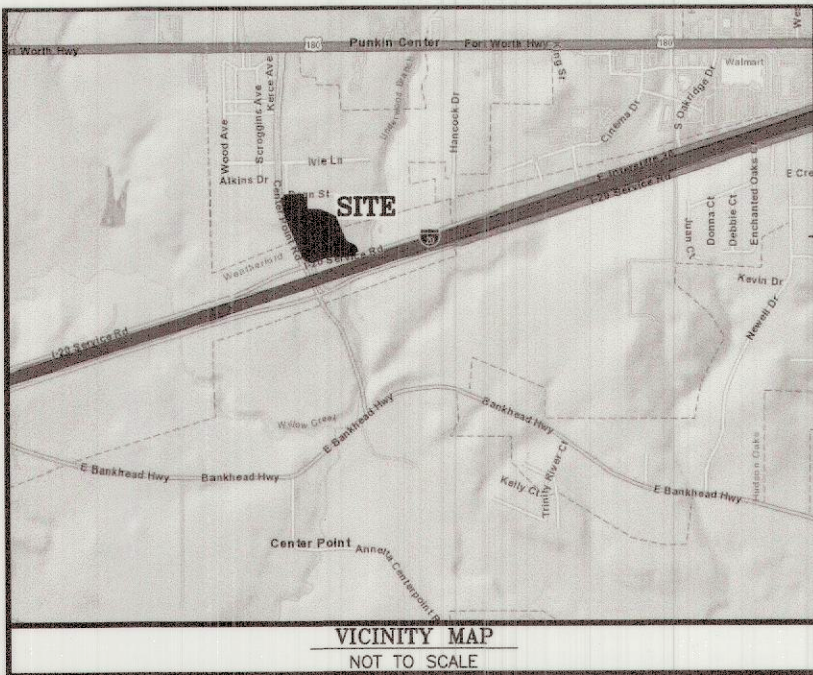




MAP LEGEND:

---	BOUNDARY LINES
---	ADJOINING LOT LINES
---	CENTERLINES
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	EXISTING LOT LINE
○	BOUNDARY POINT
×	FOUND MONUMENT

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48367C0300E, MAP REVISED SEPTEMBER 26, 2008 AND 48367C0425F, MAP REVISED APRIL 5, 2019.

PRE-EXISTING EASEMENT NOTE:

ALL EXISTING EASEMENT AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

202526575 PLAT Total Pages: 2

BRITTAIN & CRAWFORD
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TOPOGRAPHIC MAPPING
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P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 10019000
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80 0 80 160 240
GRAPHIC SCALE - 1 INCH=80 FEET

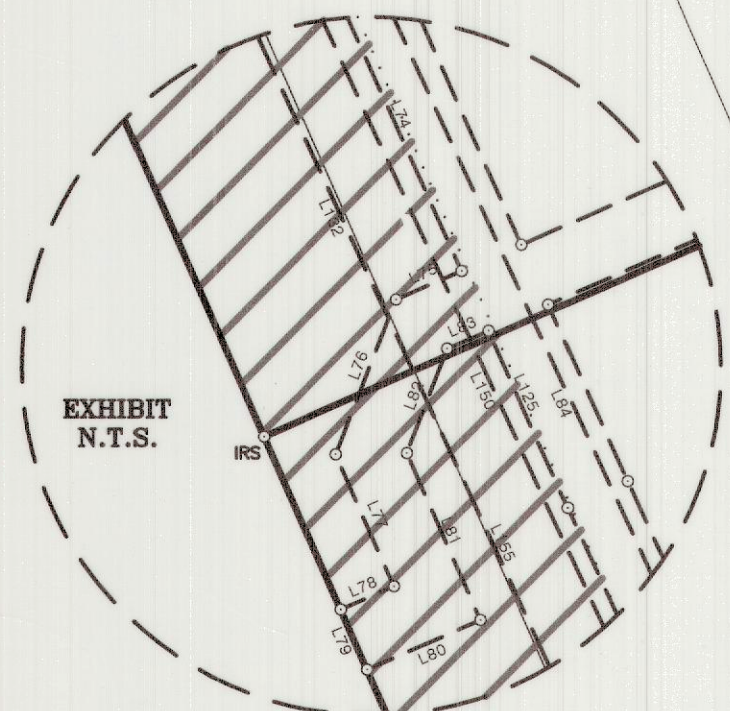
NOTE:

1. ALL "IRS" ARE 1/2" IRON RODS MARKED "BRITTAIN & CRAWFORD" SET.

2. C.O.W.-CITY OF WEATHERFORD

EXISTING PUBLIC RIGHT-OF-WAY RELEASED BY THE CITY OF WEATHERFORD
DOC# 202514782
O.P.R.P.C.T.

