

State of Texas
County of Parker

Whereas Westoplex Development Group, LLC, being the sole owner of a 145.030 acres tract of land, out of the V.A. HOLMES SURVEY, ABSTRACT No. 658 and the J. RUCKER SURVEY, ABSTRACT No. 1144, Parker County, Texas; being all of that tract conveyed to Westoplex Development Group, LLC, as described in Clerk's File No. (CF#) 202525130, R.P.R.P.C.T.; and being further 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 found 1/2" iron rod at the called southwest corner of the G.W. HOLLINGSWORTH SURVEY, ABSTRACT NO. 576, Parker County, Texas and that tract of land as described in Volume 1423, Page 1162, Real Records, Parker County, Texas, for the beginning corner of this tract.

THENCE N 89°53'34" E 1461.11 feet to a set 1/2" capped iron rod, for the most easterly northeast corner of this tract.

THENCE S 00°05'28" E 1191.01 feet to a found 1/2" iron rod in the north line of a tract of land as recorded in Volume 1506, Page 927, Real Records, Parker County, Texas, for the southeast corner of this tract.

THENCE S 89°20'26" W 1471.12 feet along the north line of said V. 1506, P. 927 and the north line of Heritage Estates, Plat Cabinet C, Slide 564, Plat Records, Parker County, Texas, to a point on the northeast side of a steel fence corner post, for a corner of this tract.

THENCE N 29°43'07" W 979.51 feet to a steel fence corner post at the northeast corner of a tract of land as recorded in Volume 1938, Page 98, Real Records, Parker County, Texas, for a corner of this tract.

THENCE S 59°42'32" W 691.96 feet to a steel fence corner post, for a corner of this tract.

THENCE S 59°54'02" W 379.53 feet to a steel fence corner post, for a corner of this tract.

THENCE S 59°37'46" W 206.46 feet to a steel fence corner post, for a corner of this tract.

THENCE S 60°22'30" W 866.04 feet to a steel fence corner post at the northwest corner of a tract of land as recorded in CF# 202117552, Real Records, Parker County, Texas, for a corner of this tract.

THENCE S 29°47'12" E 329.94 feet to a found "cut-off" t-post at the southwest corner of said CF# 202117552, Real Records, Parker County, Texas, for a corner of this tract.

THENCE S 60°36'06" W, at 327.50 feet passing a steel fence corner post in the occupied east line of Old Airport Road (a paved surface), in all 1118.51 feet to a set Mag Nail within said Old Airport Road, for the southwest corner of this tract.

THENCE N 30°12'42" W, at 46.7 feet passing a steel fence corner post in the occupied north line of said Airport Road, in all 600.92 feet to a found 1/2" iron rod at the southwest corner of a tract of land as recorded in Volume 1842, Page 393, Real Records, Parker County, Texas, for an ell corner of this tract.

THENCE N 58°01'52" E 660.00 feet to a found 1/2" iron rod at the southeast corner of said V. 1842, P. 393, for an ell corner of this tract.

THENCE N 29°56'58" W 988.91 to a found 1/2" iron rod in the south line of Lockwood Estates, Plat Cabinet C, Slide 339, Plat Records, Parker County, Texas, for the northwest corner of this tract.

THENCE N 58°02'08" E 1989.20 feet along the south line of said Lockwood Estates (Cab. C, Sl. 339) and the south line of Lockwood Addition, Phase II, Plat Cabinet C, Slide 793, Plat Records, Parker County, Texas, to a found 1/2" iron rod for a corner of this tract.

THENCE N 89°28'00" E 2.45 feet to a found 1/2" iron rod at the most easterly southeast corner of said Lockwood Addition, Phase II (Cab. C, Sl. 793), for a corner of this tract.

THENCE N 00°23'48" W 180.22 feet along the east line of said Lockwood Addition, Phase II to a found 1/2" iron rod, for a corner of this tract.

THENCE N 89°19'19" E 60.00 feet to a set 1/2" capped iron rod at the northwest corner of that certain tract conveyed to Lance Family Trust in CF# 202519456, for a corner of this tract.

