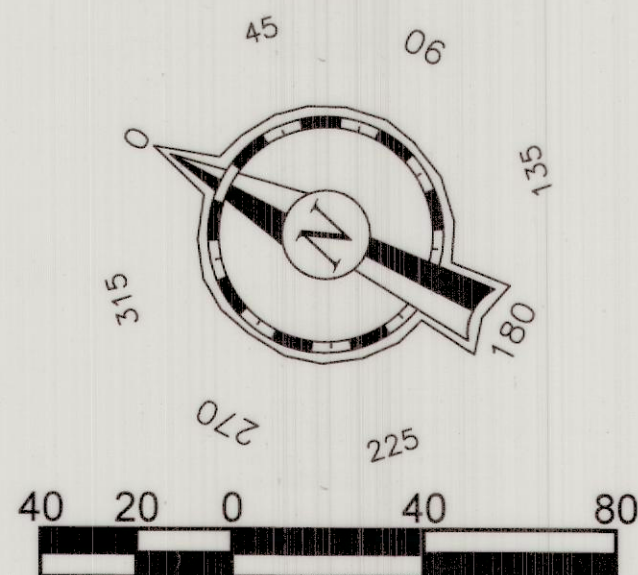


NOTES

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- ALL LOT CORNERS WILL BE SET WITH 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" OR SIMILAR MONUMENTATION AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR PARKER COUNTY, TEXAS, PER MAP NUMBER 48367C0385F DATED APRIL 05, 2019 PANEL 385 OF 575, SUBJECT TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOT 17
WEATHERFORD
MARKETPLACE ADDITION
CABINET C, SLIDE 294
P.R.P.C.T.

PERMANENT RIGHT-OF-WAY
CITY OF WEATHERFORD
DOCUMENT NO. 690963
O.P.R.P.C.T.

$\Delta=1^{\circ}08'36''$
 $R=670.00'$
 $L=13.37'$
 $CB=S81^{\circ}11'03''E$
 $C=13.37'$

$\Delta=11^{\circ}10'06''$
 $R=468.00'$
 $L=91.22'$
 $CB=N77^{\circ}41'31''E$
 $C=91.08'$

$\Delta=82^{\circ}12'20''$
 $R=42.50'$
 $L=60.98'$
 $CB=N31^{\circ}00'33''E$
 $C=55.88'$

20785.006.000.00
11045.001.001.00
11045.001.002.00
11045.001.003.00

LOT 1, BLOCK A
3.2428 ACRES
141,256 SQ. FT.

A PORTION OF
CALLED 2.834 ACRES
ROBERT CLARK
DOCUMENT NO. 201516479
O.P.R.P.C.T.

APPROXIMATE LOCATION
(NO WIDTH GIVEN)
ELECTRIC EASEMENT
TEXAS PUBLIC UTILITIES
CORPORATION
VOLUME 181, PAGE 23
D.R.P.C.T.
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

RIGHT-OF-WAY
DEDICATION
0.0427 ACRES
1,862 SQ. FT.

S.H. 171 - S.H. 51
(110' WIDTH RIGHT-OF-WAY)
(ALSO KNOWN AS SOUTH MAIN STREET)

