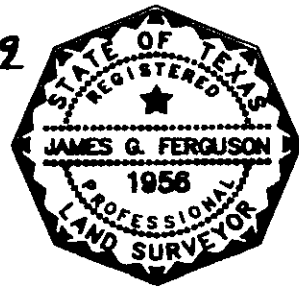


KNOW ALL MEN BY THESE PRESENTS: That I, James G. Ferguson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

James G. Ferguson
JAMES G. FERGUSON, R.P.L.S. No. 1956
 DATE **9-3-09**

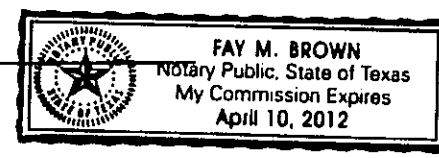


Doc# 724276
 Book 2740 Page 405

STATE OF TEXAS }
 COUNTY OF TARRANT }

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James G. Ferguson, a Registered Professional Land Surveyor, 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, this 3rd day of September, 2009.

Fay M. Brown
 Notary Public in and for the State of Texas
 My Commission Expires On: 4-10-2012



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] 9/17/09
 Signature of City Planner Date of Recommendation
 APPROVED BY: City of Weatherford, Texas
[Signature] 9/17/09
 Signature of City Manager Date of Approval
[Signature] 9/17/09
 Signature of Mayor Date of Approval
 ATTEST:
[Signature] 9/17/09
 City Secretary Date

STATE OF TEXAS }
 COUNTY OF PARKER } DEDICATION

WHEREAS Karl Klement Properties, Inc. is the owner of 0.689 of an acre tract of land being a portion of Lot 5, all of Lot 6, a portion of Lot 7 and a portion of Lot 8, Block 10 of Carter's Addition to the City of Weatherford, Parker County, Texas, filed in Vol. 69, Pg. 639, Plat Records of Tarrant County, Texas; said 0.689 of an acre tract of land being conveyed to said Karl Klement Properties, Inc., according to the deed recorded in Vol. 2176, Pg. 532, Deed Records of Parker County, Texas; said 0.689 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Klement property also being the southwest corner of said Lot 8 and being the intersection of the east R.O.W. line of North Main Street (F.M. Hwy. 51) with the north R.O.W. line of East Sixth Street;

THENCE North along the east R.O.W. line of said North Main Street and the west line of said Klement tract, 173.19 feet to a 1/2 inch iron rod found at the northwest corner of said Klement tract in the west line of said Lot 5;

THENCE East leaving said R.O.W. line along the north line of said Klement tract, 210.00 feet to a 1/2 inch iron rod found at the northeast corner of said Klement tract in the existing west line of a 16' wide alley;

THENCE South along the west line of said alley and along the most east line of said Klement tract, 99.24 feet to a 1/2 inch iron rod found at the most easterly southeast corner of said Klement tract and the northeast corner of a tract of land conveyed to A. Wayne Marshall & Leben Lee Riebe, as recorded in Vol. 1867, Pg. 1615, Deed Records of Parker County, Texas;

THENCE S 89°47'58" W, along the common line of said Klement and Marshall tracts, 85.52 feet to a 1/2 inch iron rod found;

THENCE S 00°59'45" W, along said common line, 73.66 feet to a 1/2 inch iron rod found in the north R.O.W. line of aforementioned East Sixth Street, at the most southerly southeast corner of said Klement tract;

THENCE West, along the north line of said East Sixth Street, and the south line of said Klement tract, 123.20 feet to the POINT OF BEGINNING and containing 30,011 square feet or 0.689 of an acre tract of land.

STATE OF TEXAS }
 COUNTY OF PARKER }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That Karl Klement Properties, Inc., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as:

**LOTS 6-R, BLOCK 10
 CARTER'S ADDITION**

An 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

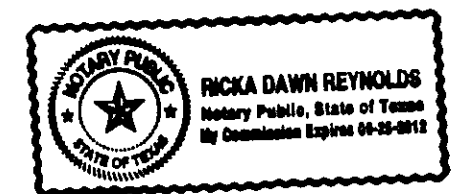
WITNESS, my hand, this the 14 day of Sept, 2009.

By: *Karl Klement*
 KARL KLEMENT

STATE OF TEXAS }
 COUNTY OF }
 Before me, *Picka Dawn Reynolds*, a Notary Public in and for the State of Texas, on this day personally appeared *Karl Klement* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated as the act and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14th day of Sept, 2009.

Notary Public in and for the State of Texas
 My Commission Expires 2/15/2012



ACCT. NO.: My Commission Expires
 SCH. DIST.: 11020
 CITY: WE
 MAP NO.: WE
H-14
 A FINAL PLAT OF
LOTS 6-R, BLOCK 10

CARTER'S ADDITION

AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOT 5, ALL OF LOT 6 AND A PORTION OF LOTS 7 AND 8, BLOCK 10, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND FILED IN VOL. 69, PG. 639 PLAT RECORDS OF PARKER COUNTY, TEXAS AND CONTAINING 30,011 SQUARE FEET OR 0.689 ACRES OF LAND.

CITY OF WEATHERFORD, NOTES

WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE ADDITION.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW.

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 RIGHTS AND PRIVILEGES SET FORTH HEREIN.

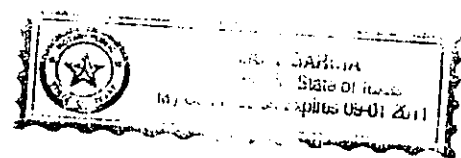
NOTES:

- 1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE WEST LINE OF THE TRACT OF LAND CONVEYED TO KARL KLEMENTS PROPERTIES, INC., AS RECORDED IN VOL. 2176, PG. 532, DEED RECORDS OF PARKER COUNTY, TEXAS.
- 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD PRONE AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WEATHERFORD, TEXAS, COMMUNITY PANEL NO. 480522 0270 E, EFFECTIVE DATE SEPT. 26, 2008.
- 3) THE PURPOSE OF THIS REPLAT IS TO BUILD A LARGE COMMERCIAL BUILDING ON ONE SINGLE LOT.

STATE OF TEXAS }
 COUNTY OF TARRANT }

Whereas Ken Cummings, acting by and through the undersigned, its duly authorized agent, is the lien holder of the property described hereon and do hereby ratify all dedications and provisions of this plat as shown.

Ken Cummings
 Ken Cummings
 President of H Bank of Texas



STATE OF TEXAS }
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Ken Cummings, 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 consideration expressed and in the the capacity therein stated and as the act and deed of said H Bank of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of September, 2009.

Mary Garcia
 Notary Public in and for the State of Texas

My Commission Expires 09-01-2011

D29

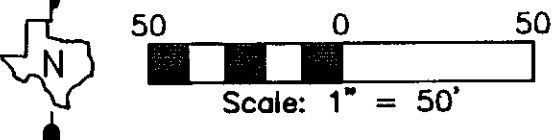
Doc# 724276 Fees: \$66.00
 09/25/2009 2:27PM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TERRE BOLDEN, COUNTY CLERK

Replat: P&Z 0907-0004

DATE: 9/3/2009

#09005-P

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LANDES & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1107 E. FIRST STREET • FORT WORTH, TEXAS 76102 • (817) 870-1220 - FAX 870-1292

OWNER:
KARL KLEMENT PROPERTIES, INC.
 P.O. BOX 505
 DECATUR, TEXAS 76234
 (940) 399-3051