THENCE along the west line and south line of said CF# 202519456 as follows:
S 00°31'11" E 210.01 feet to a set 1/2" capped iron rod, for a corner of this tract;
N 88°47'21" E 715.52 feet to a set 1/2" capped iron rod, for a corner of this tract;
S 00°31'11" E 238.03 feet to a set 1/2" capped iron rod, for a corner of this tract;
N 88°47'21" E 520.07 feet to a set 1/2" capped iron rod, for a corner of this tract;
East 401.61 feet to a set 1/2" capped iron rod in the west line of said Volume 1423, Page 1162, Real Records, Parker County, Texas, for a corner of this tract.

THENCE S 01°31'42" E 276.02 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: JN140544-REM-P
Field Date: December 5, 2022
Revised Date: December 18, 2025



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment GF No. 9001382500431 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):

Aledo Gas Company (appears to be Empire Pipeline now)
40' Pipeline Esm't: V. 732, P. 136 (Shown); R.P.R.P.C.T.
40' Pipeline Esm't: V. 767, P. 324 (partially released in V. 1702, P. 1537 and CF# 201506945; and corrected in V. 1702, P. 1540); R.P.R.P.C.T.

Peregrine Pipeline Company
30' Pipeline Esm't: V. 2374, P. 1081 (Shown); R.P.R.P.C.T.
30' Pipeline Esm't: V. 2396, P. 437 (Shown); R.P.R.P.C.T.
30' Pipeline Esm't: V. 2396, P. 441 (Shown); R.P.R.P.C.T.
30' Pipeline Esm't: V. 2468, P. 1620 (Shown); R.P.R.P.C.T.
30' Pipeline Esm't: V. 2566, P. 1528 (Shown); R.P.R.P.C.T.
Pipeline Esm't: V. 2576, P. 439 (Shown); R.P.R.P.C.T.

Empire Pipeline Company
25' Pipeline Easement: V. 2225, P. 238; V. 2225, P. 250; R.P.R.P.C.T. (Shown per Empire Pipeline Co. GIS data & markers)

Ingress/Egress Easement: CF# 202014281 (Shown); R.P.R.P.C.T.
Stipulation of Surface Interests: CF# 202012551; R.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 444, P. 35; CF# 201721398; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission GIS data, Empire Pipeline GIS data, Coit Midstream GIS data, BKV GIS data, and the surveyor's professional opinion.

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

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined

According to the F.I.R.M. Community Panel Map No. 48367C0385F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. 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) Utilities shown hereon are based on above ground utility placement, and field locations of reference marks (i.e. pin flags, paint, etc.) per local utilities in reference to Texas 811 ticket number 228265411.

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) All Right-of-Way corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"), as reference, and all Lot corners in the centerline are Points, unless otherwise noted. Final corners are to be set at a later date, after construction, as agreed upon with owners.

7) All streets shown hereon are Private Utility, Drainage & Maintenance Easements, dedicated by this plat. All cul-de-sacs and turnarounds are 80 foot radii. The total Private Right-of-Way Easement area is 19.906 acres, and all combined streets have a total combined length of 11,516 feet.

8) Abbreviations:
P.O.B. = Point of Beginning
R.o.W. = Right-of-Way
UE = Utility Easement
DE = Drainage Easement
BL = Building Line

9) Lot 71X is not intended for residential use, and is to be privately maintained by the Homeowners' Association (see Restrictions for details, recorded by separate document).

[see additional notes on Sheet 3 of 3]

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 28 day of December 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

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

B) At time of plat, no portion of tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was released from the City of Weatherford Extraterritorial Jurisdiction, via email correspondence, on July 18, 2025.

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

D) The Parker County Commissioners' Court approved the groundwater study prepared by Musketee Engineering Services, PLLC (Brion Bannister, P.E.) on 20.

E) Water is to be provided by private water wells.

F) At time of plat, Causbie Road has a posted speed limit of 30 miles per hour and Old Airport Road has a posted speed limit of 40 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the right-of-way during the day and night.

