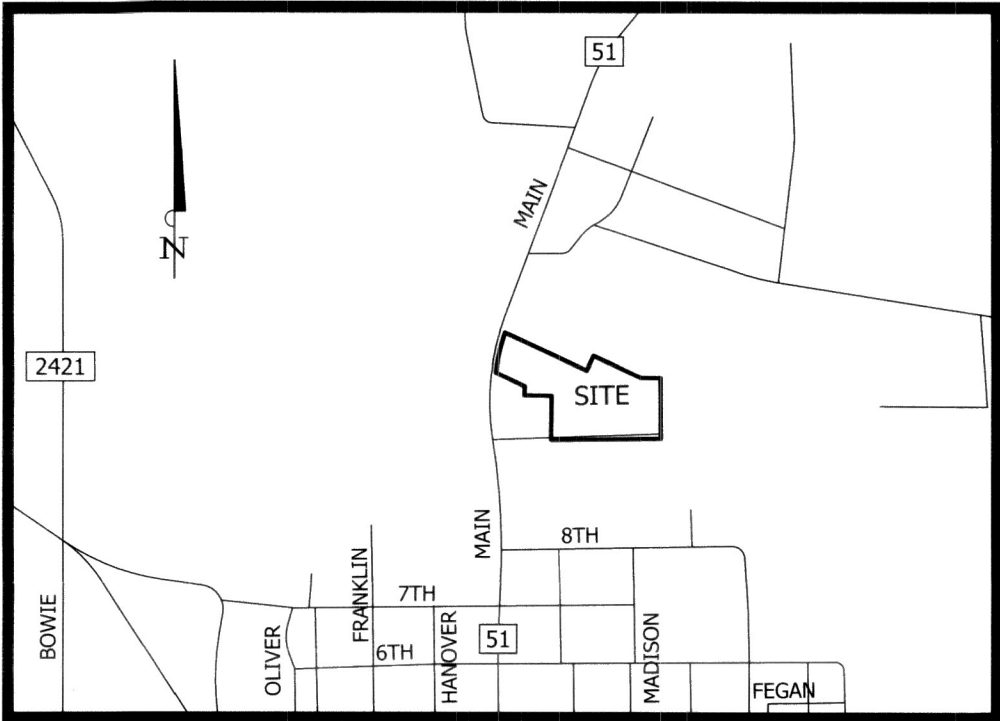




VICINITY MAP
NOT TO SCALE
WEATHERFORD, TEXAS

GENERAL NOTES:

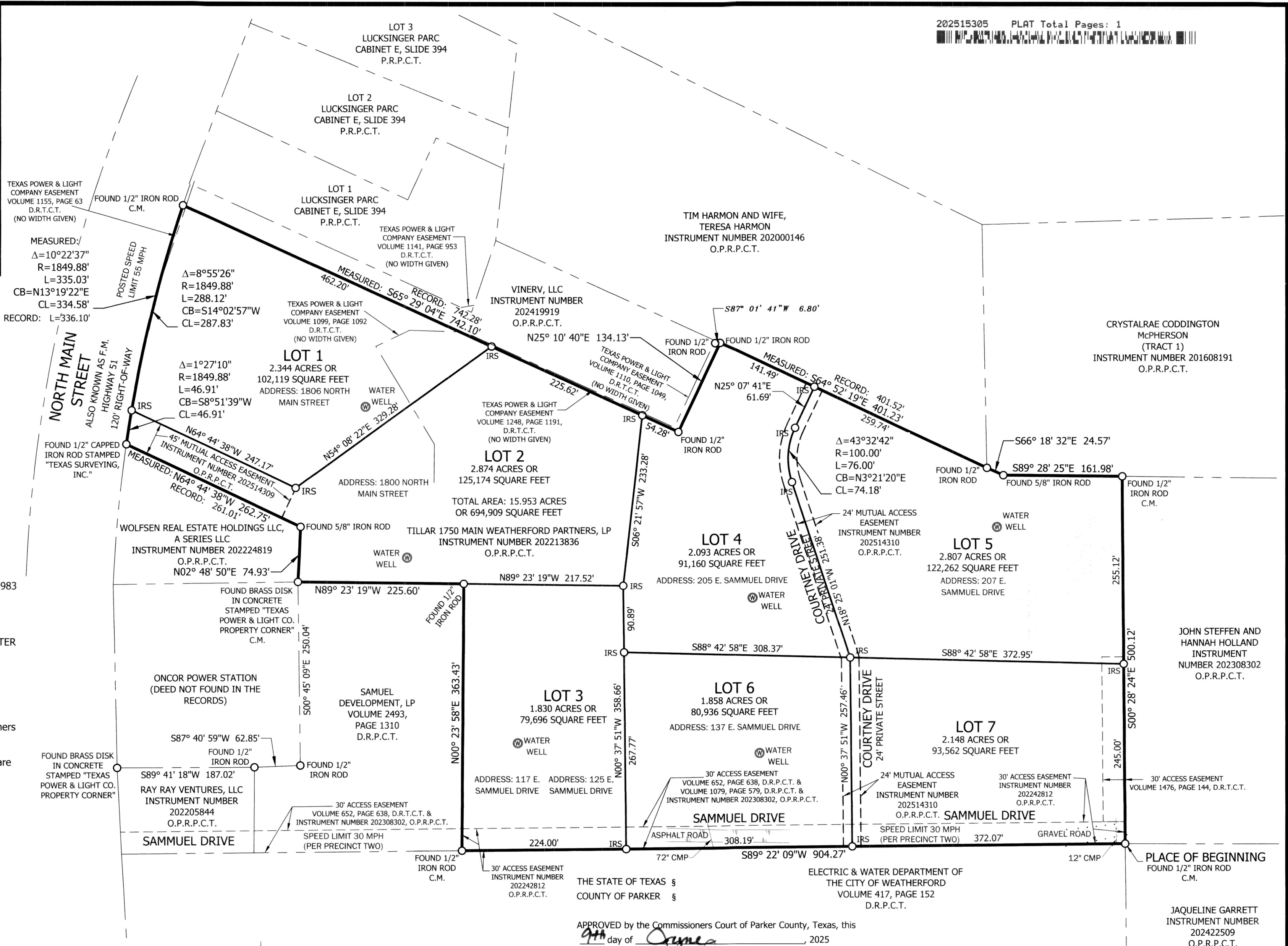
1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (CORS), Texas North Central Zone (4202).
2. All distances shown herein are surface distances.
3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".
4. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. Variance for the Groundwater Certification Study was approved in Commissioners Court on May 12, 2025. No new wells to be drilled on Lots 1-6.
6. Landowners are to display reflective building numbers by their driveway that are visible and legible both day and night from the public road.

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
D.R.P.C.T. DEED RECORDS
PARKER COUNTY, TEXAS
P.R.P.C.T. PLAT RECORDS
PARKER COUNTY, TEXAS
O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS
PARKER COUNTY, TEXAS
C.M. CONTROLLING MONUMENT

PREPARED BY: PROJECT NO. 222-25-004

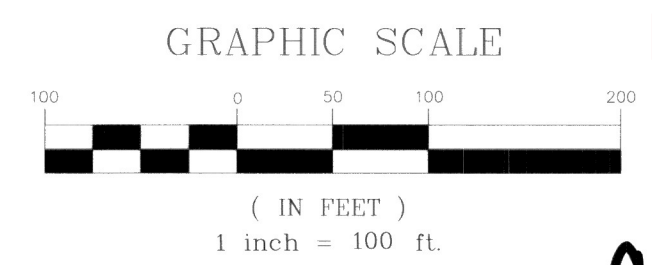
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



21447.009.000.00

12427
WE

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NWE



6125

THE STATE OF TEXAS §
COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, this
9th day of June, 2025

County Judge
George A. Conley
Commissioner Precinct #1

Jackie
Commissioner Precinct #2

Sam
Commissioner Precinct #3

Shirley
Commissioner Precinct #4

PRELIMINARY PLAT
OF
FORT WORTH HIGHWAY ADDITION
15.953 acres out of the
Texas Pacific Railway Company Survey,
Abstract Number 1447
Parker County, Texas
7 Commercial Lots
Preparation Date: June 2025
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL B. SZURGOT, RPLS
PHONE: 817-842-2094
mszurgot@bannistereng.com

