. 18 min. 41 sec. curve to the right with a radius of 95.00 feet, a central angle of 133 deg. 12 min. 08 sec., a chord of N. 01 deg. 27 min. 16 sec. E. 174.37 feet and an arc length of 220.86 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 - N. 00 deg. 40 min. 16 sec. E. 507.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 11.271 acres tract and in the south line of said 22.77 acres tract for the northwest corner of this tract
- Thence S. 89 deg. 55 min. 12 sec. E. 356.72 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 18, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25749 13404.ord FN250754 & FN250755

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 21 DAY OF October, 2025.

COUNTY JUDGE

George A Conley
COMR. PRECINCT #1

Paul Robt
COMR. PRECINCT #2

Sam Wald
COMR. PRECINCT #3

Thigbalt
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202529182
10/27/2025 03:31 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLR

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET 9, SLIDE 185

DATE 10/27/25

PAGE 2 OF 2

OWNER'S CERTIFICATE

That I, RCJ PROPERTIES, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ENCORE INDUSTRIAL PARK. This plat being a subdivision of 26.319 acres out of the Northwest Part of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 25 DAY OF October, 2025

BY: John R. Simonetti, Jr.
JOHN R. SIMONETTI, JR., President and CEO

STATE OF TEXAS

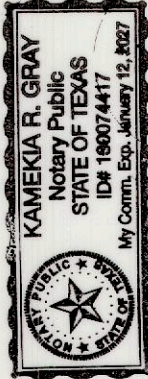
COUNTY OF Gregg

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN R. SIMONETTI, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 25 day of October, 2025

Signature

Kamkia R. Gray



LIEN HOLDER STATEMENT

CADENCE BANK, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Signature

Brendley Robinson

Printed

Brendley Robinson

Title

Manager President, Cadence Bank

STATE OF TEXAS

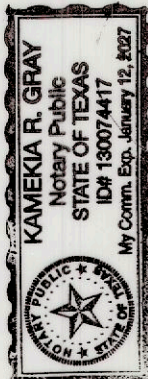
COUNTY OF Gregg

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brendley Robinson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 25 day of October, 2025

Signature

Kamkia R. Gray



12136
BR

D-17

FINAL PLAT

ENCORE

INDUSTRIAL PARK
LOT 1 THRU LOT 4

BEING A SUBDIVISION OF 26.319 ACRES OUT OF THE NORTHWEST PART OF SECTION NO. 294, T. & P. RR. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785, PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 22, 2025

DEVELOPER

RCJ PROPERTIES, LLC
51 CROWN ROAD
WILLOW PARK, TX 76087
713-628-4246

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING, LP
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS TX 76067
940-325-4841

ENGINEER

RANDY RUTHERFORD, PE
DEV-TEX ENGINEERING, LP
FIRM #F-799
12246 QUEENSTON BLVD, STE J
HOUSTON, TX 77095
281-955-1197