

State of Texas
County of Parker

Whereas BPR Enterprises, LLC and Aledo Storage, LLC, being the sole owners of a 10.648 acre tract out of the Thomas Freeman Survey, Abstract No. 475 and the James Brown Survey, Abstract No. 69, Parker County, Texas; being a portion of that certain called 13.593 acre tract described in Volume 2497, Page 1986, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), all of that certain called 132 acre tract described in Clerk's File Number (C.F. No.) 201922671, R.P.R.P.C.T., all of those certain called 0.335 acre and 0.335 acre tracts described in Clerk's File No. 202430246, R.P.R.P.C.T., each conveyed to BPR Enterprises, LLC, and also being a portion of that certain called 3.000 acre tract described in Clerk's File No. 20401390, R.P.R.P.C.T., and all of that certain called 125 acre tract described in Clerk's File No. 201815031, R.P.R.P.C.T., each conveyed to Aledo Storage, LLC; portions of said tracts also being all of Lots 1, 2 and 5, Block 3, Prairie Creek Business Park, according to the plat recorded in Cabinet C, Slide 673, Plat Records, Parker County, Texas (P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" iron rod with cap stamped Texas Surveying Inc., in the north right-of-way of East Bankhead Highway (paved surface), at the southeast corner of Lot 6, Block 1, Prairie Creek Business Park, according to the plat recorded in Cabinet C, Slide 333, P.R.P.C.T., for the southwest and beginning corner of the herein described tract, whence a found 1/2" iron rod at the southwest corner of said Volume 2497, Page 1986 bears S 00°36'27" W 12.65 feet;

THENCE N 00°36'27" E 947.81 feet, with the west line of said Block 3, to a found 1/2" iron rod at the westerly common corner of said Lot 2 and Lot 3, said Block 3, said corner being in the east line of Lot 4, Block 1, said Prairie Creek Business Park (Cab. C, Sl. 333) and in the west line of said C.F. No. 20401390, for the northwest corner of the herein described tract;

THENCE S 89°23'47" E 378.51 feet, with the common line of said Lots 2 and 3, Block 3, to a found 1/2" rod at the northwest corner of said C.F. No. 202430246, for a corner of the herein described tract;

THENCE S 89°40'12" E 121.36 feet, to a found 1/2" iron rod in the west line of Block 1, Prairie Ridge Addition, according to the plat recorded in Cabinet B, Slide 795, P.R.P.C.T., same being the northeast corner of said C.F. No. 202430246, for the northeast corner of the herein described tract;

THENCE S 00°31'00" W 239.81 feet, with the west line of said Block 1, Prairie Ridge Addition, to a set 1/2" iron rod with cap stamped Texas Surveying, Inc., at the northeast corner of said Lot 5, Block 3, same being the southeast corner of said C.F. No. 202430246, for a corner of the herein described tract;

THENCE S 00°31'40" W 713.65 feet, with the west line of said Block 1, Prairie Ridge Addition, to a found 1/2" iron rod at the southeast corner of said Lot 5, Block 3, same being the northeast corner of Lot 2, Crossfit 3, according to the plat recorded in Cabinet D, Slide 264, P.R.P.C.T., for the southeast corner of the herein described tract;

THENCE N 65°31'19" W 305.17 feet, with the south line of said Lot 5, Block 3, to a 3" steel fence post in the east right-of-way of Marble Court (paved, private 50 foot width), at the northwest corner of Lot 1, said Crossfit 3, for an ell corner of the herein described tract;

THENCE S 24°22'52" W 236.16 feet, with the common line of said Lot 1, Crossfit 3 and said Marble Court, to a set 1/2" iron rod with cap stamped Texas Surveying, Inc., in the north right-of-way of said East Bankhead Highway, at the southeast corner of said Lot 1, Block 3, for the southeast corner of the herein described tract, whence a found 1/2" iron rod at the southwest corner of said Lot 1, Crossfit 3, same being the southeast corner of said Volume 2497, Page 1986 bears S 24°22'52" W 10.30 feet;

THENCE N 57°37'41" W 160.62 feet, with the north right-of-way of said East Bankhead Highway, to the POINT OF BEGINNING, and containing 10.648 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. - Weatherford, TX 76086
weatherfordtxs-e.com - 817-594-0400
Project ID: AN06205-RP
Filed Date: May 23, 2025
Revised Date: May 27, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done 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) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0450E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. - set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC"

7) All easements and building lines from the previous plat of record (Prairie Creek Business Park, Cabinet C, Slide 673) have been vacated and reconfigured as shown hereon, dedicated by this plat.

