

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On Aug 21, 2001 at 12:30P  
 Document Number: 00423973  
 Amount: .00  
 By: Belinda Eystone  
 STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was  
 filed on the date and time stamped hereon by me  
 and was duly recorded in the volume and page  
 of the named records of Parker County  
 as stamped hereon by me.  
 Aug 21, 2001  
 JERIE BRADSON, COUNTY CLERK  
 PARKER COUNTY

LINE TABLE

LINE	LENGTH	BEARING
L3	79.05'	N49°14'42"W
L4	55.38'	N43°29'54"W
L5	29.26'	N37°33'48"W
L35	7.50'	S50°05'24"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.	CHORD DIRE.
C6	01°26'51"	5647.33	142.68'	71.35'	142.68'	N42°51'51"W
C7	00°43'04"	3760.10	47.11'	23.55'	47.11'	N40°57'00"W
C8	00°46'39"	5647.15	76.62'	38.31'	76.62'	N40°17'56"W
C9	00°36'34"	5639.65	59.97'	29.99'	59.97'	N44°34'27"W

LINE TABLE-MUTUAL ACCESS ESMT.

LINE	LENGTH	BEARING
L12	30.00'	N01°50'03"E
L13	56.71'	S88°09'58"E
L14	93.59'	S53°00'01"E
L15	32.44'	S01°50'03"W
L16	30.03'	N53°00'01"W
L17	85.37'	N53°00'01"W
L18	56.71'	N88°09'58"W

CURVE TABLE-24' MUTUAL ACCESS ESMT.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.	CHORD DIRE.
C10	35°09'57"	40.00'	24.55'	12.68'	24.17'	S70°34'59"E
C11	54°50'04"	20.00'	19.14'	10.37'	18.42'	S25°34'59"E
C12	41°24'35"	20.00'	14.45'	7.56'	14.14'	N32°17'44"W
C13	35°09'56"	10.00'	6.14'	3.17'	6.04'	N70°34'59"W

LOT 1 LINE TABLE

LINE	LENGTH	BEARING
L1	23.00'	S49°50'05"W
L2	12.82'	N32°09'50"W

LOT 1 CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.	CHORD DIRE.
C1	03°00'04"	5725.15	299.87'	149.97'	299.84'	N38°39'53"W
C2	00°15'19"	5702.15	25.41'	12.70'	25.41'	S40°02'16"E
C3	05°46'01"	5639.65	567.65'	284.07'	567.41'	N42°47'37"W
C4	05°03'52"	2349.38	207.66'	103.90'	207.60'	S56°12'29"E

LINE TABLE- FIRE LANE ESMT.

LINE	LENGTH	BEARING
L19	29.85'	S58°44'26"E
L20	270.61'	S42°10'02"E
L21	201.63'	S24°52'34"W
L22	26.56'	S00°56'30"W
L23	50.09'	S02°29'31"E
L24	30.00'	N89°07'00"W
L25	50.09'	N04°22'31"E
L26	31.68'	N00°56'30"E
L27	206.72'	N24°52'37"E
L28	267.12'	N42°10'02"W
L29	24.57'	N58°44'26"W
L30	217.96'	S47°49'59"W
L31	34.33'	S30°53'53"W
L32	55.29'	S47°49'59"W
L33	40.01'	N43°28'54"W
L34	300.77'	N47°49'59"E

CURVE TABLE-FIRE LANE ESMT.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.	CHORD DIRE.
C14	67°02'36"	20.00'	23.40'	13.25'	22.09'	S08°38'43"E
C15	73°29'05"	20.00'	25.65'	14.93'	23.93'	N84°31'08"E
C16	73°27'04"	50.00'	64.10'	37.30'	59.80'	S84°32'01"W
C17	67°02'35"	44.00'	51.49'	29.15'	48.60'	N08°38'44"W

LOT 2 LINE TABLE

LINE	LENGTH	BEARING
L2	12.82'	N32°09'50"W

LOT 2 CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.	CHORD DIRE.
C5	00°47'54"	5639.65	78.58'	39.29'	78.57'	N45°16'41"W

LOT 3 LINE TABLE

LINE	LENGTH	BEARING
L6	36.20'	N47°49'59"E



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Robert L. Wright, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and 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.

*Robert L. Wright*  
 Robert L. Wright  
 Registered Professional Land Surveyor  
 No. 3917

CITY APPROVAL STATEMENT

APPROVED: City Council, City of Weatherford, Texas  
 NOVEMBER 7, 2000



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at intersections of all public streets, visibility triangles as required by section 8.7 of the Subdivision Ordinance of the City.