H) For the entrance on Old Airport Road, developer is advised to consult with County Precinct Commissioner about drive entrance culvert size requirements, approval and installation.

202534731 PLAT Total Pages: 3

Sheet 1 of 3
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Westoplex Development Group, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1-70 and 71X, Heritage Park Estates, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

At time of plat, no portion of tract lies within the Extraterritorial Jurisdiction of any City or Town. This property was released from the City of Weatherford Extraterritorial Jurisdiction, via email correspondence, on July 18, 2025.

Witness, my hand, this the 18 day of December 2025.

By:

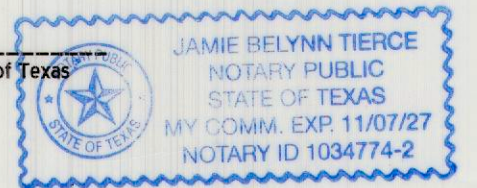
Westoplex Development Group, LLC (Owner)
Joel Taylor (Managing Member)

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 Joel Taylor, 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 18 day of December 2025.

Notary Public in and for the State of Texas



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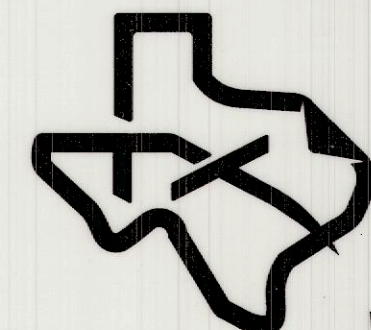
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Final Plat
Lots 1-70 and 71X
Heritage Park Estates
an addition to Parker County, Texas

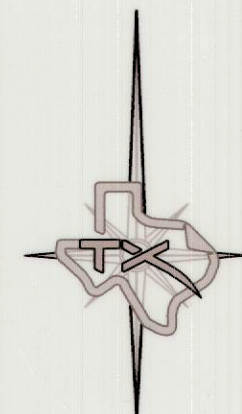
Being a 145.030 acres tract of land, out of the V.A. Holmes Survey, Abstract No. 658 and the J. Rucker Survey, Abstract No. 1144, Parker County, Texas

December 2025



TEXAS
SURVEYING &
ENGINEERING

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



Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Civil):
Jordan Bishop, P.E.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Groundwater):
Brion Bannister, P.E.
220 La Costa Cir
Weatherford, TX, 76088

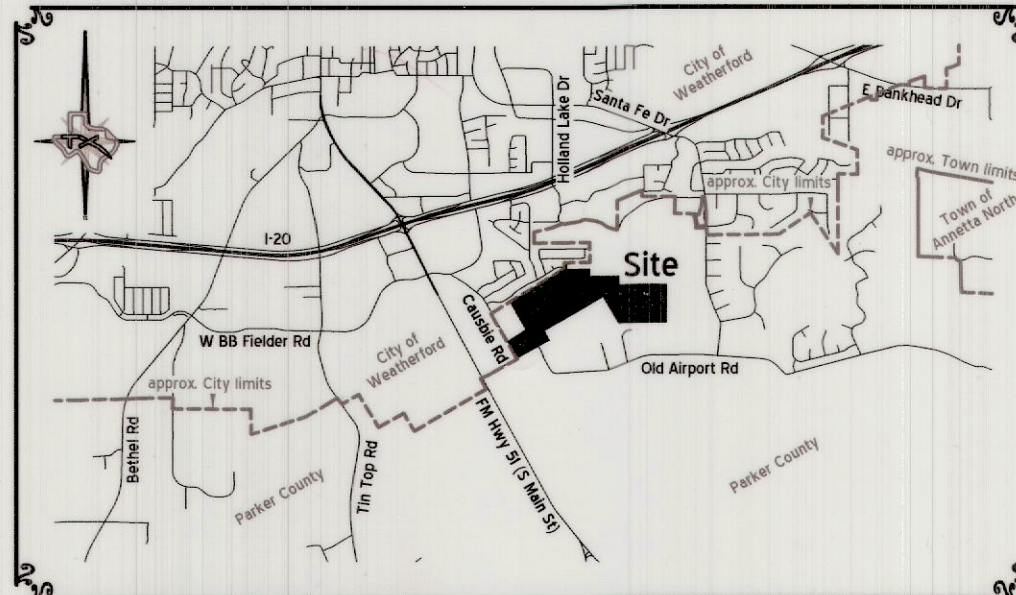
Owner(s):
Westoplex Development Group, LLC
127 Sunny Oaks Ct
Weatherford, TX 76087