Parker County Notes:

A) Water is to be provided by private water wells. Lots 1R and 2R to share the water well located at Northing 6946637.05 and Easting 2241337.74 (as shown). Lots 5R-1 and 5R-2 to share one water well, located at Northing 6946601.29 and Easting 2241337.74 (as shown). Lot 6 to utilize the water well located at Northing 694766.60 and Easting 2241395.15 (as shown).

B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

C) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and is subject to fines.

D) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was released from the City of Fort Worth Extraterritorial Jurisdiction on January 3, 2025 (per Fort Worth Tracking No. S BAX-24-082 and BAX-24-083).

E) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

F) At time of plat, East Bankhead Highway has a posted speed limit of 45 miles per hour. Marble Court is a private street and does not have a posted speed limit.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on May 12, 2025.

I) At time of plat, the entrance to Marble Court from East Bankhead Highway is fully paved and does not have a culvert, and Marble Court is a fully paved private street without culverts.

J) The Parker County Commissioner's Court approved the waiver for the Parker County Subdivision Rules and Regulations and Parker County OSSF Rules and Regulations for Lot 6, being 0.946 acres, on May 12, 2025.

K) The Parker County Commissioner's Court approved the variance for driveway distances on May 12, 2025.

LINE	BEARING	DISTANCE
L1	N 89°22'00" W	50.01'
L2	N 26°32'57" E	18.32'
L3	S 89°23'47" E	49.93'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CT	50.00'	157.08'	S 00°38'00" W	100.00'

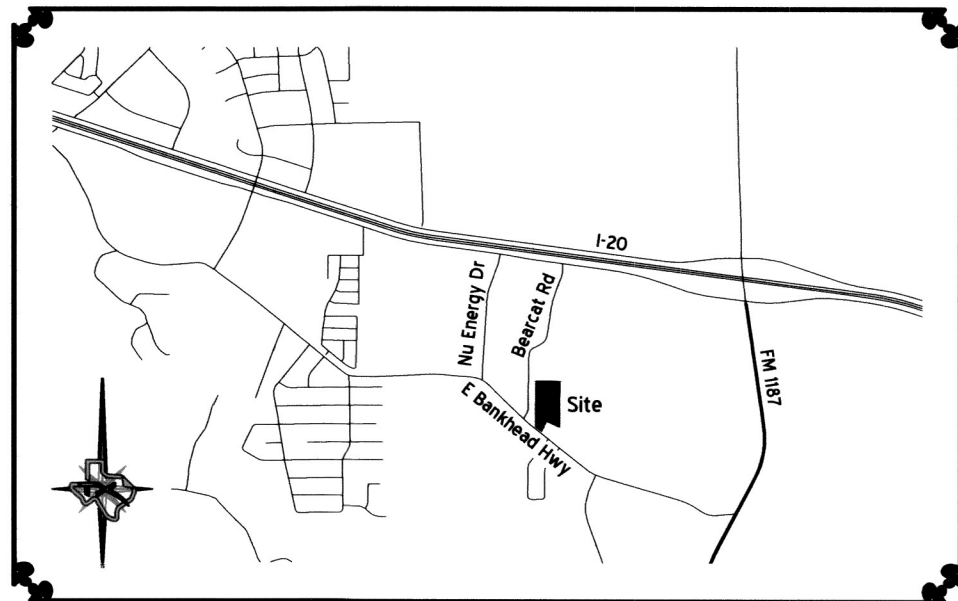
Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherfordtxs-e.com

Owner(s):
BPR Enterprises, LLC
Aledo Storage, LLC
10303 E Bankhead Hwy, Suite 103
Aledo, TX 76008

1" = 100'



Vicinity Map (1" = 4,000')



SHAR-I, LP
V. 2696, P. 1363

Lot 3, Block 3
Prairie Creek Business Park
Cab. C, Sl. 673

Broadband Telecom Services, Inc.
201800946

Lot 4, Block 1
Prairie Creek Business Park
Cab. C, Sl. 333

THOMAS FREEMAN SURVEY
ABSTRACT No. 475

JAMES BROWN SURVEY
ABSTRACT No. 69

Michael & Trena Farnham
V. 2395, P. 1663

Lot 5, Block 1
Prairie Creek Business Park
Cab. C, Sl. 333

Aledo Sunset, LLC
201800655

Lot 6, Block 1
Prairie Creek Business Park
Cab. C, Sl. 333

Lot 1R, Block 3
1.832 Acres
(79.810 Sq. Ft.)