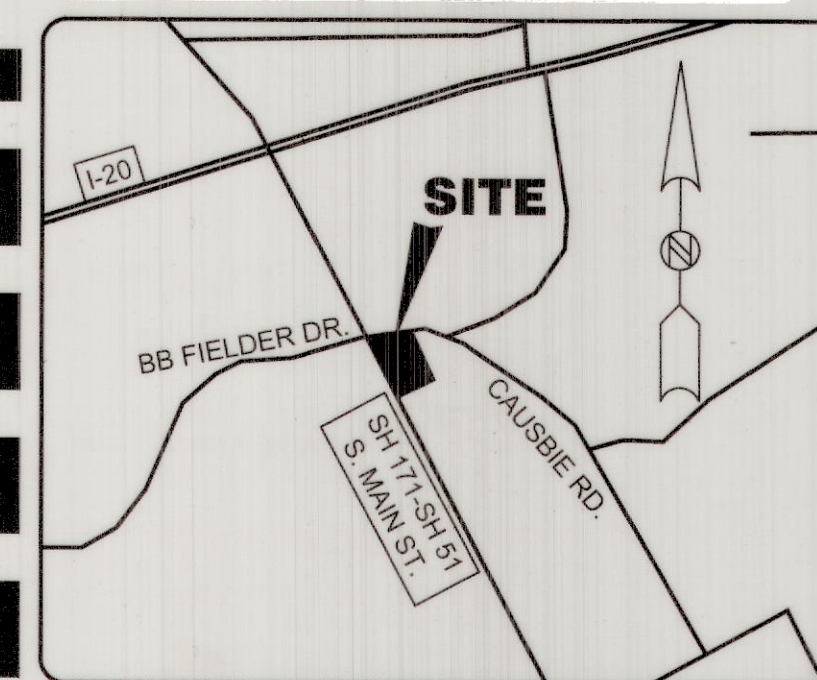
CALLLED 297.391 ACRES
WEATHERFORD COLLEGE OF THE PARKER COUNTY
JUNIOR COLLEGE DISTRICT
VOLUME 1658, PAGE 1005, O.P.R.P.C.T.

CALLLED 0.007 ACRES
REX L. SWAN
DOCUMENT NO. 202102869
O.P.R.P.C.T.

LOT 13
CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.

LOT 2, BLOCK A
5.571 ACRES
250,781 SQ. FT.

LOT 1
CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.



LOCATION MAP NOT TO SCALE

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAP
CIRS	1/2" IRON ROD WITH CAP SET "BOWMAN PROP COR"
D.R.P.C.T.	DEED RECORDS PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY, TEXAS
TXDOT TYPE	FOUND CONCRETE PILLAR RIGHT OF WAY MONUMENT
BBS	FOUND 5/8" CAPPED IRON ROD STAMPED "BROOKS BAKER SURVEYING"
R.R.	RAIL ROAD
POB	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST

EXISTING FEATURES

	PROPERTY R/W LINE (QT NET)
	ADJOINER PROPERTY LINE (NOT SURVEYED)
	APPROXIMATE OF SURVEY LINE
	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" UNLESS OTHERWISE NOTED
	POINT FOR CORNER

PREPARED BY:
Bowman Consulting Group, Ltd.
Bentley E. Shafer
bentley.shafer@bowman.com
2701 Dallas Pkwy, Suite 100
Plano, TX 75093
PH: (972) 616-4713

OWNER:
QT SOUTH, LLC
8700 Freepoint Pkwy Ste 115
Irving, TX 75063

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Bowman

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Plano, TX 75093
TBPCLS #10120600

Phone: (214) 484-8586
www.bowman.com

DRAWN BY: FW CHECKED BY: CS JOB NO.: 210267

G259

FINAL PLAT LOTS 1 & 2, BLOCK A QUIKTRIP 1948 ADDITION

9.043 ACRES - BEING ALL OF
CALLED 2.834 ACRE TRACT OF LAND, DOCUMENT NO. 201516479 O.P.R.P.C.T.
AND ALL OF LOTS 1-3 OF "CAUSBIE ADDITION", CABINET A, SLIDE 175, P.R.P.C.T.
A.M. KROUSE SURVEY, ABSTRACT NO. 785, I&GN RR CO SURVEY, ABSTRACT NO. 1792, D.B.
LIGON SURVEY, ABSTRACT NO. 2019 AND THE S.V. SHIRLEY SURVEY, ABSTRACT NO. 2057
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PREPARED: 2026-03-10
SHEET 1 OF 3 SHEETS

J:\BOWMAN\JOB FILES\210267 TO 210269\210267 - QUIKTRIP STORE NO. 1844-WEATHERFORD SURVEY\DWG\COLSON AND FORRESTER\USE THIS BOUNDARY DWG 3102026 8 28 29 AM colson.sdwg

Bowman

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Plano, TX 75093
TBPELS #10120600

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DRAWN BY: FW CHECKED BY: CS JOB NO.: 210267

LOT 1, BLOCK 1
RUSSELL FEED ADDITION
CABINET E, SLIDE 676
P.R.P.C.T.

