

**SOUTH MAIN STREET F.M. 51 / S.H. 171**  
(ASPHALT PAVING)

STATE OF TEXAS  
COUNTY OF PARKER  
WHEREAS, WAL-MART STORES, INC. acting by and through the undersigned, its duly authorized officer, is the sole owner of a tract of land situated in the B.F. Draper, L. & G.N. R.R. CO., J.L. Delata, and the A.M. Krouse Surveys, according to the deed recorded in Volume 1599, Page 859, D.R.P.C.T., and more particularly described as follows:

**LEGAL DESCRIPTION BLOCK 1**  
BEING a 32.364 acre tract of land known as Lot 1, Block 1, Wal-Mart Subdivision, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide No. 790, Plat Records, Parker County, Texas, said 32.364 acre tract of land being more particularly described by metes and bounds as follows:  
BEGINNING at a 5/8" iron pin set in the west right of way line of South Main Street (F.M. #51/S.H. #171) (a 116' public right of way) said point being the most easterly corner of said Lot 1, Block 1;  
THENCE South 47° 20' 52" West, a distance of 1204.00 feet to a 5/8" iron pin found at the most southerly corner of said Lot 1;  
THENCE North 42° 39' 08" West, a distance of 848.81 feet to a 5/8" iron pin found at an angle point in the southwesterly line of said Lot 1;  
THENCE North 02° 17' 08" West, a distance of 332.56 feet to a 5/8" iron pin found at an angle point in the westerly line of said Lot 1;  
THENCE North 47° 20' 52" East, a distance of 522.36 feet to a 5/8" iron pin found on an angle point in the westerly line of said Lot 1;  
THENCE North 02° 11' 54" West, a distance of 520.29 feet to a 5/8" iron pin found at the most northerly northwest corner of said Lot 1;  
THENCE North 89° 51' 54" East, a distance of 44.50 feet to a 5/8" iron pin found;  
THENCE South 89° 02' 08" East, a distance of 132.40 feet to a 5/8" iron pin set in the west right of way line of the aforementioned South Main Street;  
THENCE South 42° 39' 08" East, a distance of 1376.70 feet along said right of way line to the POINT OF BEGINNING and containing 32.364 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, Wal-Mart Stores, Inc. and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the heretofore described real property as Wal-Mart Subdivision Lots 1R, 2, & 3, Block 1 to the City of Weatherford, Texas, and it does hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.  
WITNESS MY HAND this 13th day of December, 1995.

