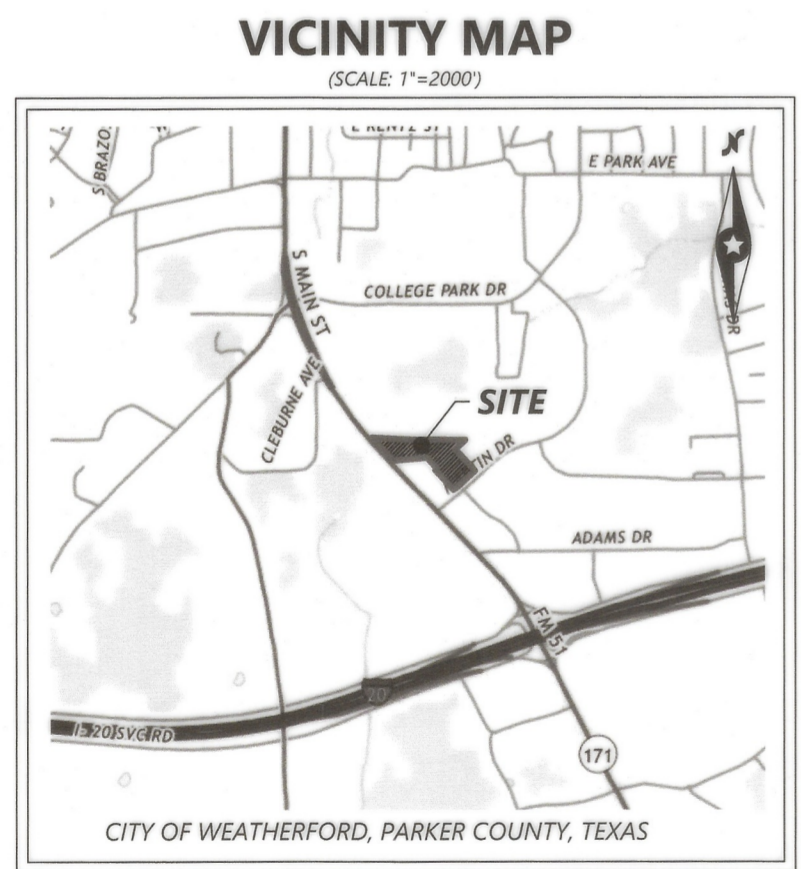
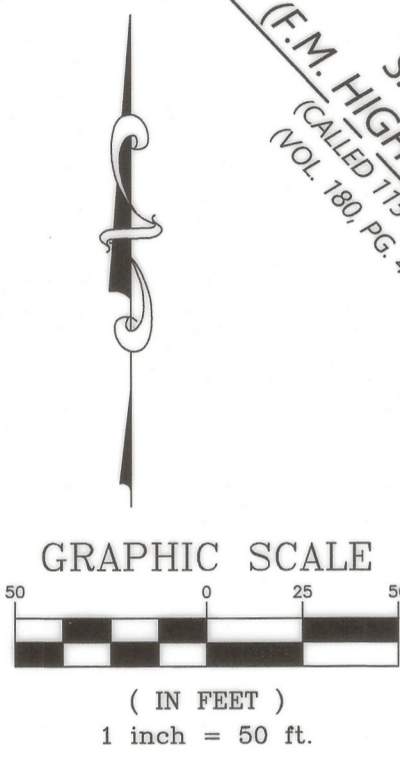
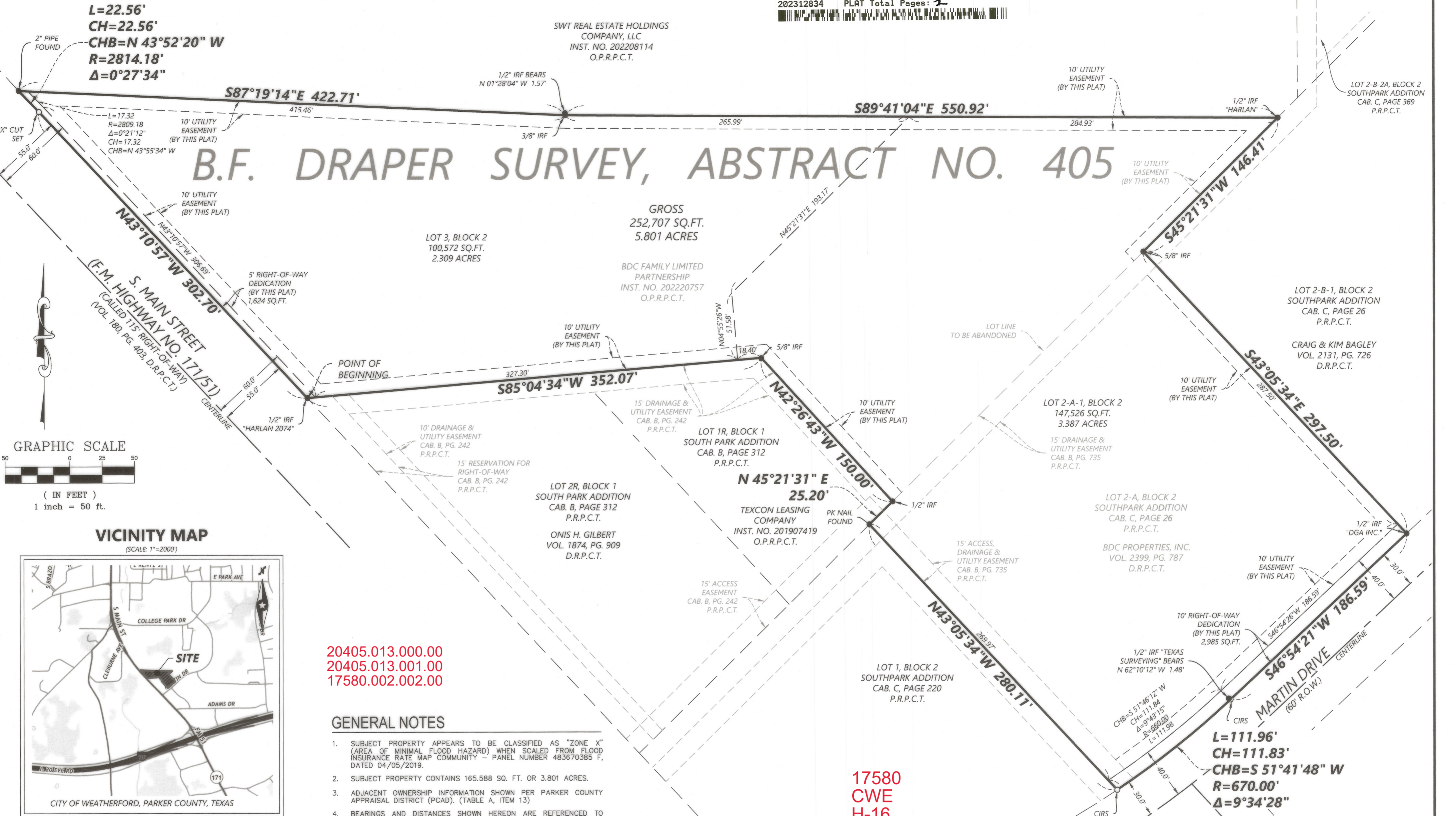