LOT 2
CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.

LOT 2, BLOCK A
5.7571 ACRES
250,781 SQ. FT.

LOT 3
CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.

LOT 4
CAUSBIE ADDITION
CABINET A, SLIDE 175
P.R.P.C.T.

LOT 14-A
CAUSBIE ADDITION
CAB B, SLIDE 515
P.R.P.C.T.

LOT 14-B
CAUSBIE ADDITION
CAB B, SLIDE 515
P.R.P.C.T.

LOT 15
CAUSBIE ADDITION
CAB A, SLIDE 175
P.R.P.C.T.

MATCH LINE
(SEE SHEET 1)

I&GN RR CO SURVEY
ABSTRACT NO. 1792

D.B. LIGON SURVEY
ABSTRACT NO. 2019

APPROXIMATE
LOCATION
SURVEY/ABSTRACT
LINE

20' UTILITY EASEMENT - CAB. A, PG. 175, P.R.P.C.T.
(ABANDONED BY THIS PLAT)

25' BUILDING SETBACK

S63°07'07"W 479.05'

P.O.B.
R.R. SPIKE

S.H. 171 - S.H. 51
(110' WIDTH RIGHT-OF-WAY)
(ALSO KNOWN AS SOUTH MAIN STREET)

APPROXIMATE
CENTERLINE

VARIABLE WIDTH
ACCESS AND UTILITY
EASEMENT
(BY THIS PLAT)

VARIABLE WIDTH
ACCESS AND UTILITY
EASEMENT
(BY THIS PLAT)

20' UTILITY EASEMENT
CAB. A, PG. 175, P.R.P.C.T.

10' UTILITY EASEMENT
CAB. A, PG. 175, P.R.P.C.T.

10' UTILITY EASEMENT
CAB. A, PG. 175, P.R.P.C.T.

10' UTILITY EASEMENT
CAB. A, PG. 175, P.R.P.C.T.

VARIABLE WIDTH
DRAINAGE EASEMENT
(BY THIS PLAT)

10' BUILDING SETBACK

S30°56'16"E 391.30'

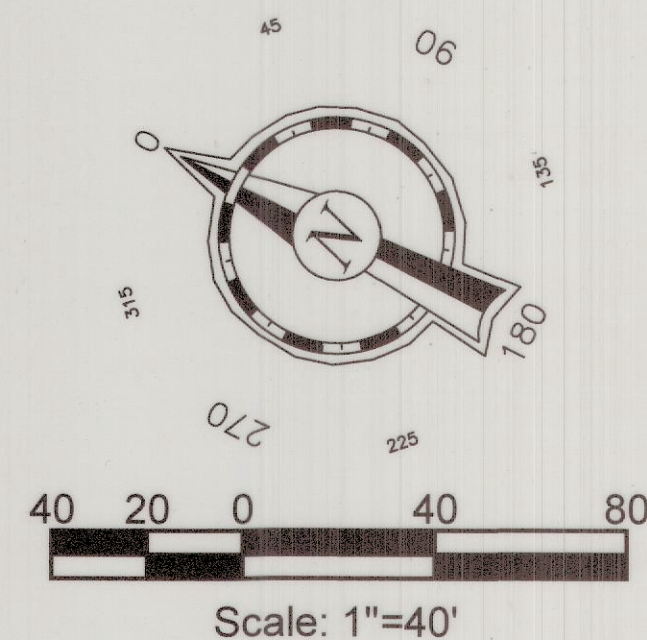
191.74'

