

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS THE MARK AT WEATHERFORD OWNER LLC IS THE SOLE OWNER OF THOSE CERTAIN TRACTS OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NUMBER 405, AND THE R. INMAN SURVEY, ABSTRACT NUMBER 725, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO GROGAN CHILDREN PARTNERS, L.P., RECORDED IN VOLUME 1591, PAGE 571, COUNTY RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO GROGAN GRANDCHILDREN PARTNERS, L.P., RECORDED IN VOLUME 2505, PAGE 769, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF SAID GROGAN CHILDREN PARTNERS TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO COLLEGE PARK DEVELOPMENT ASSOCIATES, RECORDED IN VOLUME 1610, PAGE 739, SAID COUNTY RECORDS, AND BEING IN THE SOUTH LINE OF COLLEGE PARK DRIVE (A CALLED 49 FOOT RIGHT-OF-WAY);

THENCE S 00° 28' 45" E, 751.60 FEET, DEPARTING SAID SOUTH LINE, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GROGAN CHILDREN PARTNERS TRACT, BEING THE SOUTHWEST CORNER OF SAID COLLEGE PARK DEVELOPMENT TRACT, AND BEING IN THE NORTH LINE OF LOT 3, BLOCK 1 OF THE SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS RECORDED IN CABINET B, SLIDE 264, SAID COUNTY RECORDS;

THENCE S 89° 22' 23" W, AT 289.73 FEET THE SOUTHWEST CORNER OF SAID GROGAN CHILDREN PARTNERS TRACT AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED GROGAN GRANDCHILDREN PARTNERS TRACT, IN ALL, A TOTAL DISTANCE OF 683.10 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", FOUND AT THE SOUTHWEST CORNER OF SAID GROGAN GRANDCHILDREN PARTNERS TRACT, AND BEING AN "ELL" CORNER IN THE EAST LINE OF LOT 2 OF THE GOODWILL SUBDIVISION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS RECORDED IN CABINET B, SLIDE 428, SAID COUNTY RECORDS;

THENCE N 00° 39' 16" W, 753.19 FEET, WITH THE WEST LINE OF SAID GROGAN GRANDCHILDREN PARTNERS TRACT, TO AN "X" CUT FOUND AT THE NORTHWEST CORNER OF SAID GROGAN GRANDCHILDREN PARTNERS TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CPSC, L.P., RECORDED IN VOLUME 1423, PAGE 1909, SAID COUNTY RECORDS, AND BEING IN THE AFOREMENTIONED SOUTH LINE OF COLLEGE PARK DRIVE;

THENCE S 89° 00' 33" E, 217.48 FEET, WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID GROGAN GRANDCHILDREN PARTNERS TRACT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT AND CONTINUING WITH SAID COMMON LINE, AN ARC DISTANCE OF 468.14 FEET, THROUGH A CENTRAL ANGLE OF 04° 20' 58", HAVING A RADIUS OF 6166.96 FEET, THE LONG CHORD WHICH BEARS N 88° 48' 58" E, 468.02 FEET, TO THE POINT OF BEGINNING AND CONTAINING 511,506 SQUARE FEET OR 11,743 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE MARK AT WEATHERFORD OWNER LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, THE MARK AT WEATHERFORD, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHT-OF-WAYS, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE FOREVER DEDICATED, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHOULD BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPING EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WEATHERFORD'S USE THEREOF. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND PUBLIC UTILITY ENTITIES SHALL AT TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PAROLLING, MAINTAINING, READING METERS, AND ADDING OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

WITNESS, MY HAND, THIS THE 20th DAY OF February, 2020

OWNER: THE MARK AT WEATHERFORD OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: THE MARK AT WEATHERFORD JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: THE MARK AT WEATHERFORD SPONSOR, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: GRANT ROBINSON, MANAGER

