

D-48

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, McDonald's Corporation, a Delaware corporation are the owner's of a 1.028 acre tract of land situated in the Leah See Survey, Abstract No. 805, Parker County, Texas, and being all of Lots 1 and 2, Block 1 of Leah See Addition, an addition to the City of Azle, according to the plat recorded in Cabinet A, Slide 526 of the Plat Records of Parker County, Texas (PRPCT), and being a tract of land conveyed to McDonald's Corporation recorded in Volume 1190, Page 745 of the Deed Records of Parker County, Texas (DRPCT) and being a 0.724 acre tract of land conveyed by Carline Long to McDonald's Real Estate Company by deed recorded in Volume 2754, Page 118 (DRPCT), and being more particularly described as follows:

BEGINNING at a "capped" 1/2 inch iron rod found for corner of the most easterly northeast corner of said Lot 2 and the northwest corner of a tract of land conveyed to National Retail Properties, LP recorded in Instrument No. D207191422 of the Deed Records of Tarrant County, Texas (DRCT), and being in the southwesterly right-of-way line of State Highway No. 199 (Jacksboro Highway) (Northwest Parkway) (350' right-of-way);

THENCE departing the southwest right-of-way line of said State Highway No. 199 along the westerly line of said National Retail Properties tract SOUTH 00°01'12" WEST, a distance of 139.76 feet to a "capped" 1/2 inch iron rod found for the southeast corner of said Lot 2 and being located in the northerly right-of-way line of Speer Street (a called 50' right-of-way);

THENCE along the northerly right-of-way line of said Speer Street SOUTH 89°58'17" WEST, a distance of 218.19 feet to a point for the southeast corner of said Lot 2 and being the northeast corner of a tract of land conveyed to Limited Partnership recorded in Volume 2060, Page 539 (DRPCT) and being known as Lot 2 of Diamond Food Markets Addition, from which a 1/2 inch iron rod found for reference bears North 00°45' West, a distance of 0.3 feet;

THENCE along the easterly line of last mentioned tract NORTH 00°45'05" WEST, at 144.16 feet passing the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 262.52 feet to a point for the northeast corner of said Limited Partnership tract and being the northwest corner of said Lot 1, said point being located in the southwesterly right-of-way line of said State Highway No. 199, from which a "capped" 1/2 inch iron rod found for reference bears South 00°45' East, a distance of 0.3 feet, said point also being located in a curve to the right, having a radius of 2,116.83 feet and a chord bearing of SOUTH 61°02'24" EAST;

THENCE along the southwesterly right-of-way line of said State Highway No. 199 with said curve to the right, through a central angle of 6°51'42", for an arc length of 253.51 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.028 acres or 44,777 square feet of land more or less.

SURVEYOR'S CERTIFICATE:

That I, Austin J. Bedford, 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 Azle.

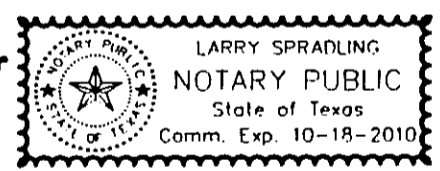
*Austin J. Bedford*  
Austin J. Bedford  
Registered Professional Land Survey No. 4132  
301 N. Alamo Street  
Rockwall, Texas 75087



STATE OF TEXAS )  
COUNTY OF ROCKWALL )

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, Registered Public 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 07 day of January, 2010.

*Larry Spradling*  
LARRY SPRADLING  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 10-18-2010



10-18-2010  
My Commission Expires On:

MINOR PLAT  
LOT 1R, BLOCK 1  
LEAH SEE ADDITION  
BEING A MINOR PLAT OF  
LOTS 1 & 2, BLOCK 1, LEAH SEE ADDITION  
BEING 1.028 ACRES OUT OF THE  
LEAH SEE SURVEY, ABSTRACT NO. 805  
CITY OF AZLE, PARKER COUNTY, TEXAS

OWNER: LOT 1 & 2, BLOCK 1  
MCDONALD'S CORPORATION  
511 EAST CARPENTER FREEWAY SUITE 375  
IRVING, TX 75062 (972) 869-5304

SCALE: 1" = 30'  
DATE:  
TECHNICIAN: M. PERRY  
DRAWN BY: M. PERRY  
CHECKED BY: A.J. BEDFORD  
P.C.: D. CRYER  
FILE: MCD-AZLE MINOR PLAT  
JOB. NO. 387-044-09

301 N. ALAMO STREET • ROCKWALL, TEXAS 75087  
(972) 722-0225 • FAX (972) 722-0361

SHEET:  
OF:  
**AJ BEDFORD GROUP, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That McDonald's Corporation, a Delaware corporation, acting herein by and through his(its) duly authorized officer(s), do hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK 1, LEAH SEE ADDITION, an addition to the City of Azle, Parker County, Texas, and does hereby dedicate to the public's use forever, the streets, rights of way, and other public improvements shown thereon.