S63°10'29"W
31.12'

S16°44'27"E
103.00'

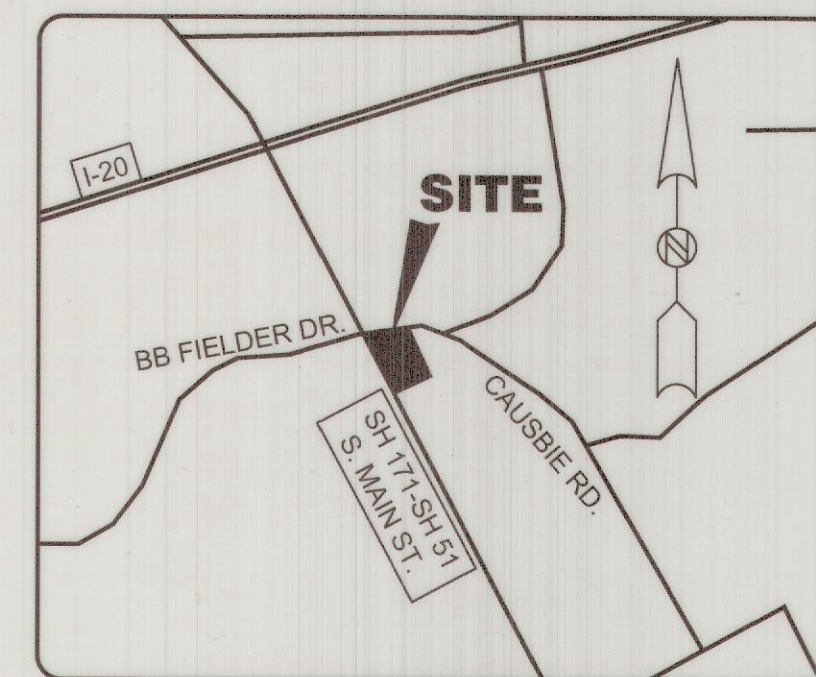
74.46'
S62°32'40"W

413.65'
N27°24'06"W



LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°13'28"E	4.15'
L2	S02°13'28"W	4.15'
L3	N89°42'14"E	5.34'
L4	N59°21'50"E	8.37'
L5	N01°35'47"E	9.14'
L6	N86°37'07"W	3.18'
L7	N03°22'53"E	10.00'
L8	S86°37'07"E	3.18'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	61°01'20"	8.20'	8.74'	S26°13'56"W	8.33'
C2	30°20'24"	6.00'	3.18'	S74°32'02"W	3.14'
C3	74°51'51"	6.00'	7.84'	N52°51'51"W	7.29'
C4	18°22'45"	14.00'	4.49'	S17°24'19"E	4.47'
C5	91°11'26"	16.00'	25.47'	N19°03'08"E	22.86'
C6	25°43'17"	53.50'	24.02'	N16°14'32"E	23.82'
C7	90°58'14"	19.94'	31.66'	N18°01'19"E	28.44'



LOCATION MAP NOT TO SCALE

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAP
CIRS	1/2" IRON ROD WITH CAP SET "BOWMAN PROP COR"
D.R.P.C.T.	DEED RECORDS PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY, TEXAS
TXDOT TYPE 1	FOUND CONCRETE PILLAR RIGHT OF WAY MONUMENT
BBS	FOUND 5/8" CAPPED IRON ROD STAMPED "BROOKS BAKER SURVEYING"
R.R.	RAIL ROAD
POB	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST

EXISTING FEATURES

	PROPERTY R/W LINE (QT NET)
	ADJOINER PROPERTY LINE (NOT SURVEYED)
	APPROXIMATE OF SURVEY LINE
	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" UNLESS OTHERWISE NOTED
	POINT FOR CORNER

PREPARED BY:
Bowman Consulting Group, Ltd.
Bentley E. Shafer
bentley.shafer@bowman.com
2701 Dallas Pkwy, Suite 100
Plano, TX. 75093
PH: (972) 616-4713