OWNER / DEVELOPER:
TILLAR 1750 MAIN WEATHERFORD
PARTNERS, LP
2627 TILLAR STREET, SUITE 111
FORT WORTH, TEXAS 76107

State of Texas §
County of Parker §

WHEREAS, **TILLAR 1750 MAIN WEATHERFORD PARTNERS, LP** is the owner of that certain 15.953 acres (694,909 square feet) of land in the Texas and Pacific Railway Company Survey, Abstract Number 1447, Parker County, Texas; said 15.953 acres (694,909 square feet) of land being all of that certain described in a Special Warranty Deed with Vendor's Lien to TILLAR 1750 MAIN WEATHERFORD PARTNERS, LP (hereinafter referred to as TILLAR 1750 MAIN WEATHERFORD PARTNERS tract), as recorded in Instrument Number 202213836, Official Public Records, Parker County, Texas (O.P.R.P.C.T.); said 15.953 acres (694,909 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southeast corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the Southwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to John Steffen and Hannah Holland (hereinafter referred to as Steffen tract), as recorded in Instrument Number 202308302, O.P.R.P.C.T., same being the Northwest corner of that certain tract of land described in a Affidavit of Heirship to Jaqueline Garrett, as recorded in Instrument Number 202422509, O.P.R.P.C.T., same also being the Northeast corner of that certain tract of land described in a Warranty Deed to Electric & Water Department of the City of Weatherford (hereinafter referred to as City of Weatherford tract), as recorded in Volume 417, Page 152, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE South 89 degrees 22 minutes 09 seconds West with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said City of Weatherford tract, a distance of 904.27 feet to a one-half inch iron rod found for the Southerly Southwest corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Samuel Development, LP (hereinafter referred to as Samuel Development tract), as recorded in Volume 2493, Page 1310, D.R.P.C.T.;

THENCE North 00 degrees 23 minutes 58 seconds East, departing the North line of said City of Weatherford tract, with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Samuel Development tract, a distance of 363.43 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 23 minutes 19 seconds West, continue with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Samuel Development tract, a distance of 225.60 feet to a brass disk in concrete stamped "TEXAS POWER & LIGHT CO. PROPERTY CORNER" found for corner, same being the Northwest corner of said Samuel Development tract, same being the Southeast corner of that certain tract of land described in a General Warranty Deed to Wolfsen Real Estate Holdings, A Series LLC (hereinafter referred to as Wolfsen Real Estate Holdings tract), as recorded in Instrument Number 202224819, O.P.R.P.C.T.;

THENCE North 02 degrees 48 minutes 50 seconds East with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Wolfsen Real Estate Holdings tract, a distance of 74.93 feet to a five-eighths inch iron rod found for corner, same being the Northeast corner of said Wolfsen Real Estate Holdings tract;

THENCE North 64 degrees 44 minutes 38 seconds West, continue with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Wolfsen Real Estate Holdings tract, a distance of 262.75 feet to a one-half inch iron rod with plastic cap stamped "TEXAS SURVEYING, INC." found for corner, same being the Northwest corner of said Wolfsen Real Estate Holdings tract, same being the Westerly Southwest corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the existing East right-of-way line of North Main Street, also known as F.M. Highway 51 (120' right-of-way), same also being the beginning of a non-tangent curve to the right, whose long chord bears North 13 degrees 19 minutes 22 seconds East, a distance of 334.58 feet;

THENCE Northerly with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and the existing East right-of-way line of said North Main Street, with said curve to the right having a radius of 1849.88 feet, through a central angle of 10 degrees 22 minutes 37 seconds, for an arc distance of 335.03 feet to a one-half inch iron rod found for the Northwest corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the Southwest corner of that certain tract of land described in a General Warranty Deed with Vendor's Lien to Vinerv, LLC (hereinafter referred to as Vinerv tract), as recorded in Instrument Number 202419919, O.P.R.P.C.T.;

THENCE South 65 degrees 29minutes 04seconds East, departing the existing East right-of-way line of said North Main Street, with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Vinerv tract, a distance of 742.10 feet to a one-half inch iron rod found for an inner-ell corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the Southeast corner of said Vinerv tract;