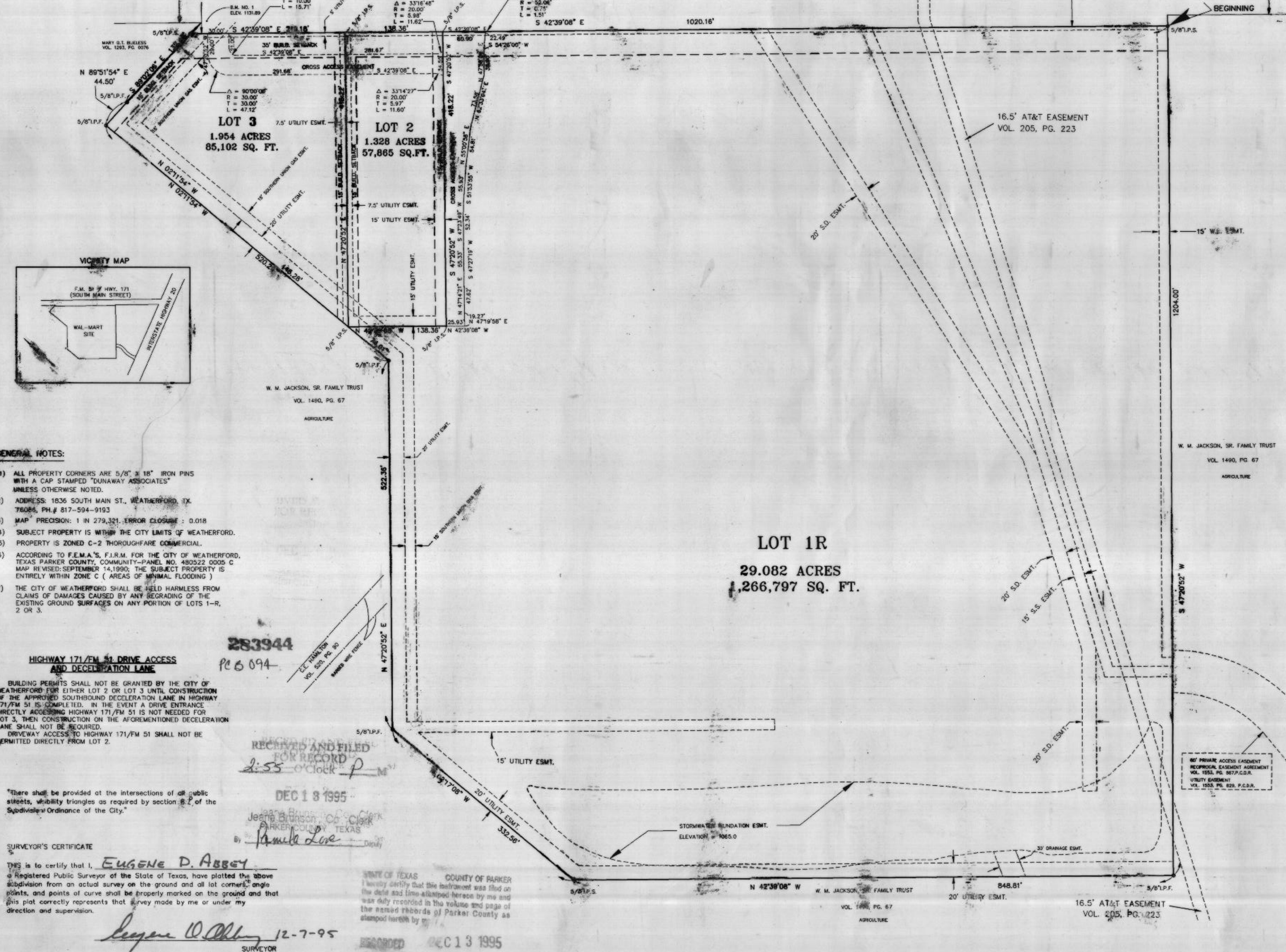
WAL-MART STORES, INC.  
BY: [Signature]

STATE OF ARKANSAS  
COUNTY OF BENTON  
BEFORE ME, the undersigned authority on this day personally appeared J. Robert Brady of Wal-Mart Stores, Inc., a corporation, 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 considered therein expressed, in the capacity therein stated and as the act and deed of said corporation.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 13th day of December, 1995.

Viola B. White  
Notary Public in and for the State of Arkansas  
State of Arkansas  
Benton County  
My Commission Expires 8/1/2000

STATE OF ARKANSAS  
COUNTY OF BENTON  
THAT Wal-Mart Stores, Inc., My Commission Expires 8/1/2000, duly authorized agent, does hereby adopt this plat designating the heretofore described real property as WAL-MART SUBDIVISION, an addition to the City of Weatherford, Texas, AND DOES HEREBY CERTIFY THAT IT IS THE CURRENT OWNER OF LOT 1R, 2, & 3, Wal-Mart Subdivision AND HAS NO OBJECTION TO THIS REPLAT.  
WITNESS MY HAND this 13th day of December, 1995.

