

0 25' 50' 100'

SCALE: 1" = 50'

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware corporation is the Owner of a tract of land situated in the A.M. Krouse Survey, Abstract No. 785, Parker County, Texas and being all of a called 1.350 acre tract conveyed to them by deed recorded in Document No. 679965 of the Deed Records of Parker County, Texas (DRPCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the northeasterly right-of-way line of South Main Street (State Highway 171 and F.M. Road No. 51) (a variable width right-of-way) at the common west corner of Lot 1-A, Block 1 of Krouse Addition revised, an addition to the City of Weatherford, according to the plat recorded in Cabinet B, Slide 240 of the Plat Records of Parker County, Texas (PRPCT) and said 1.350 acre tract of land, from which a monument found for reference bears N 32°55'00" E, a distance of 2.60 feet;

THENCE along the common line of said 1.350 acre tract and said Lot 1-A, NORTH 89°43'02" EAST, passing at a distance of 179.84 feet a 1/2 inch iron rod found for the common south corner of said Lot 1-A and Lot 2-A of said Krouse Addition, and continuing for a total distance of 361.24 feet to a 5/8 inch iron rod set for corner at the northeast corner of said 1.350 acre tract of land and being in the south line of said Lot 2-A, said point also being an exterior "L" corner of a Lot 2, Block B of Weatherford Ridge Addition, an addition to the City of Weatherford, according to the plat recorded in Cabinet C, Slide 674, of the Plat Records of Parker County, Texas, (PRPCT);

THENCE along the common line of said 1.350 acre tract of land and said Lot 2, Block B, SOUTH 00°34'01" EAST, passing at a distance of 127.05 feet the common west corner of said Lot 2, Block B and Lot 1, Block B of said Weatherford Ridge Addition, and continuing for a total distance of 218.10 feet to a 5/8 inch iron rod set for corner the southeast corner of said 1.350 acre tract of land and being an interior "L" corner of said Lot 1, Block B;

THENCE along the common line of said 1.350 acre tract of land and said Lot 1, Block B, NORTH 89°21'15" WEST, a distance of 191.24 feet to a 5/8 inch iron rod set for the common west corner of said 1.3498 acre tract and said Lot 1, Block B, and being in the northeasterly right-of-way line of said South Main Street, said point also being in a curve to the left, having a radius of 1,959.86 feet and a chord bearing of NORTH 38°46'28" WEST, from which a "Capped" iron rod found for reference bears S 74°42'00" E, a distance of 1.5 feet;

THENCE along the common line of said 1.350 acre tract and said South Main Street and along said curve to the left, through a central angle of 07°59'36", for an arc length of 273.42 feet to a 5/8 inch iron rod set for the end of said curve;

THENCE continuing along the common line of said 1.350 acre tract and said South Main Street NORTH 42°46'00" WEST, a distance of 1.58 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.350 acres or 58,800 square feet of land, more or less, all according to that survey prepared by A.J. Bedford Group, Inc.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware corporation, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as McDONALD'S SOUTH MAIN 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 23 day of December 2008

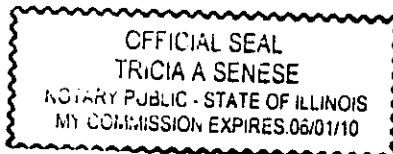
By: Timothy J. Slattery
Timothy J. Slattery, as Attorney-in-Fact for McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware Corporation.

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 Timothy J. Slattery, Owner, 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 23 day of December, 2008.

Tricia A. Senese
Notary Public in and for the State of Illinois



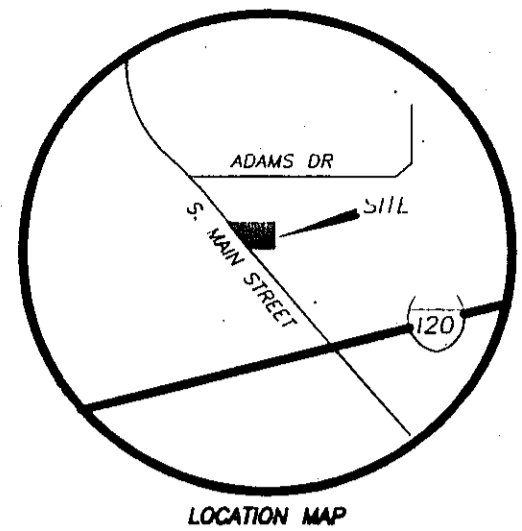
On 12/23/2008
My Commission Expires On:

C 776

Doc# 705686
Book 2694 Page 1489

LOT 1-A, BLOCK 1
KROUSE ADDITION REVISED
CABINET B, SLIDE 240
(PRPCT)
ZONING "I" INTERSTATE DISTRICT

LOT 2-A, BLOCK 1
KROUSE ADDITION REVISED
CABINET B, SLIDE 240
(PRPCT)
ZONING "I" INTERSTATE DISTRICT



LOT 1B, BLOCK 1
WEATHERFORD COMMONS ADDITION
VOLUME 2311, PAGE 1137
(PRPCT)
ZONING "I" INTERSTATE DISTRICT

LOT 2, BLOCK 1
WEATHERFORD COMMONS ADDITION
VOLUME 2311, PAGE 1137
(PRPCT)