1" = 300'



Plat Cabinet G Slide 224

Vicinity Map (1" = 6,000')



Detail - Boundary Survey, Lots & Pre-Existing Easements

Sheet 2 of 3
Arch C (18" x 24")

Lot Curve Calls			
CURVE	RADIUS	ARC	CHORD BRG
C1	200.00'	90.41'	N 16°59'57" W
C2	800.00'	57.03'	N 60°04'41" E
C3	800.00'	218.90'	N 69°57'32" E
C4	2000.00'	86.23'	N 79°01'58" E
C5	2000.00'	228.41'	N 83°32'23" E
C6	800.00'	124.25'	S 88°44'21" E
C7	250.00'	115.21'	S 71°05'14" E
C8	250.00'	58.39'	S 51°11'38" E
C9	500.00'	171.84'	S 52°50'00" E
C10	300.00'	219.59'	S 83°38'53" E
C11	900.00'	2.91'	N 77°03'30" E
C12	900.00'	295.02'	N 86°32'29" E
C13	2000.00'	3.90'	S 83°52'27" E
C14	2000.00'	147.55'	S 86°02'37" E
C15	2000.00'	66.93'	S 89°06'57" E
C16	2000.00'	18.15'	N 89°48'53" W
C17	2000.00'	200.24'	N 86°41'22" W
C18	900.00'	66.99'	N 86°12'01" W
C19	900.00'	230.93'	S 84°19'00" W
C20	300.00'	138.57'	S 88°36'56" W
C21	300.00'	81.01'	N 70°24'54" W
C22	500.00'	124.15'	N 55°33'57" W
C23	500.00'	47.69'	N 45°43'27" W
C24	2000.00'	202.84'	S 83°54'22" W
C25	2000.00'	74.50'	S 79°56'00" W
C26	2000.00'	37.30'	S 78°19'55" W
C27	800.00'	220.41'	S 69°54'17" W
C28	501.85'	114.88'	N 21°25'06" W
C29	200.00'	19.07'	N 77°54'24" E
C30	501.17'	119.18'	N 67°12'48" W
C31	500.00'	60.39'	S 71°42'56" W
C32	500.00'	149.64'	N 66°36'06" E
C33	500.00'	89.25'	S 63°08'30" W
C34	800.00'	55.52'	S 60°01'25" W

Lot Line Calls		
LINE	BEARING	DISTANCE
L5	N 04°02'56" W	69.29'
L6	N 04°02'56" W	3.00'
L7	S 62°40'45" E	3.71'
L8	S 24°25'07" W	66.09'
L9	S 62°40'45" E	72.66'
L10	N 75°22'59" E	63.05'
L11	N 09°39'26" E	31.00'
L12	S 09°39'26" W	40.00'
L13	N 62°40'45" W	76.36'
L14	N 14°45'32" W	19.01'
L15	N 75°10'32" E	24.44'
L16	N 14°45'32" W	20.60'
L17	N 58°01'41" E	17.45'
L18	S 89°29'39" W	100.00'

Boundary Line Calls		
LINE	BEARING	DISTANCE
L1	N 89°28'00" E	2.45'
L2	N 00°23'48" W	180.22'
L3	N 89°19'19" E	60.00'
L4	S 00°31'11" E	210.01'