WITNESS, my hand, this 11 day of January, 2010

*Kathleen Madigan*  
Kathleen Madigan  
Senior Counsel, McDonald's USA, LLC, a Delaware Limited Liability Company

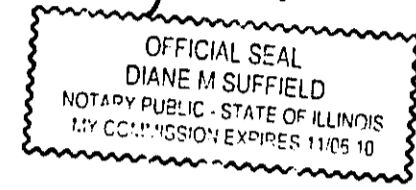
Doc# 732115  
Book 2758 Page 1096

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

Before me, the undersigned authority, a Notary Public in and for the State of Illinois, on this day personally appeared Kathleen Madigan, Senior Counsel, McDonald's USA, LLC, a Delaware Limited Liability Company, 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.

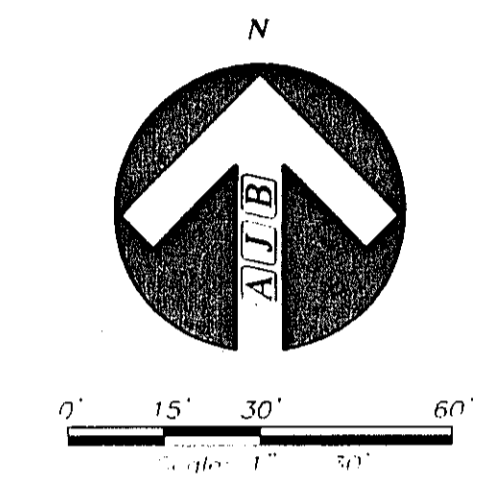
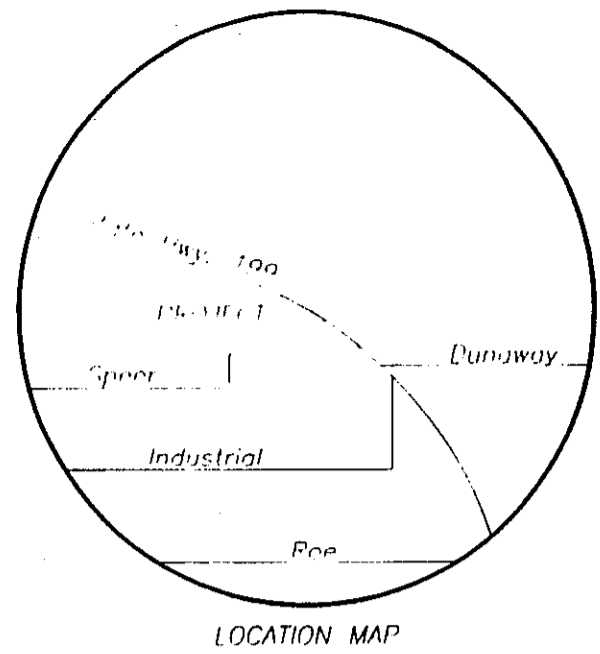
Given under my hand and seal of office, this 11 day of January, 2010.

*Diane M. Suffield*  
Diane M. Suffield  
Notary Public in and for the State of Illinois



11/6/2010  
My Commission Expires On:

CITY OF  
AZLE, TEXAS  
**CITY OF AZLE  
PARKER COUNTY, TEXAS**  
WHEREAS THE CITY OF AZLE.  
THIS 27th DAY OF March 2009 TO APPROVE THIS PLAT.  
BY: *G. L. ...*  
CITY MANAGER  
BY: *Anna ...*  
SECRETARY