OWNER:
QT SOUTH, LLC
8700 Freeport Pkwy Ste 115
Irving, TX 75063

20785.006.000.00
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11045.001.002.00
11045.001.003.00

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FINAL PLAT LOTS 1 & 2, BLOCK A QUIKTRIP 1948 ADDITION

9.043 ACRES - BEING ALL OF
CALLED 2.834 ACRE TRACT OF LAND, DOCUMENT NO. 201516479 O.P.R.P.C.T.
AND ALL OF LOTS 1-3 OF "CAUSBIE ADDITION", CABINET A, SLIDE 175, P.R.P.C.T.
A.M. KROUSE SURVEY, ABSTRACT NO. 785, I&GN RR CO SURVEY, ABSTRACT NO. 1792, D.B.
LIGON SURVEY, ABSTRACT NO. 2019 AND THE S.V. SHIRLEY SURVEY, ABSTRACT NO. 2057
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PREPARED: 2026-03-10
SHEET 2 OF 3 SHEETS

G259

DESCRIPTION OF PLAT PERIMETER

BEING a 9.043 acre tract of land situated within the A. M. Krouse Survey, Abstract No. 785, I&GN RR CO Survey, Abstract no. 1792, D.B. Ligon Survey, Abstract No. 2019 and the S.V. Shirley Survey, Abstract No. 2057, City of Weatherford, Parker County, Texas, being all of a called 2.834 acre tract of land as described in the deed to Robert Clark recorded under Document No. 201516479 of the Official Public Records of Parker County, Texas and all of Lots 1-3 of the plat designated as "Causbie Addition" recorded in Cabinet A, Slide 175 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found at the southwest corner of said Lot 3, being the northeast right of way line of State Highway 171 and 51 (also known as South Main Street), a 110-foot right of way as described in the deed to the State of Texas recorded in Volume 180, Page 417 of the Deed Records of Parker County, Texas;

THENCE the following five (5) calls coincident with the northeast right of way line of said State Highway 171 and the westerly lines of said Lots 1-3:

1. NORTH 28°10'31" WEST, 89.12 feet to a found railroad spike;
2. NORTH 27°41'48" WEST, 210.91 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. NORTH 27°04'22" WEST, 236.91 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
4. SOUTH 62°52'48" WEST, 10.00 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
5. NORTH 27°05'24" WEST, 366.31 feet to a railroad spike in rock set at its intersection with the south right of way line of East BB Fielder Road, a variable width right of way, as described in the deed to the City of Weatherford recorded under Volume 2667, Page 1866 of said Deed Records, being the beginning of a non-tangent curve;

THENCE the following six (6) calls coincident with the south right of way line of said East BB Fielder Road and the north line of said Lot 1:

1. easterly, with said non-tangent curve, concave to the southeast, having a radius of 42.50 feet and a chord bearing and distance of NORTH 31°00'33" EAST, 55.88 feet, an arc length of 60.98 feet to a 5/8-inch capped iron rod stamped "BROOKS BAKER SURVEYING" found at the beginning of a compound curve;
2. easterly, with said compound curve, concave to the south, having a radius of 468.00 feet and a chord bearing and distance of NORTH 77°41'31" EAST, 91.08 feet, an arc length of 91.22 feet to an "X" cut found;
3. SOUTH 87°49'05" EAST, 161.52 feet to a 5/8-inch capped iron rod stamped "BROOKS BAKER SURVEYING" found at the beginning of a non-tangent curve;
4. easterly, with said non-tangent curve, concave to the south, having a radius of 670.00 feet and a chord bearing and distance of SOUTH 81°11'03" EAST, 13.37 feet, an arc length of 13.37 feet to a found 1/2-inch iron rod;
5. SOUTH 80°38'19" EAST, 99.90 feet to an "X" cut found at the beginning of a non-tangent curve;
6. easterly, with said non-tangent curve, concave to the north, having a radius of 730.00 feet and a chord bearing and distance of SOUTH 86°15'05"EAST, 144.11 feet, an arc length of 144.35 feet to a 1/2-inch iron rod found at the northeast corner of said called 2.834 acre tract of land and said Lot 1;