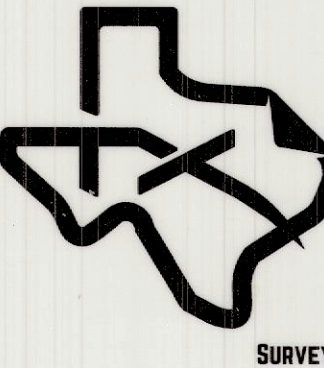
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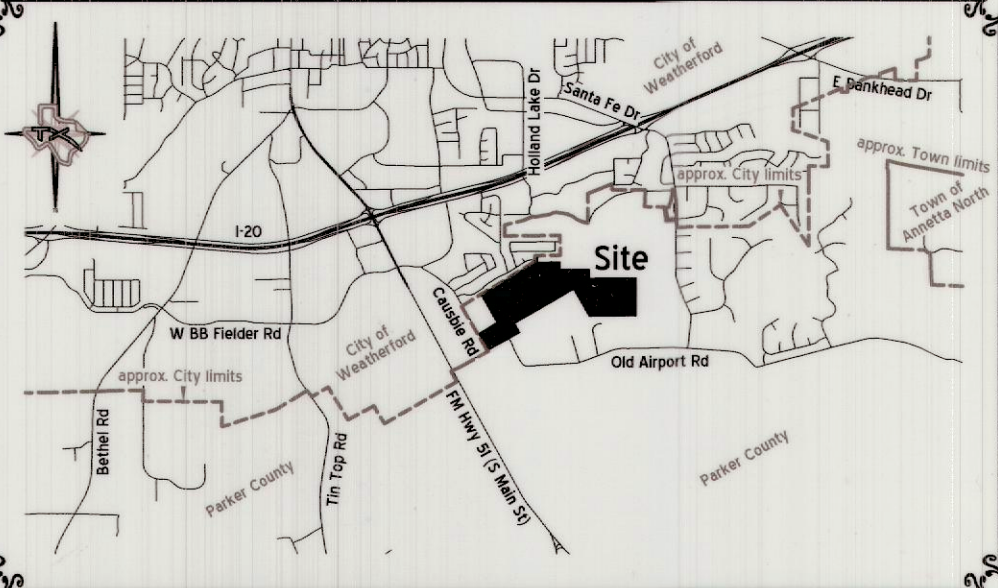
Engineer (Groundwater):
Brion Bannister, P.E.
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Weatherford, TX, 76088

Owner(s):
Westplex Development Group, LLC
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1" = 300'

Plat Cabinet G Slide 224

Vicinity Map (1" = 6,000')