WAL-MART STORES, INC.  
BY: [Signature]  
Viola B. White  
Notary Public in and for the State of Arkansas  
State of Arkansas  
Benton County  
My Commission Expires 8/1/2000



- GENERAL NOTES:**
- 1) ALL PROPERTY CORNERS ARE 5/8" x 18" IRON PINS WITH A CAP STAMPED "DUNAWAY ASSOCIATES" UNLESS OTHERWISE NOTED.
  - 2) ADDRESS: 1836 SOUTH MAIN ST., WEATHERFORD, TX. 76086, PH.# 817-594-9193
  - 3) MAP PRECISION: 1 IN 279,321. ERROR CLOSURE: 0.018
  - 4) SUBJECT PROPERTY IS WITHIN THE CITY LIMITS OF WEATHERFORD.
  - 5) PROPERTY IS ZONED C-2 THROUGHFARE COMMERCIAL.
  - 6) ACCORDING TO F.E.M.A.'S, F.I.R.M. FOR THE CITY OF WEATHERFORD, TEXAS PARKER COUNTY, COMMUNITY-PANEL NO. 480522 0005 C MAP REVISED: SEPTEMBER 14, 1990; THE SUBJECT PROPERTY IS ENTIRELY WITHIN ZONE C (AREAS OF MINIMAL FLOODING)
  - 7) THE CITY OF WEATHERFORD SHALL BE HELD HARMLESS FROM CLAIMS OF DAMAGES CAUSED BY ANY REGRADING OF THE EXISTING GROUND SURFACES ON ANY PORTION OF LOTS 1-R, 2 OR 3.

**HIGHWAY 171/FM 51 DRIVE ACCESS AND DECELERATION LANE**  
BUILDING PERMITS SHALL NOT BE GRANTED BY THE CITY OF WEATHERFORD FOR EITHER LOT 2 OR LOT 3 UNTIL CONSTRUCTION OF THE APPROVED SOUTHBOUND DECELERATION LANE IN HIGHWAY 171/FM 51 IS COMPLETED. IN THE EVENT A DRIVE ENTRANCE DIRECTLY ACCESSING HIGHWAY 171/FM 51 IS NOT NEEDED FOR LOT 3, THEN CONSTRUCTION ON THE AFORESAID DECELERATION LANE SHALL NOT BE REQUIRED.  
DRIVEWAY ACCESS TO HIGHWAY 171/FM 51 SHALL NOT BE PERMITTED DIRECTLY FROM LOT 2.

There shall be provided at the intersections of all public streets, visibility triangles as required by section 8.2 of the Subdivision Ordinance of the City.

**SURVEYOR'S CERTIFICATE**  
I, EUGENE D. ABBEY, a Registered Public Surveyor of the State of Texas, have plotted 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.  
Eugene D. Abbey 12-7-95  
SURVEYOR  
Texas Registration No. 4886

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 assessor records of Parker County as stamped hereon by me.  
RECORDED DEC 13 1995

**ENGINEER/SURVEYOR**  
DUNAWAY ASSOCIATES, Inc.  
1901 WENDELL CIRCLE, SUITE 100  
FORT WORTH, TEXAS 76107  
PH: (817) 335-1111, METRO: (817) 213-5400, FAX: (817) 335-7137

**OWNER**  
WAL-MART STORES, INC.  
701 S. WALTON BLVD.  
BENTONVILLE, ARKANSAS 72716  
(501) 273-4000

**DEVELOPER**  
WAL-MART STORES, INC.  
701 S. WALTON BLVD.  
BENTONVILLE, ARKANSAS 72716  
(501) 273-4000

Approved by the City of Weatherford, 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 vacations, corrections, Replats or minor Plats as described therein.  
12-13-95  
date  
Betty K. Farris  
City Secretary  
City of Weatherford, Texas

**A FINAL PLAT OF LOTS 1R, 2, & 3, BLOCK 1 BEING A REPLAT OF LOT 1, BLOCK 1 WAL-MART SUBDIVISION**  
AN ADDITION TO THE CITY OF WEATHERFORD ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 790, PLAT RECORDS, PARKER CO., TEXAS  
OCTOBER 11, 1995  
TOTAL AREA 1,409,894 SQ. FT. OF 32.364 ACRES