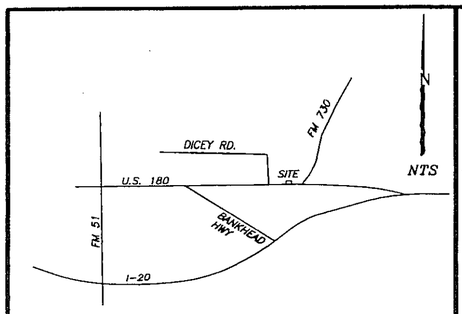


This property is located in the corporate limits of the City of Weatherford, Parker County, Texas.

2-25-10

Mayor, City of Weatherford *Date*

ATTEST: Laura Simonds 2-25-10

City Secretary, City of Weatherford *Date*

Doc# 735096
Book 2764 Page 1987

D-5-1

RECOMMENDED BY: City of Weatherford, Texas

2/24/2010

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:

Laura Simonds 2-25-2010

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 purposes 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.

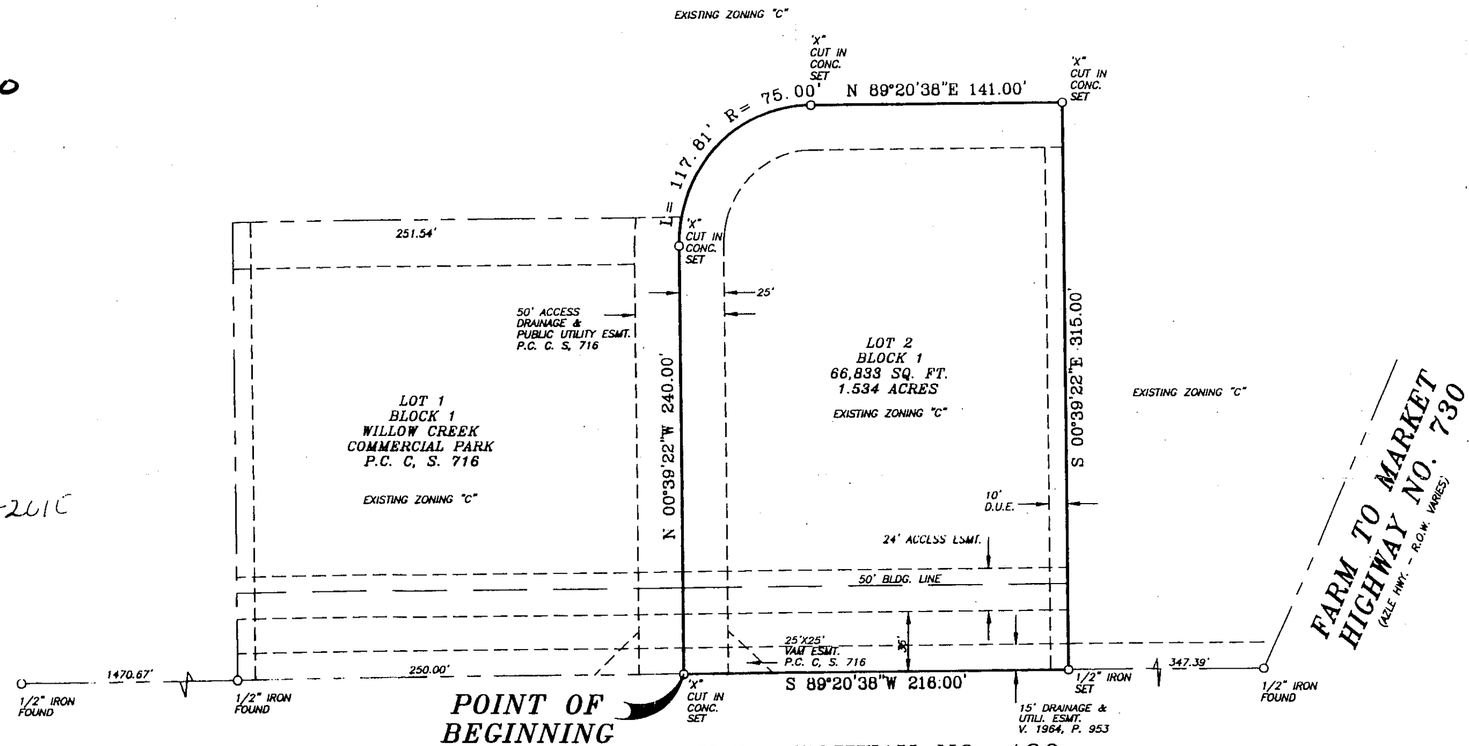
5) No part of the subject plat includes and lots of a prior subdivision limited by deed restriction to residential use not more than two residential units per lot.

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 48367C0300E Effective September 26, 2008 this property does not lie within a 100 year flood hazard area.

WEATHERFORD 202, LLP
V. 1874, P. 1039



WHEREAS, Weatherford 202, L.L.P. is the Owner of a tract of land situated in the HANNIBAL GOOD SURVEY, Abstract No. 535, Parker County, Texas and being out of a 202.65 acre tract conveyed to Weatherford 202, L.L.P. and being more particularly described as follows:

1.534 acres situated in the HANNIBAL GOOD SURVEY, Abst. No. 535, Parker County, Texas being a portion of that certain tract of land conveyed to Weatherford 202, L.L.P. by deed recorded in Volume 1874, Page 1039, Real Records, Parker County, Texas, said 1.534 acres being more particularly described, as follows:

Beginning at an "X" cut in concrete set at the southeast corner of Lot 1, Block 1, WILLOW CREEK COMMERCIAL PARK, an addition to the City of Weatherford, Parker County, Texas according to the plat recorded in Plat Cabinet C, Slide 716, Plat Records, Parker County, Texas, in the north line U.S. Highway No. 180;

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 20 minutes 38 seconds East, 106.07 feet;

THENCE Along said curve in a northeasterly direction through a central angle of 90 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, Weatherford 202, LLP, acting by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 2, 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 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 landscaped improvements may be placed in landscaped 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 of 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 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 at any time procuring permission from anyone. This plat approval subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

WITNESS, my hand, this the 24 *day of* FEB *20* 10.

BY:
Weatherford 202, LLP

By: _____
Name: K. Wayne Lee

Title: Partner

Date: 2-24-2010

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 K. Wayne Lee, Partner, 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 24 *day of* February, *2010.*

_____
Notary Public in and for the State of Texas.

3-1-12
My Board Expires On:

OWNER/DEVELOPER
WEATHERFORD 202, L.L.P.
1330 N. WHITE CHAPEL, SUITE 200
SOUTHLAKE, TEXAS 76092
817-994-0688

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

Andrew E. Stevens

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
FEBRUARY 2, 2010

STATE OF TEXAS
REGISTERED
ANDREW E. STEVENS
5395
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF PARKER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
on the 24 *day of* February, *2010.*

_____
Notary Public in and for the State of Texas.

KELBY B. POPE
Notary Public, State of Texas
My Commission Expires
March 07, 2012

ACCT. NO: 19504
SCH. DIST.: WE
CITY: WE
MAP NO.: I-15
OUT OF; 20535.4.1.0

Doc# 735096 Fees: $66.00
03/01/2010 11:01AM H Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

Minor Plat
Lot 2, Block 1

WILLOW CREEK COMMERCIAL PARK

City of Weatherford, Parker County, Texas
Being 1.534 Acres situated in the HANNIBAL GOOD SURVEY, Abst. No. 535 Parker County, Texas

100010

N

60 0 60 120 180
GRAPHIC SCALE - FEET

STEVENS LAND SURVEYING
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 596-9775 (817) 596-9780 FAX