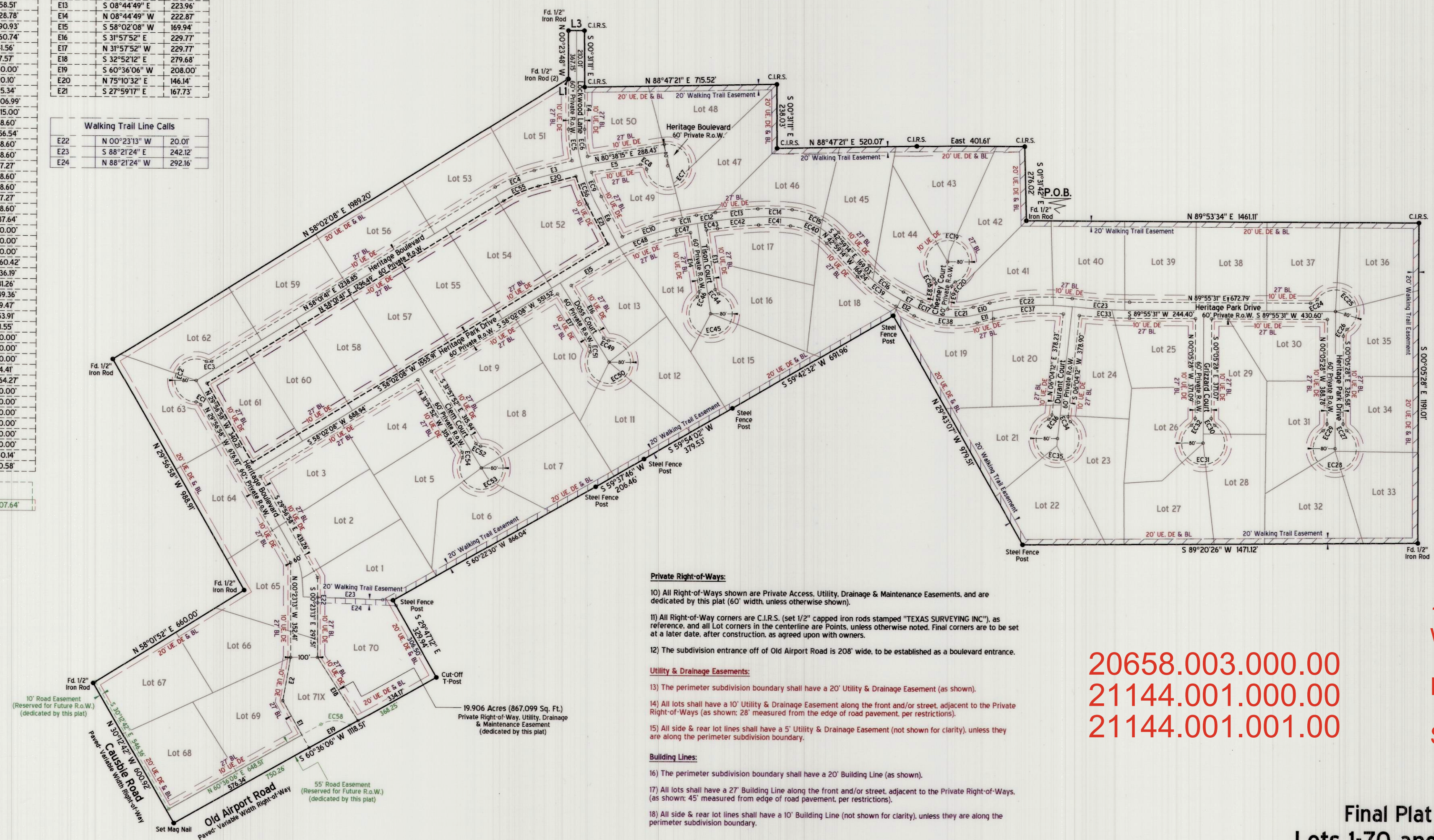
Detail - Right-of-Ways, Building Lines & Easements (dedicated by this plat)

Sheet 3 of 3
Arch C (18" x 24")

