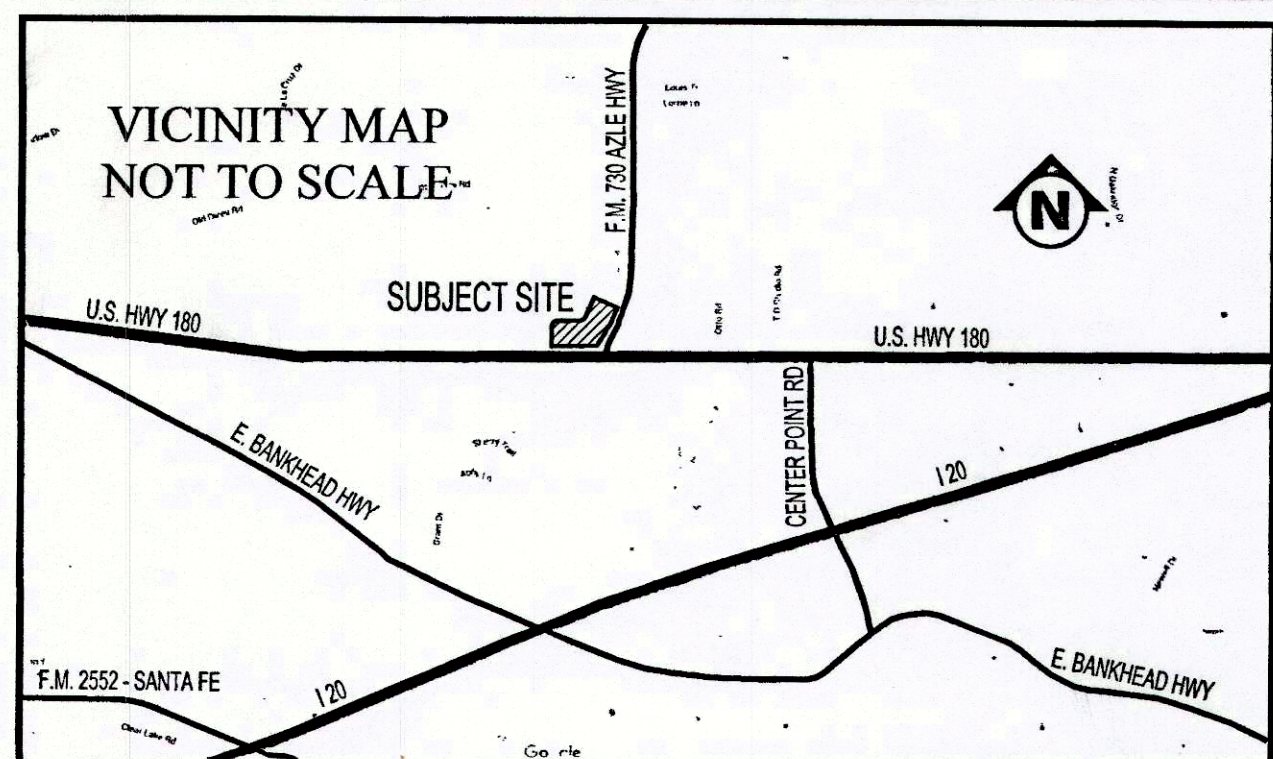


HANNIBAL GOODE SURVEY  
ABSTRACT NO. 535  
PARKER COUNTY, TEXAS

WEATHERFORD 202 L.L.P.  
(REMAINDER)  
VOL. 1874, PG. 1039  
R.R.P.C.T.

FLOOD NOTE:  
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0300E, THE PROPERTY DESCRIBED HEREIN APPEARS TO LIE WITHIN "ZONE" X, SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS )  
COUNTY OF PARKER )  
201629653 PLAT Total Pages: 1  
Being a 1.60 acre tract of land situated in the Hannibal Goode Survey, Abstract No. 535, City of Weatherford, Parker County, Texas and being all of Lot 2R, Block 1, Willow Creek Commercial Park as recorded in Cabinet D, Slide 92, Plat Records Parker County, Texas and a portion of the Weatherford 202, LLP tract as recorded in Volume 1874, Page 1039, Deed Records Parker County, Texas. Said 1.60 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING at an "X" cut found in concrete at the northwest corner of Lot 3, Block 1, WILLOW CREEK COMMERCIAL ADDITION, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat recorded in Plat Cabinet D, Slide 571, Plat Records, Parker County, Texas, from which an "X" cut found in concrete bears N 89°22'41" E, a distance of 122.79 feet, for reference;