BENCHMARK No. 1
BOX CUT ON THE CENTER OF A 10' CURB INLET LOCATED ON THE WEST SIDE OF RIC WILLIAMS MEMORIAL HIGHWAY +/- 900' NORTH OF I-20 FRONTAGE ROAD
ELEV=949.20



$\Delta=18^{\circ}35'57''$
 $R=1130.38'$
 $L=366.94'$
 $CH=N 14^{\circ}53'29''W$
 $365.33'$

100% ES3 JS

RIGHT-OF-WAY DEDICATION (BY THIS PLAT)
0.032 ACRE (1,393 SQ. FT.)

DEAN STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING (1/2" IRF TEXAS SURVEYING)

RACHEL AND BILLY MCCUNE
DOC# 201804977
O.P.R.P.C.T.

SHARON E. HICKS WALL
DOC# 201524615
O.P.R.P.C.T.

ADDISON HAWKINS SURVEY
ABSTRACT NO. 665

P.B. PIPKIN SURVEY
ABSTRACT NO. 1073

ACCESS, DRAINAGE AND UTILITY EASEMENT (BY SEPARATE INSTRUMENT)

BENCHMARK "T-11"
1/2" IRON ROD STAMPED
"B & C RANDOM"
NORTHING: 6956837.39000
EASTING: 2205959.89700
ELEVATION: 936.25

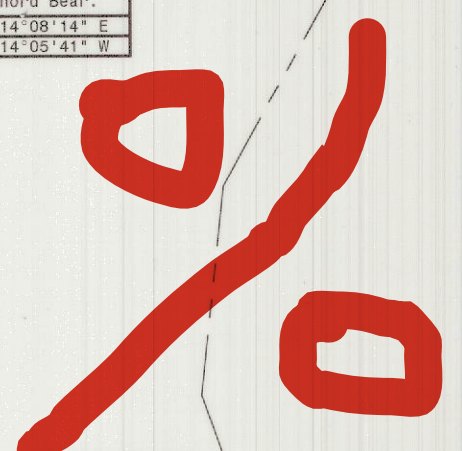
84% in ESD 3 LOT 1

38% in ESD 3

62% in City of Weatherford

16% in City of Weatherford

21073.015.000.00
21073.013.000.00
21073.011.000.00
21073.010.000.00
21073.009.000.00
21073.001.001.12
21073.001.001.10
20665.065.000.00
20665.030.000.00
21073.009.001.00



11086 WE
J-15

GAS EASEMENT LINE TABLE

Course	Bearing	Distance
L142	S 02°58'17" E	54.78'
L143	S 00°51'09" E	137.95'
L144	S 24°12'30" E	223.92'
L145	S 23°24'00" E	448.99'
L146	N 66°33'20" W	10.00'
L147	S 23°26'40" E	448.95'
L148	S 23°26'40" E	70.62'
L149	S 23°26'40" E	202.35'
L150	S 30°15'50" E	15.55'
L151	S 24°41'11" E	51.84'
L152	N 24°41'11" W	38.86'
L153	N 30°15'50" W	15.57'
L154	N 24°30'59" W	203.42'
L155	N 23°40'14" W	154.86'
L156	N 24°12'30" W	223.77'
L157	N 00°51'09" W	137.94'
L158	N 02°58'17" W	55.06'

Curve

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	181.48'	71.22'	22°29'10"	70.77'	S 14°08'14" E
C2	191.48'	75.23'	22°30'33"	74.74'	N 14°05'41" W

WATER EASEMENT LINE TABLE

Course	Bearing	Distance
L107	S 21°33'20" W	49.36'
L108	S 66°33'20" W	120.00'
L109	S 23°26'40" E	133.42'
L110	N 23°26'40" W	129.92'
L111	S 66°33'20" W	10.82'
L112	N 23°26'40" W	5.00'
L113	N 66°33'20" E	10.82'
L114	N 23°26'40" W	6.09'
L115	N 21°33'20" E	10.49'
L116	N 66°33'20" E	121.43'
L117	N 21°33'20" E	57.91'
L118	S 00°09'34" W	24.85'
L119	S 89°50'26" E	5.29'
L120	S 89°50'26" E	59.91'
L121	S 02°44'08" W	168.70'
L122	S 23°42'53" E	227.58'
L123	S 21°50'00" E	103.16'
L124	S 24°11'33" E	70.70'
L125	S 24°32'34" E	280.49'
L126	S 24°12'27" E	12.94'
L127	N 24°12'27" W	16.33'
L128	N 23°26'40" W	36.38'
L129	S 66°33'20" W	26.88'
L130	N 23°26'40" W	15.00'
L131	N 66°33'20" E	26.59'
L132	N 24°32'34" W	229.11'
L133	N 24°11'33" W	71.17'
L134	N 21°50'00" W	103.25'
L135	N 23°42'53" W	5.14'
L136	S 66°33'20" W	24.15'
L137	N 23°26'40" W	5.00'
L138	N 33°20" E	24.12'
L139	N 23°42'53" W	221.81'
L140	N 02°44'08" E	152.48'
L141	N 89°50'26" W	55.77'