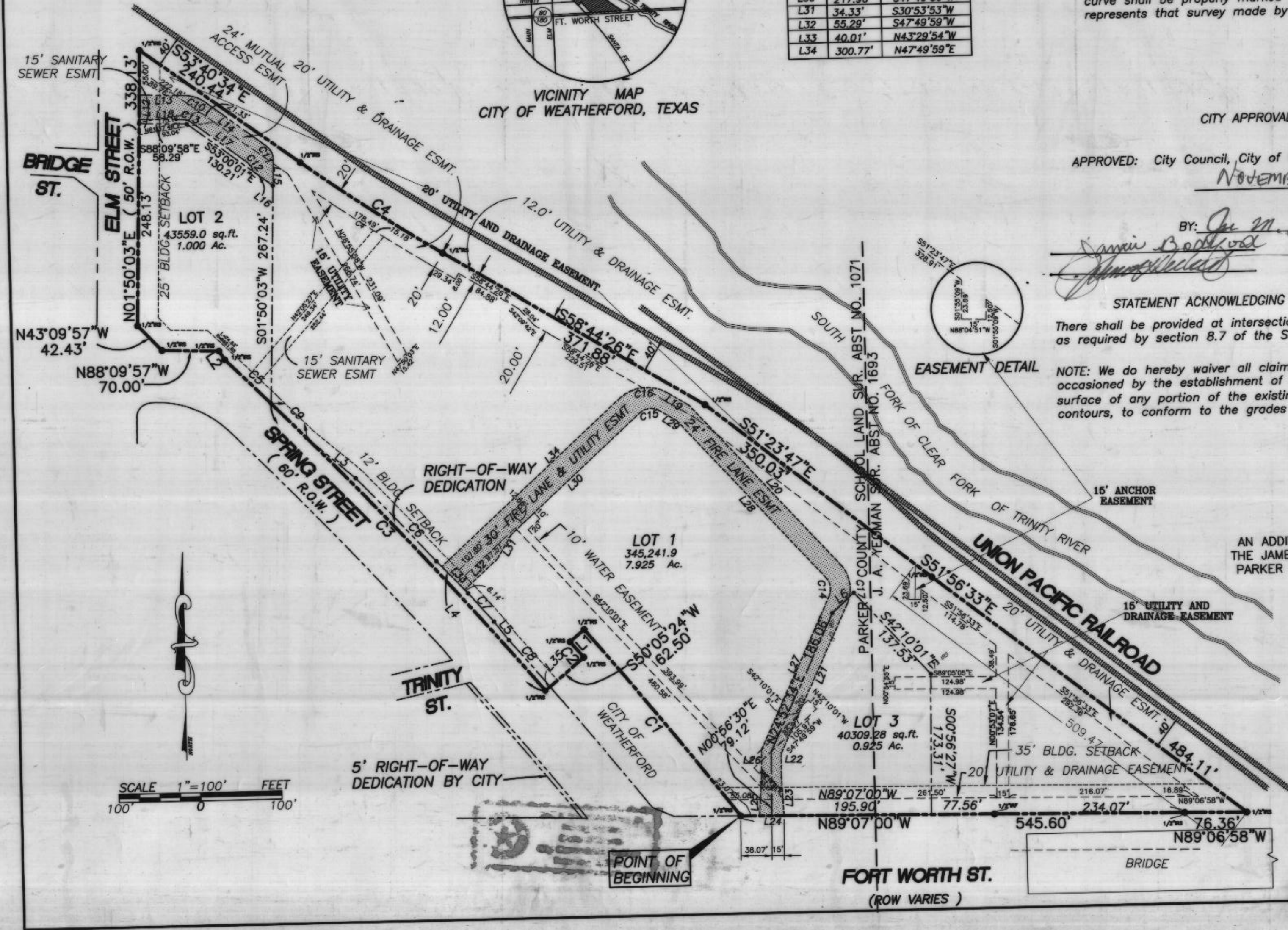
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

FINAL PLAT

LOTS 1, 2 & 3  
 FT. WORTH-SPRING STREET  
 RETAIL ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS OUT OF THE JAMES A. YEOMAN SURVEY, ABSTRACT NO. 1693 AND THE PARKER COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1071 PARKER COUNTY, TEXAS.

OWNERS:  
 LOT 1 & LOT 3  
 WEATHERFORD REALTY, L.P.  
 17440 DALLAS PARKWAY, SUITE 230  
 DALLAS, TEXAS 75287  
 LOT 2  
 DILLARDS PROPERTIES, Ltd.  
 319 NORTH MAIN STREET  
 WEATHERFORD, TEXAS 76086  
 ENGINEER:  
 PATE ENGINEERS  
 8150 BROOKRIVER DRIVE SUITE S-700  
 DALLAS, TEXAS 75247  
 TEL: (214)357-2981  
 FAX: (214)357-2985  
 CONTACT: ROBERT L. WRIGHT P.E.  
 MARCH 07, 2001 SHEET 1 OF 2



B-621