

This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

[Signature]
 Mayor, City of Weatherford Date

ATTEST:
[Signature]
 City Secretary, City of Weatherford Date

The purpose of this Amended Plat is to revise the location of the 24' Access Esmt.

Doc# 754422
 Book 2812 Page 1672

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WHEREAS, Yangtze Capital, LLC is the Owner of Lot 2, Block 1, WILLOW CREEK COMMERCIAL PARK and being more particularly described as follows:

Lot 2, Block 1, WILLOW CREEK COMMERCIAL PARK, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet D, Slide 57, Plat Records, Parker County, Texas;

Beginning at an "X" cut in concrete set at the southwest corner of said Lot 2, Block 1;

THENCE North 00 degrees 39 minutes 22 seconds West, along the east line of said Lot 1, 240.00 feet to an "X" cut in concrete set at the beginning of a curve to the right whose radius is 75.00 feet and whose long chord bears North 44 degrees 38 minutes 38 seconds East, 106.07 feet;

THENCE along said curve in a northeasterly direction through a central angle of 80 degrees 00 minutes 00 seconds, a distance of 117.81 feet to an "X" cut in concrete set;

THENCE North 89 degrees 20 minutes 38 seconds East, 141.00 feet to an "X" cut in concrete set;

THENCE South 00 degrees 39 minutes 22 seconds East, 315.00 feet to a 1/2" iron set in the north line of said U.S. Hwy No. 180;

THENCE South 89 degrees 20 minutes 38 seconds West, along the north line of said U.S. Hwy. No. 180, 216.00 feet to the POINT OF BEGINNING and containing 1.534 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Yangtze Capital, LLC acting by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 2R, Block 1, WILLOW CREEK COMMERCIAL PARK, an addition to the City of Weatherford, Parker County, 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 purpose 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 landscaped improvements may be placed in landscaped easements, if approved by the City Council of the City of Weatherford. In addition, utility easement may also be used for the mutual use and accommodation of all public utilities desiring to use 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 of 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 easements. 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 easements 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 of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

Witness my hand, this 2nd day of Nov., 2010.

By: *[Signature]*
 Name: Louise L. Lu

Title: President

Date: Nov. 2, 2010

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Louise L. Lu, President, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 2 day of Nov., 2010.

[Signature]
 Notary Public in and for the State of Texas

My Board Expires On:

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 of City Planner Date of Recommendation

APPROVED BY: City of Weatherford, Texas

Signature of City Manager Date of Approval

Signature of Mayor Date of Approval

ATTEST:
[Signature] 11-9-10
 City Secretary Date

Notes:
 1) All corners are capped "Stevens Surveying" 1/2" irons unless otherwise noted.
 2) 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.

3) The area or areas shown on the plat as "VAM" (visible, 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 easements 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, its successors, assigns, or agents shall have the right and privileges at all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and privileges set forth herein.

4) 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.

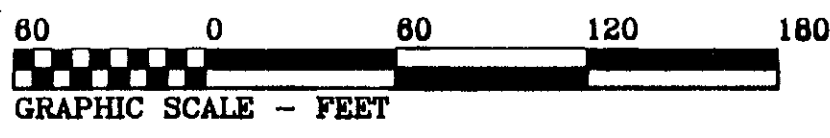
5) No part of the subject plot includes and lots of a prior subdivision limited by deed restriction to residential use not more than two residential units per lot.

6) Bearings correlated to the Texas State Plane Coordinate System, North Central Zone, NAD 83.