SWT REAL ESTATE HOLDINGS
 COMPANY, LLC
 INST. NO. 202208114
 O.P.R.P.C.T.

B.F. DRAPER SURVEY, ABSTRACT NO. 405



20405.013.000.00
 20405.013.001.00
 17580.002.002.00

GENERAL NOTES

- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 483670385 F, DATED 04/05/2019.
- SUBJECT PROPERTY CONTAINS 165,588 SQ. FT. OR 3.801 ACRES.
- ADJACENT OWNERSHIP INFORMATION SHOWN PER PARKER COUNTY APPRAISAL DISTRICT (PCAD). (TABLE A, ITEM 13)
- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS APPLIED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE ROTATED 90 DEGREES 00 MINUTES 30 SECONDS IN A COUNTERCLOCKWISE DIRECTION FROM THE RECORDED PLAT BEARINGS.
- A 5/8 INCH IRON ROD WITH A CAP STAMPED "JM CIVIL ENGINEERING" WILL BE SET AT ALL LOT CORNERS AND/OR AT REFERENCE POINTS TO LOT CORNERS, WHEREVER POSSIBLE, AFTER THE COMPLETION OF ALL UTILITIES AND SUBDIVISION CONSTRUCTION, UNLESS OTHERWISE NOTED.
- NOTE: SELLING ANY PORTION OF ANY PLATTED LOT BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY AND STATE ORDINANCES AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
- NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