THENCE along the west line of said Lot 3, Block 1, WILLOW CREEK COMMERCIAL ADDITION, as follows:  
S 00°38'35" E, a distance of 155.00 feet to a 1/2" red capped iron rod found stamped "C.F. Stark RPLS 5084";  
S 89°21'25" W, a distance of 18.00 feet to a 1/2" red capped iron rod found stamped "C.F. Stark RPLS 5084";  
S 00°38'35" E, a distance of 159.94 feet to a 3/8" iron rod found (control monument) in the north line of U.S. Highway No. 180 (a.k.a. Fort Worth Highway - Old U.S. Highway 80 - 150 foot Right-of-Way), at the original southeast corner of said Lot 2R, Block 1, Willow Creek Commercial Park;  
THENCE S 89°21'55" W, along the north line of said U.S. Highway No. 180, a distance of 216.00 feet to a point at the original southwest corner of said Lot 2R, Block 1, Willow Creek Commercial Park, from which an "X" cut found in concrete bears S 36°22'21" E, a distance of 0.22 feet, for reference;

THENCE along the west and north lines of said Lot 2R, Block 1, Willow Creek Commercial Park, as follows:  
N 00°38'54" W, leaving the north line of said U.S. Highway No. 180, a distance of 239.96 feet to an "X" cut found in concrete (control monument) at the beginning of a curve to the right, whose radius is 75.00 feet and whose long chord bears N 44°21'54" E, a chord distance of 106.09 feet;  
Along said curve in a northeasterly direction, through a central of 90°01'35", an arc distance of 117.84 feet to an "X" cut in concrete found (control monument) at the end of said curve;  
N 89°22'41" E, at a distance of 141.00 feet, passing an "X" cut in concrete found (control monument) at the original northeast corner of said Lot 2R, Block 1, Willow Creek Commercial Park, and continuing, in all, a distance of 159.00 feet to the POINT OF BEGINNING and containing 1.60 acres (69,710 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS  
That Weatherford 202, LLP and Yangtze Capital, LLC, acting herein by and through their duly authorized representatives, do hereby adopt this plat designating the herein above described property as LOT 2R-1, BLOCK 1, WILLOW CREEK COMMERCIAL PARK, and addition to the City of Weatherford, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective systems for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.  
Witness our hands this the 22<sup>nd</sup> day of December, 2016.

WEATHERFORD 202, LLP      YANGTZE CAPITAL, LLC  
*K. Wayne Lee*      *Louie L. Lu*  
Member      Manager

STATE OF TEXAS )  
COUNTY OF PARKER )  
APPROVED by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.  
RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS  
*[Signature]*      12-27-16  
Signature of City Planner      Date of Recommendation  
APPROVED BY: CITY OF WEATHERFORD, TEXAS  
*[Signature]*      12-27-16  
Signature of City Manager/Mayor      Date of Approval  
ATTEST: *[Signature]* 12-27-16  
Signature of City Secretary      Date

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

Before me, the undersigned authority on this day personally appeared K. Wayne Lee know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 22<sup>nd</sup> day of DECEMBER, 2016.

*[Signature]*  
Cynthia Kay Scoggin  
Notary Public in and for the State of Texas

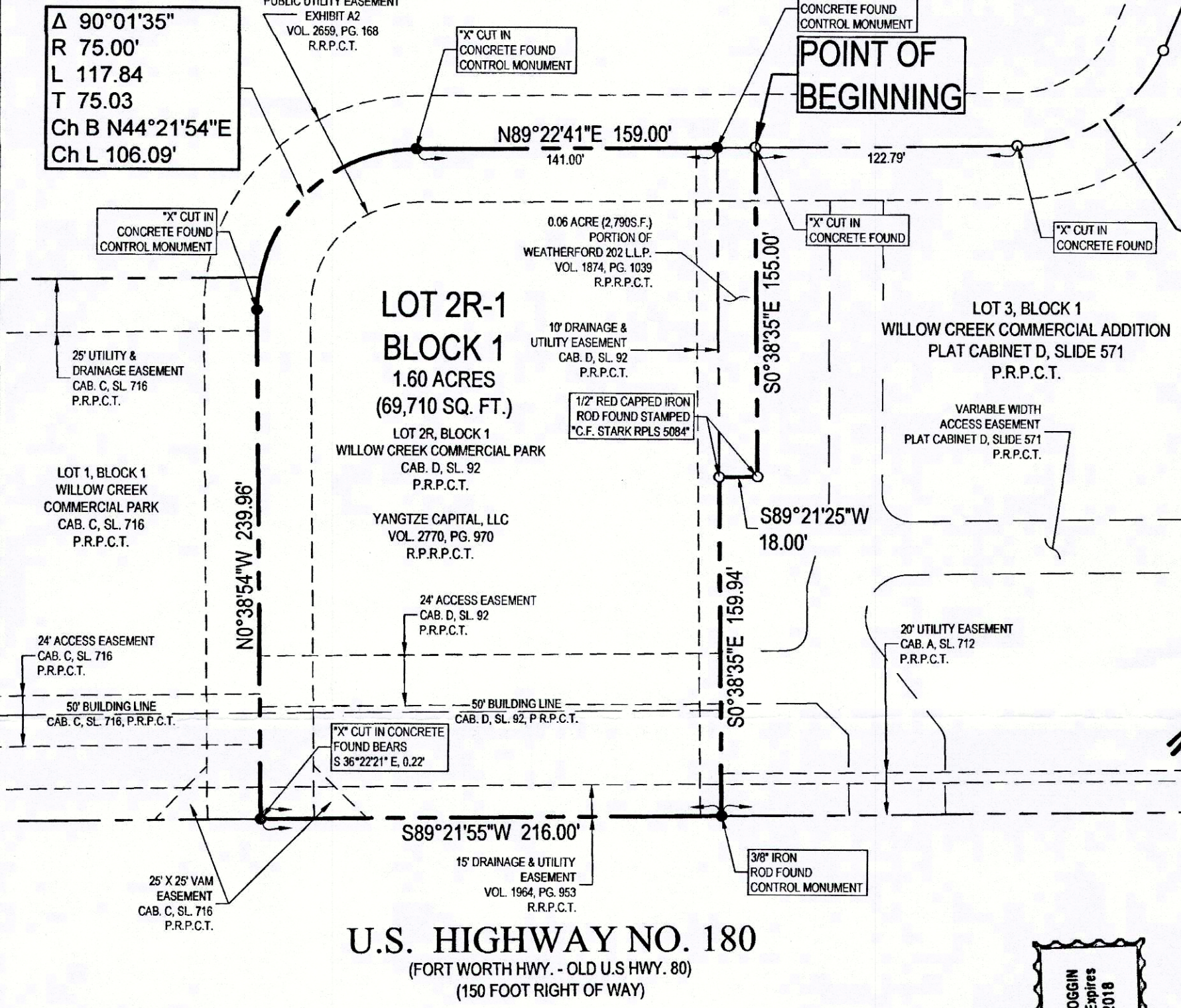
Before me, the undersigned authority on this day personally appeared Louie L. Lu know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13<sup>th</sup> day of DECEMBER, 2016.