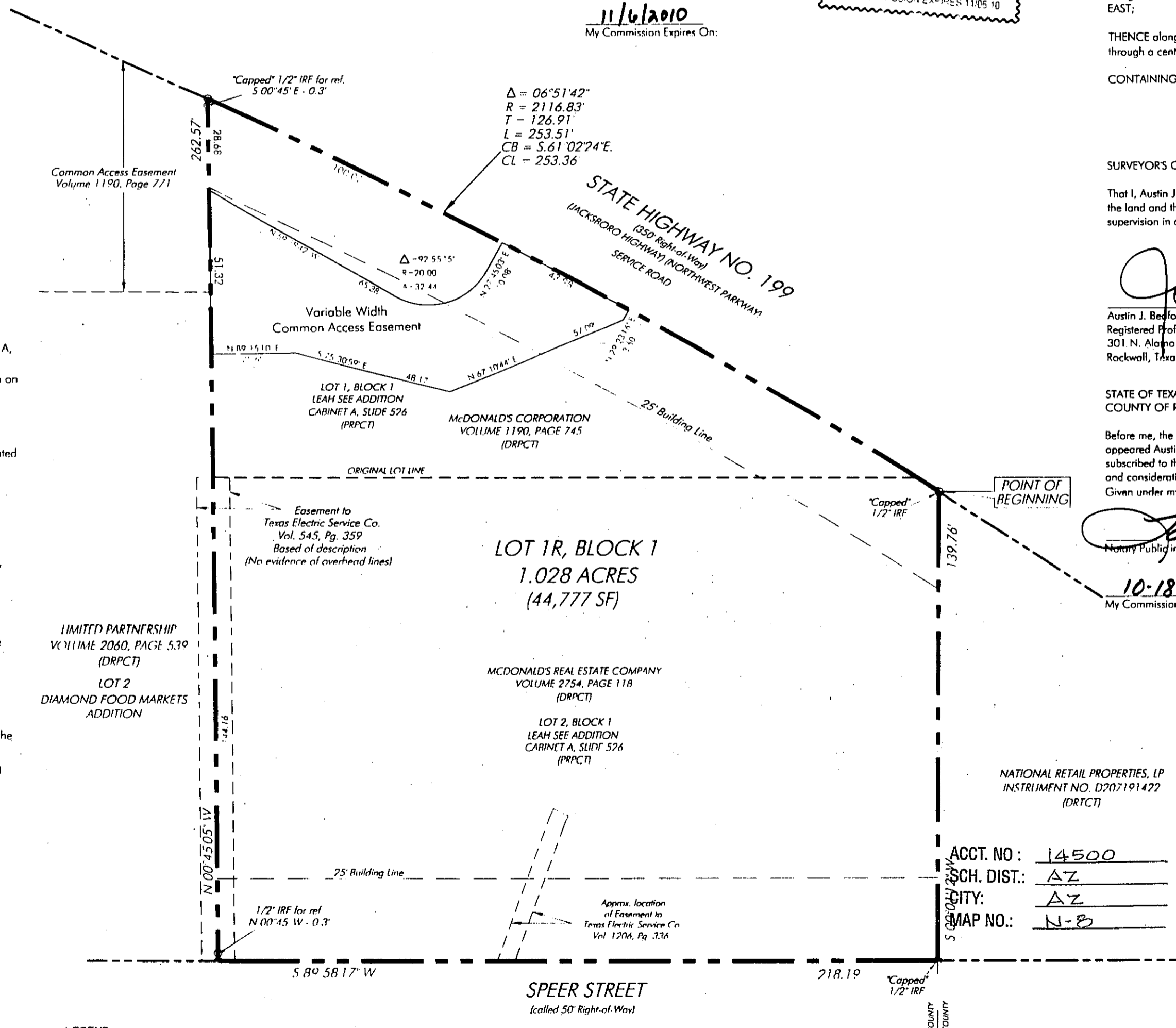
Notes are per Title Commitment GF No: 08R11318 issued by First American Title Insurance Company, effective August 17, 2009, issued September 1, 2009.

- 10. a) 25' building line along the Northeast lot line shown on the plat recorded in Cabinet A, Slide 526, (PRPCT) (Tract 1)
- b) 25' building line in the Northeast corner of lot and along the South lot line as shown on the plat recorded in Cabinet A, Slide 526, (PRPCT) (Tract 2)
- c) Easement to Texas Electric Service Company recorded in Volume 214, Page 242, (RPRPCT) (Tracts 1 & 2)
- d) It is our opinion that the easement to Tarrant County Water Supply Corporation, recorded in Volume 474, Page 52 (RPRPCT) does not cross subject property, but is located approximately 250' west of Tracts 1 & 2.
- e) Easement to Texas Electric Service Company, recorded in Volume 545, Page 359, (RPRPCT) (Tracts 1 & 2)
- f) It is our opinion that the easement to Texas Electric Service Company, recorded in Volume 1083, Page 724, (RPRPCT) does not cross subject property, but is located approximately 570' west of Tracts 1 & 2.
- g) Easement granted by McDonald's Corporation to Schwarz & Myers Realty Company, recorded in Volume 1190, Page 771, (RPRPCT). As affected by Agreement recorded in Volume 1190, Page 778, (RPRPCT) (Tract 1)
- h) Easement to Texas Electric Service Company, recorded in Volume 1206, Page 336, (RPRPCT) (Tract 2)
- i) Subject to terms, provisions, and conditions of lease recorded in Volume 1190, Page 749, (RPRPCT) (Tract 2)
- j) Subject to rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements.
- k) Subject to terms, provisions, and conditions of No Barrier Agreement, recorded in Volume 1190, Page 781, (RPRPCT) (Tract 1)
- l) All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- m) Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road

NOTES:  
BASIS OF BEARINGS: Bearings are based on the west line of Leah See Addition, recorded in Cabinet A, Slide 526 (PRPCT), N 00°45'05" W.

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.

FLOOD STATEMENT: According to Community Panel No. 48367C0200E, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
DRPCT	DEED RECORDS OF PARKER COUNTY, TEXAS
DRCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
PRPCT	PLAT RECORDS OF PARKER COUNTY, TEXAS

Doc# 732115 Fees: \$66.00  
8/15/2010 3:15PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

ENGINEER:  
ADAM ENGINEERING  
910 S. KIMBALL AVE.  
SOUTHLAKE, TEXAS 76092  
817.328.3200

SURVEYOR:  
A.J. BEDFORD GROUP, INC.  
301 NORTH ALAMO ROAD  
ROCKWALL, TEXAS 75087  
972.722.0225