THENCE SOUTH 12°27'08" EAST, 93.80 feet with the east line of said called 2.834 acre tract of land to a 60D nail found;

THENCE SOUTH 26°49'02" EAST, 37.20 feet with the east line of said called 2.834 acre tract of land to a 1/2-inch iron rod found at the northeast corner of said Lot 1;

THENCE SOUTH 26°49'31" EAST, 172.83 feet with the east line of said Lot 1 and said Lot 2 to a 1/2-inch iron rod found at the west corner of Lot 14-A of the replat of Causbie Addition, an addition to the City of Weatherford according to the plat thereof recorded in Cabinet B, Slide 515, Official Public Records of Parker County, Texas common to the south corner of Lot 13 of aforesaid Causbie Addition (Cab. A, Slide 175);

THENCE SOUTH 30°56'16" EAST, 391.30 feet with the east line of said Lots 2 and 3 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the southeast corner of said Lot 3;

THENCE SOUTH 63°07'07" WEST, 479.05 feet with the south line of said Lot 3 to the POINT OF BEGINNING, containing 9.043 acres, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QT SOUTH, LLC do(es) hereby adopt this plat designating the herein above described property as QUIKTRIP 1948 ADDITION, an addition the City of Weatherford, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at (Weatherford, Texas), this the 10 day of MARCH, 2026.

QT South, LLC, a Texas limited liability company

By: Thomas P. Edwards
Thomas P. Edwards
President

To the best of my knowledge, there are no liens against this property.

Thomas P. Edwards
Signature of Owner

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Thomas P. Edwards, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 10 day of MARCH, 2026.

Kevin Eikermann
Notary's Signature

KEVIN EIKERMANN
Notary ID #134247162
My Commission Expires
March 10, 2027

Notary Stamp:

SURVEYOR CERTIFICATE

STATE OF TEXAS

I, Bentley E. Shafer, Registered Professional Land Surveyor No. 6988, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Weatherford, Texas.

Bentley E. Shafer
Surveyor's Signature

10 March 2026

STATE OF TEXAS
REGISTERED
BENTLEY E. SHAFER
6988
PROFESSIONAL
LAND SURVEYOR

PLANNING & ZONING COMMISSION

CERTIFICATE OF APPROVAL:

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 on this 13 day of March, 2026.

Signed: Chairman
CHAIRMAN

ATTEST: Andrea McDonald
Secretary

CITY COUNCIL

CERTIFICATE OF APPROVAL:

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 on this 13 day of March, 2026.

Signed: Paul Ricknell
Chairman MAYOR

ATTEST: Andrea McDonald
Secretary

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CWE
H-16

FINAL PLAT
LOTS 1 & 2, BLOCK A
QUIKTRIP 1948 ADDITION

9.043 ACRES - BEING ALL OF
CALLED 2.834 ACRE TRACT OF LAND, DOCUMENT NO. 201516479 O.P.R.P.C.T.
AND ALL OF LOTS 1-3 OF "CAUSBIE ADDITION", CABINET A, SLIDE 175, P.R.P.C.T.
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LIGON SURVEY, ABSTRACT NO. 2019 AND THE S.V. SHIRLEY SURVEY, ABSTRACT NO. 2057
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PREPARED: 2026-03-10
SHEET 3 OF 3 SHEETS

Bowman

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2701 Dallas Pkwy, Suite 100 Phone: (214) 484-8586
Plano, TX 75093 www.bowman.com

TBPELS #10120600 DRAWN BY: FW CHECKED BY: CS JOB NO.: 210267

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202607373
03/17/2026 03:29 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

20785.006.000.00
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11045.001.003.00

G259