LEGEND

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
R.O.W.	RIGHT OF WAY
XCUT	"X" CUT IN CONCRETE
IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING"
—	PROPERTY LINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED LOT LINE
- - - - -	RIGHT-OF-WAY CENTERLINE
○	SET MONUMENT
●	FOUND MONUMENT

ENGINEER/SURVEYOR



1101 Central Expressway South
 Suite 215, Allen, TX 75013
 Ph. 214-491-1830
 John Measels, PE
 CIVIL ENGINEER

F485

**17580
 CWE
 H-16**

OWNER
 BDC FAMILY LIMITED
 LIABILITY PARTNERSHIP
 5000 OVERTON PLAZA,
 SUITE 300
 FORT WORTH, TX 76109

OWNER
 BDC PROPERTIES, INC.
 4055 INTERNATIONAL PLAZA,
 SUITE 400
 FORT WORTH, TX 76109

FINAL PLAT
SOUTHPARK REPLAT
LOT 2-A-1 & 3, BLOCK 2
 5.801 ACRES OUT OF THE B.F.
 DRAPER SURVEY, ABSTRACT NO. 405
 BEING A REPLAT OF
 LOT 2-A, BLOCK 2
 SOUTHPARK ADDITION
 CITY OF WEATHERFORD, PARKER
 COUNTY, TEXAS

OWNER'S CERTIFICATE

WHEREAS BDC FAMILY LIMITED PARTNERSHIP, AND BDC PROPERTIES, INC. ARE THE OWNERS OF A 5.801 ACRE TRACT OF LAND OUT OF THE B.F. DRAPER SURVEY, ABSTRACT NO. 405, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO SAID BDC FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN INSTRUMENT NUMBER 202220757 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING ALL OF LOT 2-A, BLOCK 2 OF SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 26 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS (P.R.P.C.T.), AS CONVEYED TO SAID BDC PROPERTIES, INC. BY DEED RECORDED IN VOLUME 2399, PAGE 787 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.), ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "HARLAN 2074" FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT, SAID POINT BEING THE WESTERNMOST CORNER OF LOT 2R, BLOCK 1 OF SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE 312, P.R.P.C.T., AND LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF N. MAIN STREET (F.M. HIGHWAY NO. 171/51) (CALLED 115 FOOT RIGHT-OF-WAY);

THENCE NORTH 43 DEGREES 10 MINUTES 57 SECONDS WEST, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET, A DISTANCE OF 302.70 FEET TO AN "X" CUT SET ON CONCRETE FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 34 SECONDS, A RADIUS OF 2814.18 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 52 MINUTES 20 SECONDS WEST, 22.56 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, CONTINUING WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 22.56 FEET TO A 2 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SWT REAL ESTATE HOLDINGS COMPANY, LLC BY DEED RECORDED IN INSTRUMENT NO. 202208114, O.P.R.P.C.T. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 19 MINUTES 14 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET, WITH THE SOUTH LINE OF SAID SWT REAL ESTATE HOLDINGS COMPANY, LLC TRACT, A DISTANCE OF 422.71 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 01 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF 1.57 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, CONTINUING WITH A SOUTH LINE OF SAID SWT REAL ESTATE HOLDINGS COMPANY, LLC TRACT, A DISTANCE OF 550.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "HARLAN" FOR THE SOUTHEAST CORNER OF SAID SWT REAL ESTATE HOLDINGS COMPANY, LLC TRACT, SAME BEING THE NORTHEAST CORNER OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT AND LYING ON THE NORTHWEST LINE OF LOT 2-B-1, BLOCK 2 OF SAID SOUTHPARK ADDITION (C/26);