Right-of-Way Curve Calls				
CURVE	RADIUS	ARC	CHORD BRG	CHORD
EC1	20.00'	20.94'	N 59°56'58" W	20.00'
EC2	80.00'	290.39'	N 14°02'21" E	155.25'
EC3	20.00'	20.94'	N 88°01'41" E	20.00'
EC4	530.00'	158.62'	N 66°36'06" E	158.03'
EC5	530.00'	117.33'	N 06°44'19" W	117.09'
EC6	470.00'	101.73'	S 06°35'50" E	101.53'
EC7	80.00'	376.99'	S 35°38'12" W	113.14'
EC8	20.00'	31.42'	N 54°21'45" W	28.28'
EC9	470.00'	97.22'	S 22°03'43" E	97.05'
EC10	830.00'	198.67'	N 70°56'26" E	198.20'
EC11	2030.00'	89.38'	N 79°03'33" E	89.38'
EC12	1750.00'	71.43'	N 81°19'43" E	71.42'
EC13	2030.00'	158.55'	N 84°34'26" E	158.51'
EC14	830.00'	128.91'	S 84°44'21" E	128.78'
EC15	280.00'	194.84'	S 64°21'17" E	190.93'
EC16	470.00'	161.53'	S 52°50'00" E	160.74'
EC17	270.00'	41.60'	S 67°05'37" E	41.56'
EC18	20.00'	18.19'	N 24°24'51" W	17.57'
EC19	80.00'	418.88'	S 80°28'18" E	80.00'
EC20	20.00'	21.06'	S 40°00'38" W	20.10'
EC21	270.00'	95.84'	N 85°33'08" E	95.34'
EC22	930.00'	308.40'	N 86°26'24" E	306.99'
EC23	1970.00'	215.11'	S 86°56'47" E	215.00'
EC24	30.00'	29.82'	N 61°27'12" E	28.60'
EC25	80.00'	284.66'	S 45°04'58" E	156.54'
EC26	30.00'	29.82'	S 28°22'52" W	28.60'
EC27	30.00'	29.82'	S 88°33'48" E	28.60'
EC28	80.00'	410.35'	S 89°54'32" W	87.27'
EC29	30.00'	29.82'	N 28°22'52" E	28.60'
EC30	30.00'	29.82'	S 28°33'48" E	28.60'
EC31	80.00'	410.35'	S 89°54'32" W	87.27'
EC32	30.00'	29.82'	N 28°22'52" E	28.60'
EC33	2030.00'	187.70'	N 87°25'33" W	187.64'
EC34	20.00'	20.94'	S 23°55'48" E	20.00'
EC35	80.00'	418.88'	N 83°55'48" W	80.00'
EC36	20.00'	20.94'	N 36°04'12" E	20.00'
EC37	870.00'	261.41'	S 85°36'02" W	260.42'
EC38	330.00'	241.54'	N 83°38'53" W	236.19'
EC39	530.00'	182.15'	N 52°50'00" W	181.26'
EC40	220.00'	152.39'	N 64°26'47" W	149.36'
EC41	770.00'	119.59'	N 88°44'21" W	119.47'
EC42	1970.00'	153.95'	S 84°34'22" W	153.91'
EC43	1690.00'	41.55'	S 81°47'47" W	41.55'
EC44	20.00'	20.94'	S 38°44'49" E	20.00'
EC45	80.00'	418.88'	S 81°15'11" W	80.00'
EC46	20.00'	20.94'	N 21°15'11" E	20.00'
EC47	1970.00'	54.41'	S 78°35'20" W	54.41'
EC48	770.00'	265.58'	S 67°55'00" W	264.27'
EC49	20.00'	20.94'	S 61°57'52" E	20.00'
EC50	80.00'	418.88'	S 58°02'08" W	80.00'
EC51	20.00'	20.94'	N 01°57'52" E	20.00'
EC52	20.00'	20.94'	S 61°57'52" E	20.00'
EC53	80.00'	418.88'	S 58°02'08" W	80.00'
EC54	20.00'	20.94'	N 01°57'52" E	20.00'
EC55	470.00'	140.66'	N 66°36'06" E	140.14'
EC56	530.00'	110.78'	S 22°00'01" E	110.58'

Right-of-Way Line Calls		
LINE	BEARING	DISTANCE
E1	N 29°23'54" W	200.87'
E2	N 09°52'09" E	163.54'
E3	N 75°10'32" E	146.27'
E4	S 00°13'57" E	157.43'
E5	S 80°38'15" W	182.87'
E6	S 27°59'17" E	168.19'
E7	S 62°40'45" E	76.36'
E8	N 09°39'26" E	86.14'
E9	S 09°39'26" W	86.10'
E10	N 75°22'59" E	63.46'
E11	S 75°22'59" W	62.63'
E12	N 62°40'45" W	76.36'
E13	S 08°44'49" E	223.96'
E14	N 08°44'49" W	222.87'
E15	S 58°02'08" W	169.94'
E16	S 31°57'52" E	229.77'
E17	N 31°57'52" W	229.77'
E18	S 32°52'12" E	279.68'
E19	S 60°36'06" W	208.00'
E20	N 75°10'32" E	146.14'
E21	S 27°59'17" E	167.73'