Lot 5R-1, Block 3
1.376 Acres
(59.930 Sq. Ft.)

Versailles Estates, LP
20214801

Lot 2
Crossfit 3
Cab. D, Sl. 264

Vann & Sydney Smith
201731051

Lot 3, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

David & Rebecca Medrano
202003072

Lot 4, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

Michael & Heather Colvard
202107035

Lot 5, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

Brian & Leah Hekele
V. 2844, P. 1071

Lot 6, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

Joshua Tipton & Amber Bos
201616497

Lot 7, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

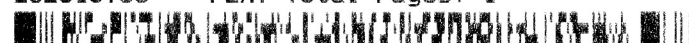
Steven & Natalia Pulley
20416723

Lot 8, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

Kyle Towns
V. 2508, P. 1644

Lot 18, Block 1
Prairie Ridge Addition
Cab. B, Sl. 795

202518753



PLAT Total Pages: 1

Now, Therefore, Know All Men By These Presents:

That BPR Enterprises, LLC and Aledo Storage, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as LOTS 1R, 2R, 5R-1, 5R-2, 6 and X, Block 3, Prairie Creek Business Park, an addition to Parker County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

This property was released from the City of Fort Worth Extraterritorial Jurisdiction on January 3, 2025, per Fort Worth Tracking No. S BAX-24-082 and BAX-24-083.

Witness, my hand, this the 2nd day of June, 2025.

By: Randall Sears
Randall Sears (Member)

By: Aledo Storage, LLC (Owner)
Aledo Storage, LLC (Owner)

State of Texas

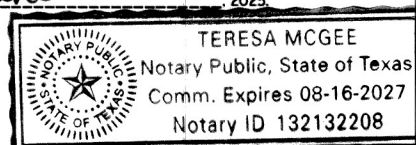
County of Parker

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

Randall Sears, 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 2nd day of June, 2025.

Teressa McGee
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 1R, 2R, 5R-1, 5R-2, 6 and X, Block 3, Prairie Creek Business Park, as shown hereon.

By: Grangerview Bank
Lienholder

Name of Authorized Representative
Title of Authorized Representative

State of Texas

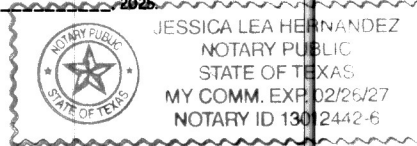
County of Parker

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

Grangerview Bank, 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 28th day of May, 2025.

Jessica Lea Hernandez
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 1R, 2R, 5R-1, 5R-2, 6 and X, Block 3, Prairie Creek Business Park, as shown hereon.

By: James Wagoner
Lienholder

Name of Authorized Representative
Title of Authorized Representative

State of Texas

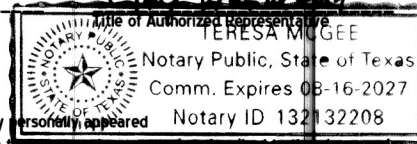
County of Parker

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

James Wagoner, 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 2nd day of June, 2025.

Teressa McGee
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 1R, 2R, 5R-1, 5R-2, 6 and X, Block 3, Prairie Creek Business Park, as shown hereon.

By: Lin Bearden
Lienholder

Name of Authorized Representative
Title of Authorized Representative

State of Texas

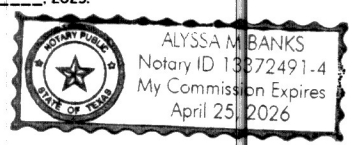
County of Parker

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

Lin Bearden, 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 2nd day of June, 2025.

Teressa McGee
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners Court of Parker County, Texas.

this the 1st day of July, 2025.

County Judge

George J. Conley
Commissioner Precinct #1

James Wagoner
Commissioner Precinct #3

Lin Bearden
Commissioner Precinct #2

Teressa McGee
Commissioner Precinct #4

Replat Lots 1R, 2R, 5R-1, 5R-2, 6 and X, Block 3 Prairie Creek Business Park an addition to Parker County, Texas

Being a 10.648 acre tract out of the Thomas Freeman Survey, Abstract No. 475 and the James Brown Survey, Abstract No. 69, Parker County, Texas, a portion of said 10.648 acre tract being all of Lots 1, 2 and 5, Block 3, Prairie Creek Business Park, according to the plat recorded in Cabinet C, Slide 673, Plat Records, Parker County, Texas

June 2025

TEXAS SURVEYING & ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202518753
07/15/2025 11:39 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 141