*[Signature]*  
Cynthia Kay Scoggin  
Notary Public in and for the State of Texas

- GENERAL NOTES:
- Bearings & Coordinates shown hereon are referenced to The Texas State Plane Coordinate System, N.A.D. 83 Datum (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
  - Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
  - All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
  - No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
  - No portion of subject property lies within a FEMA designated flood plane or flood prone area, Parker County FIRM, Panel 48367C0300E, Effective Date Sept. 26, 2008.
  - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to lines and withholding of utilities and building permits.
  - All portions of this plat lie within the corporate city limits of the City of Weatherford.
  - Visibility, access and maintenance easements (to be used if applicable):

The area or areas shown on the plat as "VAM" (visibility, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all lights and privileges set forth herein.



STATE OF TEXAS ( )  
COUNTY OF PARKER ( )  
I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
*[Signature]* 12/11/16  
Charles F. Stark, RPLS  
Texas Registration No. 5084



STATE OF TEXAS ( )  
COUNTY OF PARKER ( )  
Before me, the undersigned authority on this day personally appeared Charles F. Stark know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 11<sup>th</sup> day of DECEMBER, 2016.  
*[Signature]*  
Cynthia Kay Scoggin  
Notary Public in and for the State of Texas



CONTROL LEGEND  
● FOUND CONTROLLING MONUMENTS  
○ 1/2" RED CAPPED IRON RODS SET STAMPED "C.F. STARK RPLS 5084" (UNLESS OTHERWISE NOTED)

COORDINATE & BEARING BASIS NOTE:  
BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM OPUS SOLUTION

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET D, SLIDE 660  
DATE 12/28/16

OWNERS:  
WEATHERFORD 202 L.L.P.  
560 N. KIMBALL AVE. #140  
SOUTHLAKE TX. 76092-6643  
YANGTZE CAPITAL L.L.C.  
1419 CLAIBORNE  
ALEDO TX. 76008

D-660

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
201629653  
12/28/2016 12:39 PM  
Fee: 75.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

MINOR PLAT  
LOT 2R-1, BLOCK 1  
WILLOW CREEK COMMERCIAL PARK

Including a Re Plat of Lot 2R, Block 1  
WILLOW CREEK COMMERCIAL PARK  
An Addition to the City of Weatherford, Parker County, Texas, According to the Plat Recorded in Cabinet D, Slide 92 Plat Records, Parker County, Texas and  
0.06 Acre of Unplatted Land Situated in the HANNIBAL GOODE SURVEY, ABSTRACT NO. 535 City of Weatherford, Parker County, Texas

AGGT. NO.: 19504  
SCH. DIST.: CWE  
CITY: T-15  
P. NO.:

**Barron-Stark-Swift**  
Consulting Engineers  
Together.

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

JOB No. 139-9317  
DATE NOV. 2016  
SHEET 1 of 1

19504.001.002.00