SEWER EASEMENT CALL TABLE

Course	Bearing	Distance
L160	S 23°26'40" E	20.57'
L161	S 59°24'28" E	38.78'
L162	N 59°24'28" W	64.29'
L163	N 23°26'40" W	25.44'
L164	S 23°24'31" E	15.00'
L165	S 66°37'21" W	293.25'
L166	N 23°26'40" W	15.00'
L167	N 66°37'21" E	293.26'

DRAINAGE EASEMENT LINE TABLE

Course	Bearing	Distance
L168	S 01°22'55" E	18.93'
L169	N 61°22'55" W	4.59'
L170	S 88°37'05" W	24.11'
L171	N 61°22'55" W	12.51'
L172	N 01°22'55" W	11.09'
L173	S 06°33'20" E	25.18'
L174	S 23°26'40" E	68.41'
L175	S 36°33'20" W	47.30'
L176	N 66°33'20" E	29.94'
L177	N 23°26'40" W	63.77'
L178	N 06°33'20" E	20.52'
L179	S 29°52'30" W	35.79'
L180	N 23°26'40" W	18.70'
L181	N 29°52'30" E	15.91'

DEVELOPER:
RP-CD WEATHERFORD POINT, LP
2525 MCKINNON STREET, STE. 700.
DALLAS, TEXAS 75207
PHONE: (214)-572-0777
EMAIL: mfawks@theretailconnection.net
CONTACT: Mark Fawks

ENGINEER:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR, STE. 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 x203
CONTACT: WILL WINKELMANN
will@winelmann.com

FINAL PLAT
OF
LOTS 1 THRU 3, BLOCK 1
CENTERPOINT ADDITION
LOCATED IN THE
P.B. PIPKIN SURVEY
ABSTRACT No. 1073, THE
ADDISON HAWKINS SURVEY
ABSTRACT No. 665, AND THE
WM COSLEY SURVEY
ABSTRACT No. 244
PARKER COUNTY, TEXAS

PREPARED: MARCH 2025
9.174 ACRES, 3 LOTS
(DANNY) ...Projects\CARRILLO\WEATHERFORD CENTERPOINT\CARRILLO-CENTERPOINT-FINAL-PLAT.dwg
SIN. FIN. #941

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, **RP - CD WEATHERFORD POINT LP**, acting by and through the undersigned, their duly authorized representative, is the sole owner of 9.174 acres of land situated in the P.B. PIPKIN SURVEY, Abstract No. 1073, Parker County, Texas, according to the deeds recorded in Document No's. 202432054, 202432055, 202432052, 202432053, 202432056 and 202432064, of the Official Public Records of Parker County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 9.174 acres of land situated in the P.B. PIPKIN SURVEY, Abstract No. 1073, the ADDISON HAWKINS SURVEY, Abstract No. 665 and the WM COSLEY SURVEY, Abstract No. 244, Parker County, Texas, and being comprised of all of the tracts of land conveyed to RP - CD Weatherford Point LP, by the deeds recorded in Document No's. 202432054, 202432055, 202432052, 202432053, 202432056 and 202432064, of the Official Public Records of Parker County, Texas; together with a portion of excess right-of-way from Centerpoint Road (a variable width public right-of-way), said 9.174 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Texas Surveying" found at the Northeast corner of the aforesaid RP - CD Weatherford Point LP Tract (202432054) and the Northwest corner of the tract of land conveyed to Rachel and Billy McCune, by the deed recorded in Document No. 201804977, and said POINT OF BEGINNING lying in the South right-of-way line of Dean Street (a 50 foot wide public right-of-way);

THENCE S 01° 22' 55" E 209.76 feet, along the East boundary line of said RP - CD Weatherford Point LP Tracts (202432054 & 202432055) and also the West boundary line of said McCune Tract, to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said McCune Tract and an ELL corner for RP - CD Weatherford Point LP Tract (202432055);

THENCE N 89° 44' 59" E 183.42 feet, along the South boundary line of said McCune Tract and the most Southerly North boundary line of said RP - CD Weatherford Point LP Tract (202432055), to a ½" iron rod found at the most Southerly Northeast corner of said RP - CD Weatherford Point LP Tract (202432055), and said point also being the Northwest corner of the remainder tract of land conveyed to 400 Centerpoint, by the deed recorded in Volume 2520, Page 66, of the Deed Records of Parker County, Texas,