THENCE North 25 degrees 10 minutes 40 seconds East, continue with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Vinerv tract, a distance of 134.13 feet to a one-half inch iron rod found for corner, same being the Northeast corner of said Vinerv tract, same being the South line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Tim Harmon and wife, Teresa Harmon (hereinafter referred to as Harmon tract), as recorded in Instrument Number 202000146, O.P.R.P.C.T., from which a one-half inch iron rod found bears South 87 degrees 01 minute 41 seconds West, a distance of 6.80 feet;

THENCE South 64 degrees 52 minutes 19 seconds East with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Harmon tract, a distance of 401.23 feet to a one-half inch iron rod found for corner, same being the Southeast corner of said Harmon tract, same being the Southwest corner of that certain tract of land described as Tract 1 in a Warranty Deed with Vendor's Lien to CrystalRae Coddington McPherson (hereinafter referred to as McPherson tract), as recorded in Instrument Number 201608191, O.P.R.P.C.T.;

THENCE South 66 degrees 18 minutes 32 seconds East with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said McPherson tract, a distance of 24.57 feet to a five-eighths inch iron rod found for corner;

THENCE South 89 degrees 28 minutes 25 seconds East, continue with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said McPherson tract, a distance of 161.98 feet to a one-half inch iron rod found for the Northeast corner of said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract, same being the Northwest corner of the aforesaid Steffen tract;

THENCE South 00 degrees 28 minutes 24 seconds East with the common line between said TILLAR 1750 MAIN WEATHERFORD PARTNERS tract and said Steffen tract, a distance of 500.12 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 15.953 acres (694,909 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, **TILLAR 1750 MAIN WEATHERFORD PARTNERS, LP**, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the here described property as **FORT WORTH HIGHWAY ADDITION**, an addition to Parker County, Texas, and does hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

The Subject Property lied within the ETJ City of Weatherford and was released to Parker County on January 2, 2025.

WITNESS, my hand, this the 4th day of June, 2025

TILLAR 1750 MAIN WEATHERFORD PARTNERS, LP
Tillar Partners, LLC, its general partner

Lender: Pinnacle Bank

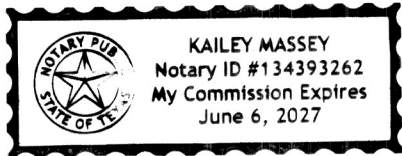
[Signature]
Name:

[Signature]
Name:

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared WALANDRETH, Managing Member of Tillar Partners, LLC, general partner of Tillar 1750 Main Weatherford Partners, LP, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 4th DAY OF June, 2025.

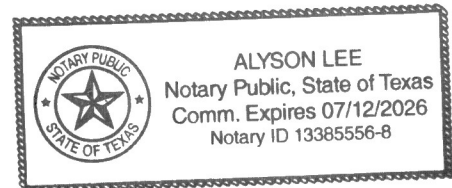


Kailey Massey
NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Charles Ivey, President of Pinnacle Bank, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 4th DAY OF June, 2025.



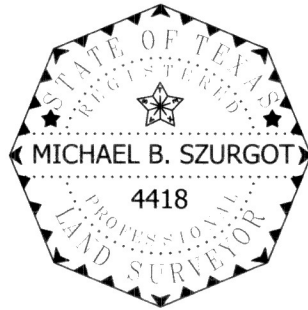
Alyson Lee
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT

I, Michael B. Szurgot, a Registered Professional Land Surveyor, licensed by the State of Texas, having platted the above subdivision from an actual survey on the ground, and the all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the 4th day of JUNE, 2025.

[Signature]
Michael B. Szurgot
Registered Professional Land Surveyor
Texas Registration No. 4418



PRELIMINARY PLAT
OF
FORT WORTH HIGHWAY ADDITION
15.953 acres out of the
Texas Pacific Railway Company Survey,
Abstract Number 1447
Parker County, Texas
7 Commercial Lots
Preparation Date: June 2025

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202515305
06/10/2025 10:32 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL B. SZURGOT, RPLS
PHONE: 817-842-2094
mszurgot@bannistereng.com

SHEET 2 OF 2
OWNER / DEVELOPER:
TILLAR 1750 MAIN WEATHERFORD
PARTNERS, LP
2627 TILLAR STREET, SUITE 111
FORT WORTH, TEXAS 76107

PREPARED BY: PROJECT NO. 222-25-004
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

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