

VICINITY MAP (N.T.S.)

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, we, Security State Bank and Trust and Patricia Rudd Jackson Karr, as Co-Trustees of the W.M. Jackson, Jr. Family Trust, and Elizabeth Ann Jackson-D'Ambrosi, Susan Alice Jackson Shay, William Wingate Jackson and David Rudd Jackson, acting herein by and through Patricia Rudd Jackson Karr as Agent and Attorney-in-Fact, are all of the owners of a tract of land situated in the J.L. Detiste Survey, Abstract No. 369 and the A.M. Krouse Survey, Abstract No. 785, according to the deed recorded in Volume 1490, Page 67, Deed Records, Parker County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION BLOCK 1

Being a tract of land situated in the J.L. Detiste Survey, Abstract No. 369 and the A.M. Krouse Survey, Abstract No. 785 and being a part of that certain tract of land as described by deed to W.M. Jackson Sr. Family Trust and recorded in Volume 1490, Page 67, Deed Records, Parker County, Texas and being more particularly described as follows:

Beginning at a P.K. nail found in the north right-of-way line of Interstate Highway No. 20 and the centerline of a 60 foot Private Access Easement, recorded in Volume 1553, Page 887, Deed Records, Parker County, Texas, being the southeast corner of a certain tract of land as described by deed to TCC-BTS Weatherford OM, Inc. and recorded in Volume 1827, Page 946, Deed Records, Parker County, Texas and also being the beginning of a curve to the right having a central angle of 31°40'40", a radius of 500.00 feet and a chord bearing and distance of North 08°45'30" West, 272.93 feet;

Thence along said centerline and along said curve in a northwesterly direction, an arc length of 276.44 feet to an "X" cut in concrete found at the southwest corner of a certain tract of land as described by deed to Inman Family Trust and recorded in Volume 1797, Page 1037, Deed Records, Parker County, Texas;

Thence North 47°20'52" East, along the south property line of said Inman tract, a distance of 565.41 feet to a 5/8" capped iron rod stamped "Dunaway Assoc. Inc." set (hereinafter called 5/8" iron rod set);

Thence South 28°27'55" East, along the most easterly west property line of said Inman tract, a distance of 154.65 feet the northwest corner of a certain tract of land as described to Dallas SMSA Limited Partnership, Lessee, Cell Site Name Weatherford, Center Number 3213, and continuing along the west property line of Dallas SMSA tract a total distance of 304.65 feet to a 3/8" iron rod found at the southwest corner of said Dallas SMSA tract;

Thence North 61°32'05" East, along the south property line of said Dallas SMSA tract, and passing at a distance of 159.91 feet to a 1/2" iron rod set at the southeast corner of a certain tract of land as described by deed to Michael Sands and recorded in Volume 1815, Page 2111, Deed Records, Parker County, Texas;

Thence North 58°05'38" East, along the south property line of said Michael Sands tract, a distance of 159.91 feet to a 5/8" iron rod set at the northwest corner of a certain tract of land as described by deed to MKM Stanhope, Ltd. and recorded in Volume 1625, Page 1912, Deed Records, Parker County, Texas, from which a found 2" pipe bears South 49°35'22" East, a distance of 0.55;

Thence South 42°22'51" East, along the west property line of MKM Stanhope, Ltd. tract, a distance of 237.19 feet to a 5/8" iron rod found in the north right-of-way line of aforementioned Interstate Highway No. 20 and being the southwest corner of said MKM Stanhope, Ltd. tract;

Thence along the north right-of-way line of said Interstate Highway No. 20 the following courses and distances:

South 36°42'15" West, a distance of 23.08 feet to a 5/8" iron rod set at the beginning of a curve to the right having a central angle of 35°00'00", a radius of 203.18 feet and a chord bearing and distance of South 54°11'59" West, 122.19 feet;

along said curve in a southwesterly direction, an arc length of 124.12 feet to a Texas Department of Transportation concrete monument with a brass disk;

South 71°41'59" West, a distance of 150.00 feet to a point from which a found Texas Department of Transportation concrete monument with a brass disk bears South 20°44'18" East, 0.40 feet;

North 89°00'15" West, a distance of 105.95 feet to a point from which a found Texas Department of Transportation concrete monument with a brass disk bears South 13°41'46" East, 0.76 feet;

South 71°41'55" West, a distance of 100.00 feet to a Texas Department of Transportation concrete monument with a brass disk;

South 52°24'15" West, a distance of 105.95 feet to a Texas Department of Transportation concrete monument with a brass disk;

South 71°41'59" West, a distance of 428.51 feet to the POINT OF BEGINNING and containing 303,656 square feet or 6.971 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Security State Bank and Trust and Patricia Rudd Jackson Karr, as Co-Trustees of the W.M. Jackson, Jr. Family Trust, and Elizabeth Ann Jackson-D'Ambrosi, Susan Alice Jackson Shay, William Wingate Jackson and David Rudd Jackson, acting herein by and through Patricia Rudd Jackson Karr as Agent and Attorney-in-Fact, being all of the owners do hereby adopt this plat designating the hereinabove described property as W.M. Jackson Addition, to the City of Weatherford, Texas, and we do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS OUR HANDS THIS 30 day of Nov., 1999.