THENCE SOUTH 45 DEGREES 21 MINUTES 31 SECONDS WEST, WITH A SOUTHEAST LINE OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT, AND WITH THE NORTHWEST LINE OF SAID LOT 2-B-1, A DISTANCE OF 146.41 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTH CORNER OF SAID LOT 2-A, SAME BEING THE WEST CORNER OF SAID LOT 2-B-1;

THENCE SOUTH 43 DEGREES 05 MINUTES 34 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT, AND WITH THE SOUTHWEST LINE OF SAID LOT 2-B-1, A DISTANCE OF 297.50 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "DGA INC" FOR THE EAST CORNER OF SAID LOT 2-A, SAME BEING THE SOUTH CORNER OF SAID LOT 2-B-1, AND LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF MARTIN DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 46 DEGREES 54 MINUTES 21 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF MARTIN DRIVE, A DISTANCE OF 186.59 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 34 MINUTES 28 SECONDS, A RADIUS OF 670.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 41 MINUTES 48 SECONDS WEST, 111.83 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, CONTINUING WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MARTIN DRIVE AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.96 FEET TO A 5/8 INCH IRON ROD SET WITH A CAP STAMPED "JM CIVIL ENGINEERING" FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 2-A, SAME BEING THE EAST CORNER OF LOT 1, BLOCK 2 OF SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 220, P.R.P.C.T.;

THENCE NORTH 43 DEGREES 05 MINUTES 34 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MARTIN DRIVE, WITH THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 280.11 FEET TO A PK NAIL FOUND FOR CORNER, SAID POINT BEING THE WEST CORNER OF SAID LOT 2-A, SAME BEING THE NORTH CORNER OF SAID LOT 1 AND LYING ON THE SOUTHEAST LINE OF LOT 1R, BLOCK 1 OF SAID SOUTH PARK ADDITION (B/312);

THENCE NORTH 45 DEGREES 21 MINUTES 31 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID LOT 2-A AND WITH THE SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 25.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 1R, SAME BEING THE SOUTHERNMOST CORNER OF SAID BDC FAMILY LIMITED PARTNERSHIP TRACT;

THENCE NORTH 42 DEGREES 26 MINUTES 43 SECONDS WEST, DEPARTING THE NORTHWEST LINE OF SAID LOT 2-A, AND WITH THE NORTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1R;

THENCE SOUTH 85 DEGREES 04 MINUTES 34 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 1R AND WITH THE NORTH LINE OF SAID 2R, A DISTANCE OF 352.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 252,707 SQUARE FEET OR 5.801 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- 1. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 483670385 F, DATED 04/05/2019.
2. SUBJECT PROPERTY CONTAINS 165,588 SQ. FT. OR 3.801 ACRES.
3. ADJACENT OWNERSHIP INFORMATION SHOWN PER PARKER COUNTY APPRAISAL DISTRICT (PCAD). (TABLE A, ITEM 13)
4. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS APPLIED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE ROTATED 00 DEGREES 00 MINUTES 30 SECONDS IN A COUNTERCLOCKWISE DIRECTION FROM THE RECORDED PLAT BEARINGS.
7. A 5/8 INCH IRON ROD WITH A CAP STAMPED "JM CIVIL ENGINEERING" WILL BE SET AT ALL LOT CORNERS AND/OR AT REFERENCE POINTS TO LOT CORNERS, WHEREVER POSSIBLE, AFTER THE COMPLETION OF ALL UTILITIES AND SUBDIVISION CONSTRUCTION, UNLESS OTHERWISE NOTED.
8. NOTE: SELLING ANY PORTION OF ANY PLATTED LOT BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY AND STATE ORDINANCES AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
9. NOTE: ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKERS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BDC FAMILY LIMITED PARTNERSHIP, AND BDC PROPERTIES, INC., BY AND THROUGH THE UNDERSIGNED THROUGH THEIR DULY AUTHORIZED OFFICERS DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 2-A-1 & 3, BLOCK 2 OF SOUTHPARK REPLAT, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 2-A, BLOCK 2, SOUTHPARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS THE 8th DAY OF May, 2023.
Britt Lane
AUTHORIZED REPRESENTATIVE SIGNATURE
05-08-23
DATE

Britt Lane, Manager
PRINTED NAME, TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Britt Lane, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF May, 2023.