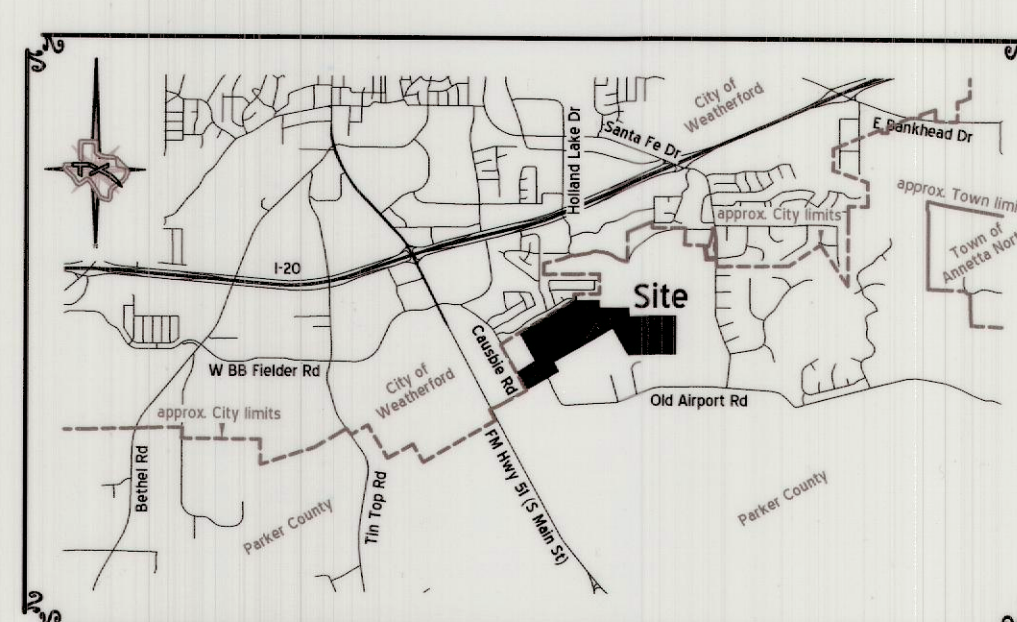
Walking Trail Line Calls		
LINE	BEARING	DISTANCE
E22	N 00°23'13" W	20.01'
E23	S 88°21'24" E	242.12'
E24	N 88°21'24" W	292.16'



- Private Right-of-Ways:**
- 10) All Right-of-Ways shown are Private Access, Utility, Drainage & Maintenance Easements, and are dedicated by this plat (60' width, unless otherwise shown).
 - 11) All Right-of-Way corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), as reference, and all Lot corners in the centerline are Points, unless otherwise noted. Final corners are to be set at a later date, after construction, as agreed upon with owners.
 - 12) The subdivision entrance off of Old Airport Road is 208' wide, to be established as a boulevard entrance.
- Utility & Drainage Easements:**
- 13) The perimeter subdivision boundary shall have a 20' Utility & Drainage Easement (as shown).
 - 14) All lots shall have a 10' Utility & Drainage Easement along the front and/or street, adjacent to the Private Right-of-Ways (as shown; 28' measured from the edge of road pavement, per restrictions).
 - 15) All side & rear lot lines shall have a 5' Utility & Drainage Easement (not shown for clarity), unless they are along the perimeter subdivision boundary.
- Building Lines:**
- 16) The perimeter subdivision boundary shall have a 20' Building Line (as shown).
 - 17) All lots shall have a 27' Building Line along the front and/or street, adjacent to the Private Right-of-Ways (as shown; 45' measured from edge of road pavement, per restrictions).
 - 18) All side & rear lot lines shall have a 10' Building Line (not shown for clarity), unless they are along the perimeter subdivision boundary.

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H-16
SWE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534731
12/22/2025 04:24 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Final Plat
Lots 1-70 and 71X
Heritage Park Estates
an addition to Parker County, Texas

Being a 145.030 acres tract of land, out of the V.A. Holmes Survey, Abstract No. 658 and the J. Rucker Survey, Abstract No. 1144, Parker County, Texas

December 2025

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

Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Civil):
Jordan Bishop, P.E.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Groundwater):
Brion Bannister, P.E.
220 La Costa Cir
Weatherford, TX, 76088

Owner(s):
Westplex Development Group, LLC
127 Sunny Oaks Ct
Weatherford, TX, 76087

1" = 300'