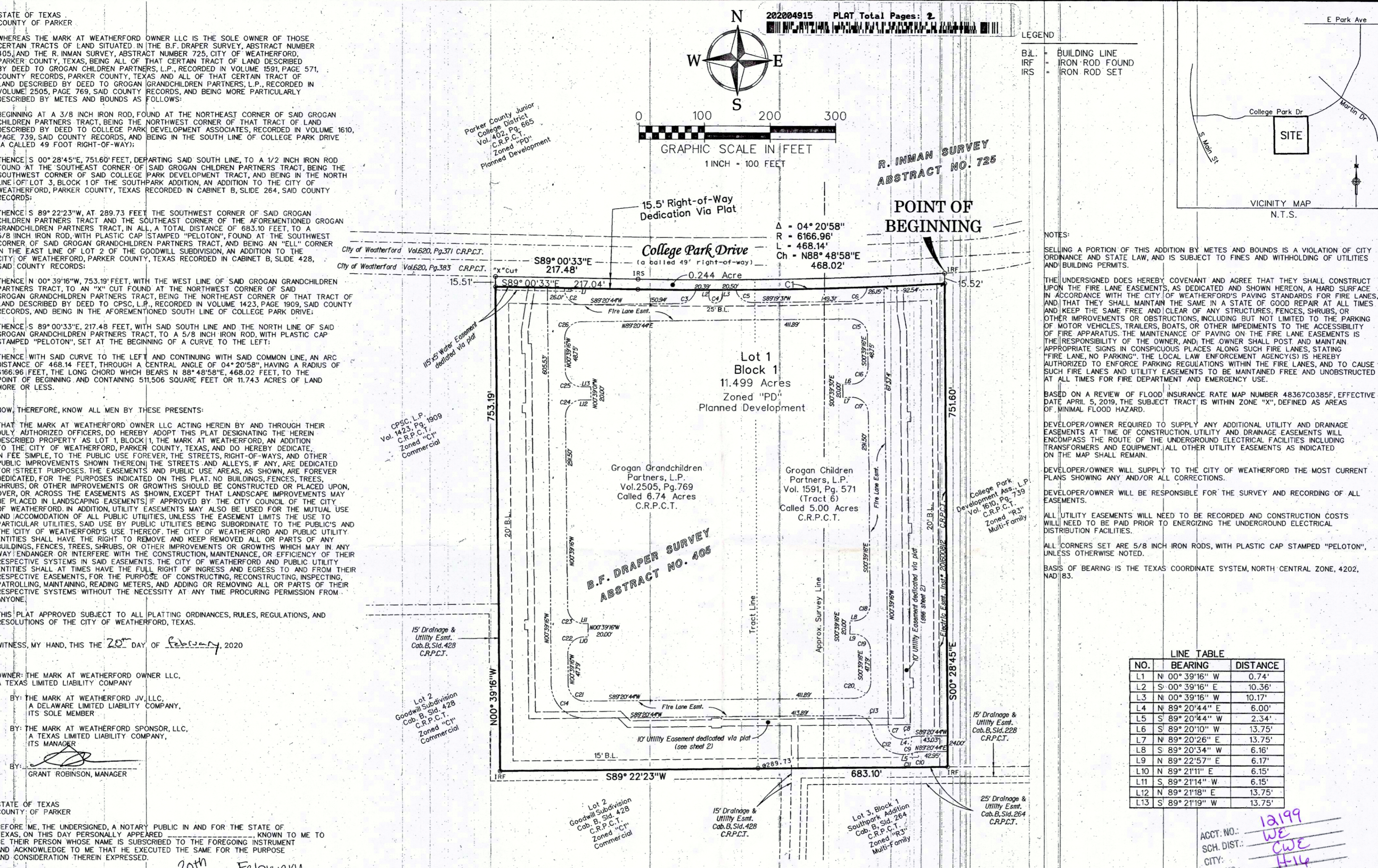
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THEIR PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF February, 2020

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 6/3/2023



202004915 PLAT Total Pages: 2

LEGEND
B.L. = BUILDING LINE
IRF = IRON ROD FOUND
IRS = IRON ROD SET

GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

POINT OF BEGINNING
Δ = 04° 20' 58"
R = 6166.96'
L = 468.14'
Ch = N88° 48' 58" E 468.02'

LOT 1, BLOCK 1, 11.499 ACRES, ZONED "PD" PLANNED DEVELOPMENT

Curve Tables:

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	04° 20' 32"	6182.46'	468.53'	N 88° 49' 11" E	468.42'
C2	90° 00' 00"	25.00'	39.27'	S 45° 39' 16" E	35.36'
C3	79° 54' 35"	25.00'	34.87'	N 49° 23' 27" E	32.11'
C4	180° 00' 00"	10.00'	31.42"	N 89° 20' 44" E	20.00'
C5	78° 34' 24"	25.00'	34.28'	S 51° 22' 04" E	31.66'
C6	87° 44' 07"	25.00'	38.28'	N 49° 13' 03" E	34.65'
C7	90° 00' 00"	20.00'	31.42"	S 45° 39' 16" E	28.28'
C8	21° 11' 54"	10.00'	3.70'	N 78° 44' 47" E	3.68'
C9	21° 11' 54"	49.00'	18.13'	N 78° 44' 47" E	18.03'
C10	21° 11' 54"	25.00'	9.25'	S 78° 44' 47" W	9.20'
C11	21° 11' 54"	34.00'	12.58'	S 78° 44' 47" W	12.51'
C12	81° 49' 25"	49.06'	70.06'	N 52° 28' 17" W	64.25'
C13	79° 05' 41"	25.00'	34.51'	N 51° 06' 25" W	31.84'
C14	90° 00' 00"	51.00'	80.11'	N 45° 39' 16" W	72.12'

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C15	90° 00' 00"	25.00'	39.27'	S 45° 39' 16" E	35.36'
C16	90° 00' 00"	25.00'	39.27'	S 44° 20' 44" W	35.36'
C17	90° 00' 19"	25.00'	39.27'	S 45° 39' 25" E	35.36'
C18	89° 59' 49"	25.00'	39.27'	S 44° 20' 39" W	35.35'
C19	89° 57' 48"	25.00'	39.25'	S 45° 38' 09" E	35.34'
C20	90° 00' 00"	25.00'	39.27'	S 44° 20' 44" W	35.36'
C21	90° 00' 00"	25.00'	39.27'	N 45° 39' 16" W	35.36'
C22	90° 00' 00"	25.00'	39.27'	N 44° 20' 44" E	35.36'
C23	90° 00' 00"	25.00'	39.27'	N 45° 39' 16" W	35.36'
C24	90° 00' 00"	25.00'	39.27'	N 44° 20' 44" E	35.36'
C25	90° 00' 00"	25.00'	39.27'	N 45° 39' 16" W	35.36'
C26	90° 00' 00"	25.00'	39.27'	N 44° 20' 44" E	35.36'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00° 39' 16" W	0.74'
L2	S 00° 39' 16" E	10.36'
L3	N 00° 39' 16" W	10.17'
L4	N 89° 20' 44" W	6.00'
L5	S 89° 20' 44" W	2.34'
L6	S 89° 20' 10" W	13.75'
L7	N 89° 20' 26" E	13.75'
L8	S 89° 20' 34" W	6.16'
L9	N 89° 22' 57" E	6.17'
L10	N 89° 21' 11" E	6.15'
L11	S 89° 21' 14" W	6.15'
L12	N 89° 21' 18" E	13.75'
L13	S 89° 21' 19" W	13.75'

OWNER: THE MARK AT WEATHERFORD OWNER, LLC
5447 VICKERY BOULEVARD
DALLAS, TEXAS 75206
817-905-3180

SURVEYOR: PELOTON LAND SOLUTIONS, INC.
9800 HILLWOOD PARKWAY, STE. 250
FORT WORTH, TX 76177
817-562-3350

ACCT. NO.: 12199
SCH. DIST.: WE
CITY: CWE
MAP NO.: H-14

20405.010.002-00
A Minor Plat of
Lot 1, Block 1
The Mark at Weatherford

SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NUMBER 405 AND THE R. INMAN SURVEY, ABSTRACT NUMBER 725, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

THIS DOCUMENT FILED UNDER: CABINET E SLIDE 476 DATE OF PREPARATION: JUNE 2019

CPG19001
T. Richardson
T. Bridges
10-02-19

JOB #:
DRAWN BY:
CHECKED BY:
DATE:
REVISIONS:

A Minor Plat of Lot 1, Block 1
The Mark at Weatherford
SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NUMBER 405 AND THE R. INMAN SURVEY, ABSTRACT NUMBER 725, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

PELOTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177
PH.# 817-562-3350

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