W.M. JACKSON JR. FAMILY TRUST
CO-TRUSTEES

Patricia Rudd Jackson Karr
Patricia Rudd Jackson Karr

Security State Bank and Trust

By: *Thomas D. Sherman*
TWH Officer

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Patricia Rudd Jackson Karr, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein stated.

Given under my hand and seal of office on this 30 day of Nov. 1999

Mary A. Neuse
Mary A. Neuse
Notary Public for the State of Texas

7-22-2002
My Commission Expires July 22, 2002

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Thomas D. Sherman, known to me to be 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 considerations expressed and in the capacity therein stated.

Given under my hand and seal of office on this 30 day of Nov. 1999

Mary A. Neuse
Mary A. Neuse
Notary Public for the State of Texas

7-22-2002
My Commission Expires July 22, 2002

STATE OF TEXAS
COUNTY OF KERR

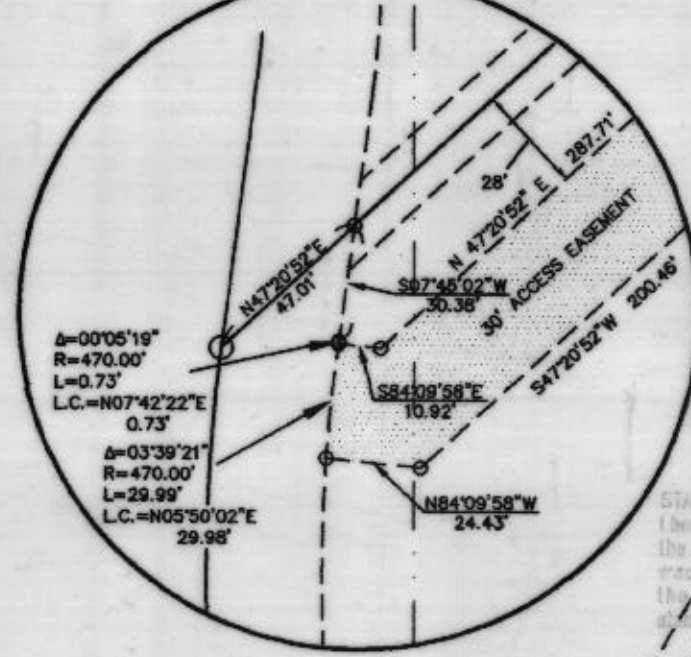
BEFORE ME, the undersigned authority, on this day personally appeared Patricia Rudd Jackson Karr, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein stated.

Given under my hand and seal of office on this 30 day of Nov. 1999

Mary A. Neuse
Mary A. Neuse
Notary Public for the State of Texas

7-22-2002
My Commission Expires July 22, 2002

ACCESS EASEMENT DETAIL



16.5' AT&T EASEMENT VOL. 205, PG. 223 D.R.P.C.T.

7.5' EASEMENT FOR UNDERGROUND FACILITIES VOLUME 1823, PAGE 192, D.R.P.C.T.

60' PRIVATE ACCESS EASEMENT RECIPROCAL EASEMENT AGREEMENT VOLUME 1553, PAGE 887 D.R.P.C.T.

60' UTILITY EASEMENT VOLUME 1553, PAGE 829 D.R.P.C.T.

SEE DETAIL

TCC-BTS WEATHERFORD OM, INC. VOLUME 1827, PAGE 946 D.R.P.C.T.

J.L. DETISTE SURVEY ABSTRACT NO. 369

"X" CUT IN CONCRETE FOUND

60' UTILITY EASEMENT VOLUME 1553, PAGE 829 D.R.P.C.T.

60' PRIVATE ACCESS EASEMENT RECIPROCAL EASEMENT AGREEMENT VOLUME 1553, PAGE 887 D.R.P.C.T.

7.5' UTILITY & DRAINAGE EASEMENT

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7.5' UTILITY & DRAINAGE EASEMENT

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY, UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1991-1, AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.
Bettye Farris 12-20-99
Bettye Farris
City Secretary, City of
Weatherford, Texas
378539

RECEIVED AND FILED FOR RECORD
3:20 O'Clock P.M. PC B436
DEC 20 1999

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By: *Paula Lee* Deputy
COUNTY OF PARKER
The above instrument was filed on the above date at the office of the County Clerk and the same is recorded in the volume and page of the Deed Records of Parker County as shown by me.

LOT 1R, BLOCK 1
WAL-MART SUBDIVISION
CABINET B, SLIDE 094
P.R.P.C.T.

RECORDED
DEC 20 1999

7.5' EASEMENT FOR UNDERGROUND FACILITIES VOLUME 1823, PAGE 192, D.R.P.C.T.

INMAN FAMILY TRUST VOLUME 1797, PAGE 1037 D.R.P.C.T.