Nicole Scott
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03-14-2026



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT R. BERGHERR, R.P.L.S. NO. 6821 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.

Scott R. Bergherr
SCOTT R. BERGHERR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6821

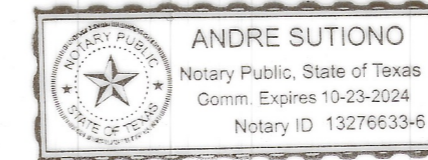


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED SCOTT R. BERGHERR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF May, 2023.

Andre Sutiono
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/23/2024



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202312834
05/18/2023 02:39 PM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F485

OWNER
BDC FAMILY LIMITED LIABILITY PARTNERSHIP
5000 OVERTON PLAZA, SUITE 300
FORT WORTH, TX 76109

OWNER
BDC PROPERTIES, INC.
4055 INTERNATIONAL PLAZA, SUITE 400
FORT WORTH, TX 76109

ENGINEER/SURVEYOR

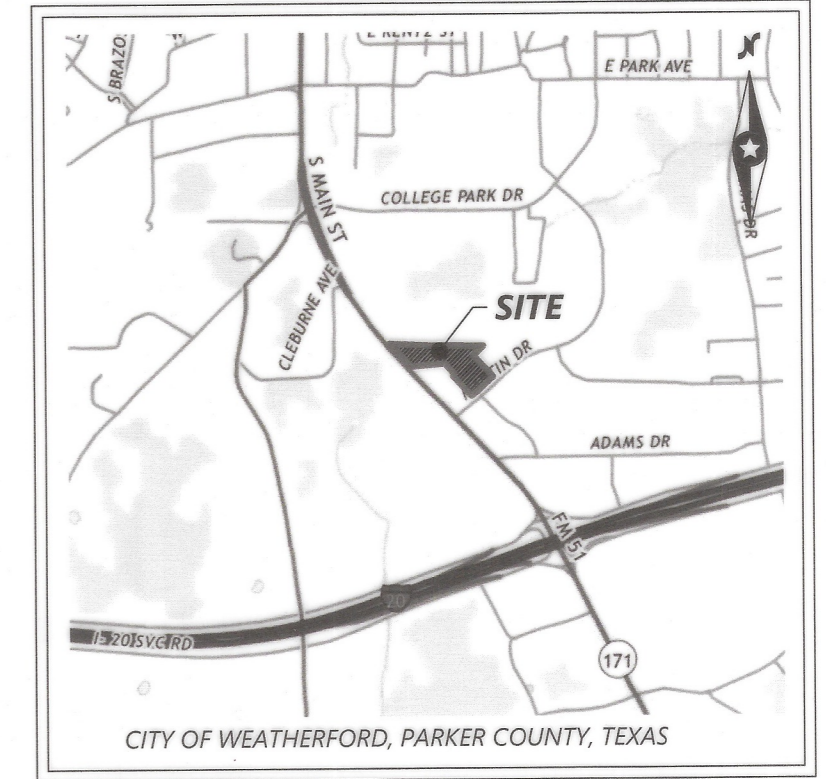


1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

JOB NO: JMS-BCC22001 - DATE: 04/04/2023 - DRAWN BY: ER

VICINITY MAP

(SCALE: 1"=2000')



APPROVAL BY THE PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION AND APPROVAL.

DATED THIS 15 DAY OF May, 2023

BY: [Signature]
CHAIRMAN

ATTEST: [Signature]
SECRETARY

BY: [Signature]
SECRETARY

APPROVAL BY CITY COUNCIL

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 16 DAY OF May, 2023

BY: [Signature]
MAYOR

ATTEST: [Signature]
SECRETARY

BY: [Signature]
SECRETARY

FINAL PLAT
SOUTHPARK REPLAT
LOT 2-A-1 & 3, BLOCK 2
5.801 ACRES OUT OF THE B.F.
DRAPER SURVEY, ABSTRACT NO. 405
BEING A REPLAT OF
LOT 2-A, BLOCK 2
SOUTHPARK ADDITION
CITY OF WEATHERFORD, PARKER
COUNTY, TEXAS