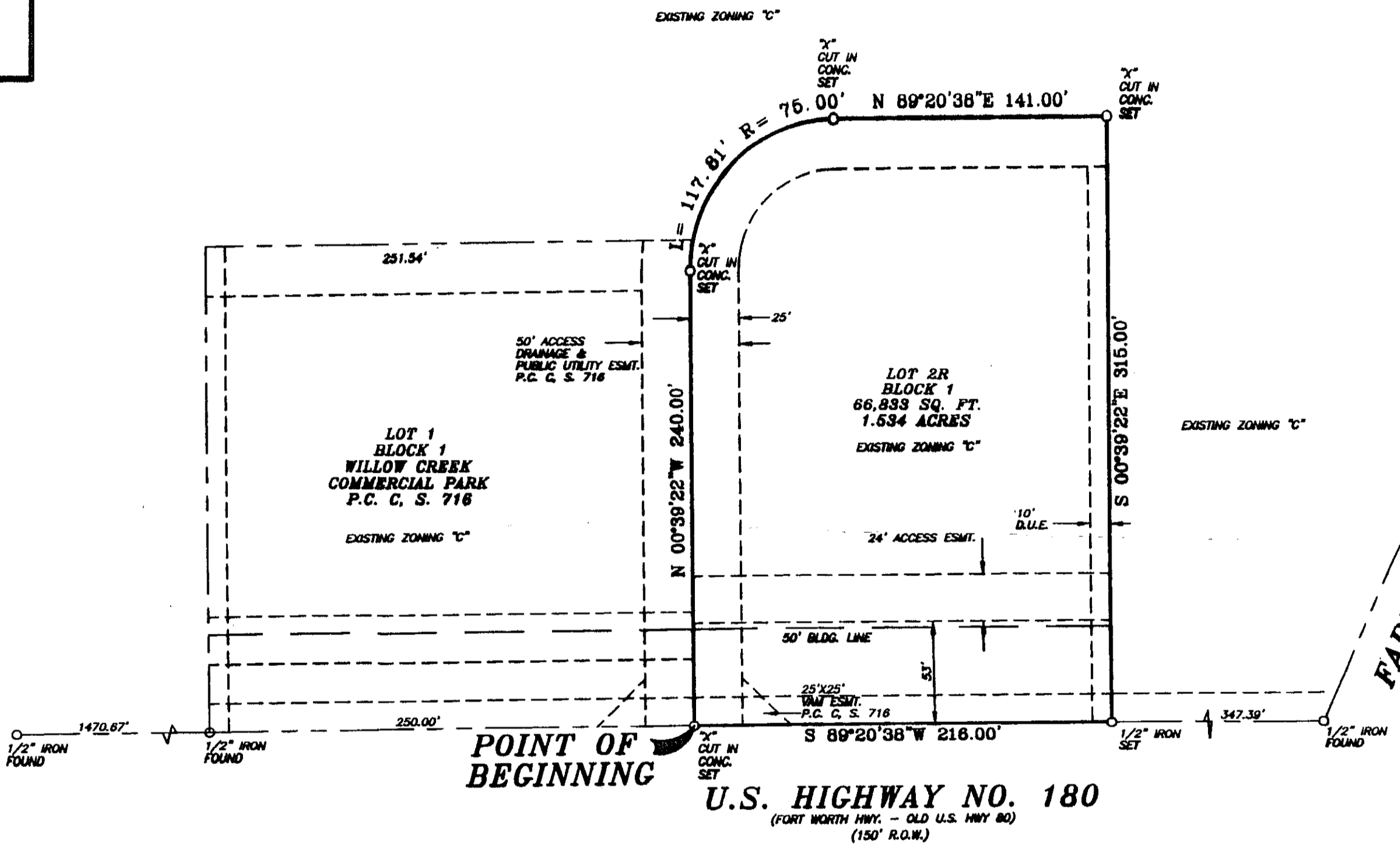
7) The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

8) According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 4836700300E Effective September 26, 2008 this property does not lie within a 100 year flood hazard area.

STEVENS LAND SURVEYING
 7300-B WEATHERFORD HWY.
 FORT WORTH, TEXAS 76116
 (817) 866-8775 (817) 866-8780 FAX



Doc# 754422 Fees: \$66.00
 11/10/2010 10:04AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TERNE BRUNSON COUNTY CLERK



OWNER/DEVELOPER
 Yangtze Capital, LLC
 Louise L. Lu
 1419 Claiborne Lane
 Aledo, Texas 76008
 817-944-7681

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

[Signature]
 ANDREW E. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5395
 FEBRUARY 2, 2010 ORIGINAL FIELD
 SEPTEMBER 27, 2010 REVISED AMENDED PLAT

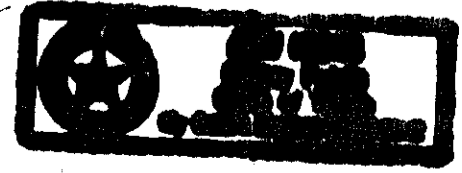


STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Andrew E. Stevens, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 on the 2nd day of Nov., 2010.

Notary Public in and for the State of Texas.



FARM TO MARKET
 HIGHWAY NO. 730
 (24' HWY. - R.O.W. SHOWN)

Amended Plat
 Lot 2R, Block 1
 WILLOW CREEK
 COMMERCIAL PARK
 City of Weatherford,
 Parker County, Texas
 Being Lot 2, Block 1
 WILLOW CREEK
 BUSINESS PARK
 City of Weatherford
 Parker County, Texas