THENCE along the East boundary line of said RP - CD Weatherford Point LP Tracts (202432055 & 202432056) and the West boundary line of said 400 Centerpoint Tract, as follows:

1. S 23° 46' 55" E 164.20 feet, to a ½" iron rod found;
2. N 71° 54' 25" E 159.59 feet, to a ½" iron rod found;
3. S 23° 24' 31" E 515.31 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said RP - CD Weatherford Point LP Tract (202432056) and the Southwest corner of said 400 Centerpoint Tract, and said point also lying in the new North right-of-way line of Interstate Highway No. 20 (a variable width public right-of-way);

THENCE along the new North right-of-way line of said Interstate Highway No. 20, as follows:

1. S 87° 56' 50" W 304.38 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 71° 58' 43" W 211.39 feet, to a ½" iron rod marked "Texas Surveying" found;
3. N 89° 47' 18" W 30.92 feet, to a ½" iron rod marked "Brittain & Crawford" set in the Southwest boundary line of the aforesaid RP - CD Weatherford Point LP Tract (202432053), and said point lying in the East right-of-way line of the aforesaid Centerpoint Road;

THENCE along the East right-of-way line of said Centerpoint Road, as follows:

1. N 59° 47' 18" W 64.08 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 23° 26' 40" W 514.13 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
3. NORTHWESTERLY 366.94 feet, along said curve to the right having a radius of 1,130.38 feet, a central angle of 18° 35' 37" and a chord bearing N 14° 53' 29" W 365.33 feet, to a ½" iron rod marked "Brittain & Crawford" set within the intersection of the East right-of-way line of said Centerpoint Road with the South right-of-way line of the aforesaid Dean Street;

THENCE N 89° 39' 12" E 278.84 feet, along the South right-of-way line of said Dean Street and the North boundary line of aforesaid RP - CD Weatherford Point LP Tract (202432054), to the POINT OF BEGINNING containing 9.174 acres of land.

STATE OF TEXAS §
COUNTY OF PARKER §

Date September 24, 20 25

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the **LOTS 1 THRU 3, BLOCK 1, CENTERPOINT ADDITION**, to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

RP - CD WEATHERFORD POINT, LP
a Texas limited partnership

By: **RP-CD Weatherford Point GP, LLC**
It's General Partner

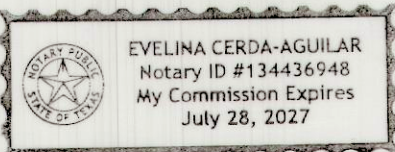
By: [Signature]
Name: **James S. Ziegler**
Title: **Manager**

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared **JAMES S. ZIEGLER**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 24 day of September, 2025.

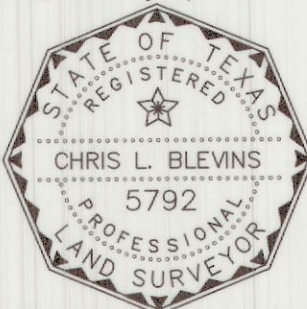
[Signature]
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

[Signature]
CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



PRE-EXISTING EASEMENT NOTE:

ALL EXISTING EASEMENT AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle
202526575
10/01/2025 10:01 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEVELOPER:

RP-CD WEATHERFORD POINT, LP
2525 MCKINNON STREET, STE. 700.
DALLAS, TEXAS 75207
PHONE: (214)-572-0777
EMAIL: mfawks@theretailconnection.net
CONTACT: Mark Fawks

ENGINEER:

WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR, STE. 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 x203
CONTACT: WILL WINKELMANN
will@winelmann.com

FINAL PLAT
OF
LOTS 1 THRU 3, BLOCK 1
CENTERPOINT ADDITION
LOCATED IN THE
P.B. PIPKIN SURVEY
ABSTRACT No. 1073, THE
ADDISON HAWKINS SURVEY
ABSTRACT No. 665, AND THE
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ABSTRACT No. 244
PARKER COUNTY, TEXAS

PREPARED: MARCH 2025
9.174 ACRES, 3 LOTS

(DANNY) ...Projects\CARRILLO\WEATHERFORD CENTERPOINT\CARRILLO-CENTERPOINT-FINAL-PLAT.dwg

SIN. FIN. #941

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EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 10019000
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This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 29 day of September, 2025.

By: [Signature]
Chairman

ATTEST: [Signature]
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 29 day of September, 2025.

By: [Signature]
Mayor

ATTEST: [Signature]
Secretary

ZONING NOTE:

CURRENT PROPERTY IS ZONED "C2" INTERSTATE COMMERCIAL.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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11086
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J-15