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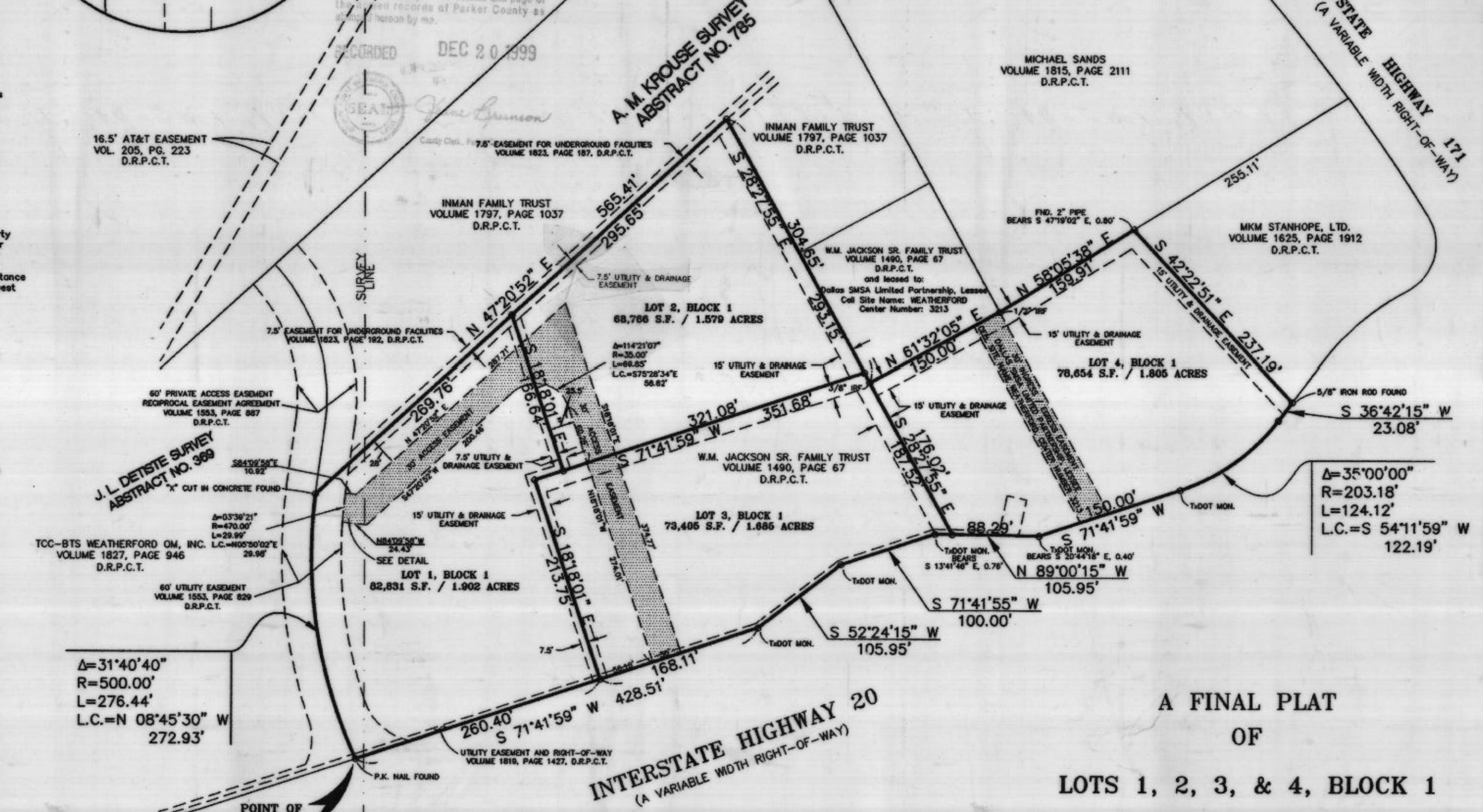
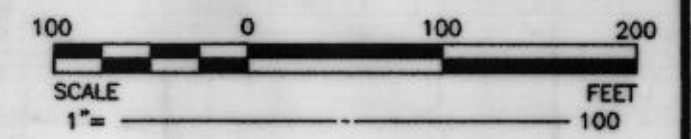
7.5' UTILITY & DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared 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.

John N. Cordle
John N. Cordle
Registered Professional Land Surveyor
Texas Registration No. 2026

November 23, 1999
Date



A FINAL PLAT
OF

LOTS 1, 2, 3, & 4, BLOCK 1

W.M. JACKSON ADDITION

Situated in the J.L. Detiste Survey, Abstract No. 369 and the A.M. Krouse Survey, Abstract No. 785, City of Weatherford, Parker County, Texas.

DUNAWAY ASSOCIATES, Inc.
ENGINEERS - PLANNERS - SURVEYORS
1501 MERRIMAC CIRCLE, SUITE 100
FORT WORTH, TEXAS 76107
PH. (817) 335-1121 METRO (817) 429-2135
FAX (817) 335-7437

CABINET _____ SLIDE NO. _____