LOT 1, BLOCK B
WEATHERFORD RIDGE ADDITION
CABINET C, SLIDE 674
(PRPCT)
ZONING "I" INTERSTATE DISTRICT

LOT 1, BLOCK B
WEATHERFORD RIDGE ADDITION
CABINET C, SLIDE 674
(PRPCT)
ZONING "I" INTERSTATE DISTRICT

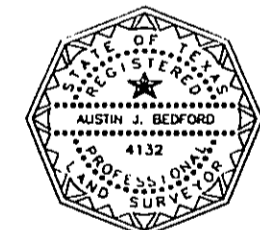
POINT OF BEGINNING

N. 42°46'00" W.
1.58'

5' RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)
1374 SQ. FT.
(0.032 ACRES)

SOUTH MAIN STREET
(State Highway 171 and F.M. Road 51)
(Variable Width Right-of-Way)

LOT 2, BLOCK 1
WEATHERFORD COMMONS ADDITION
VOLUME 2311, PAGE 1137
(PRPCT)



KNOW ALL MEN BY THESE PRESENTS:

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 Weatherford.

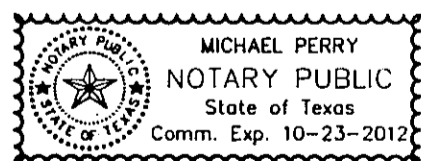
Austin J. Bedford
Registered Professional Land Survey No. 4132
301 N. Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS)
COUNTY OF DALLAS)

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 31 day of December, 2008.

Michael Perry
Notary Public in and for the State of Texas



10-23-2012
My Commission Expires On:

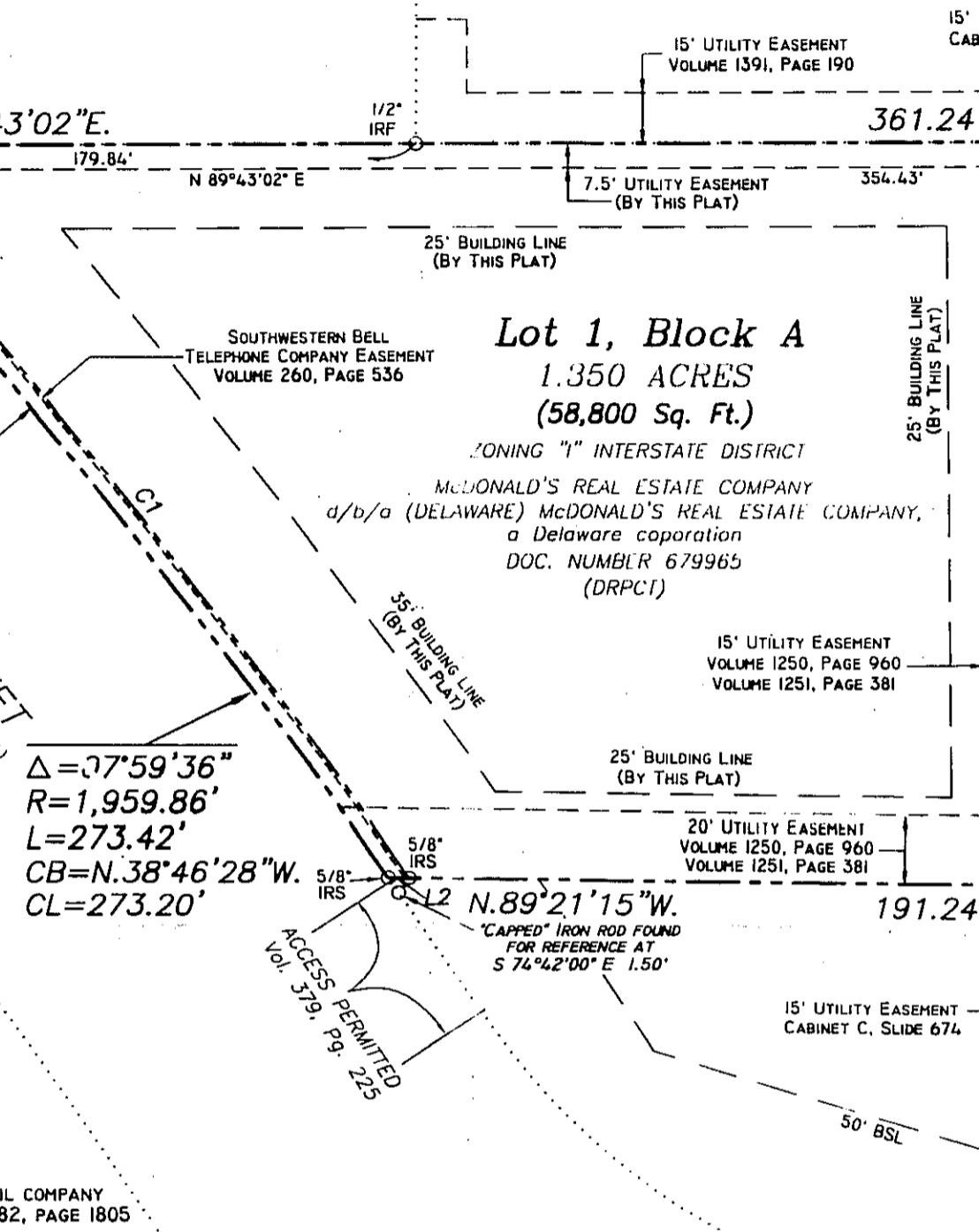
RECOMMENDED BY: Planning and Zoning Board
City of Weatherford, Texas

Signature of City Person 1-13-09
Date of Recommendation

APPROVED BY: City Council
City of Weatherford, Texas

Signature of Mayor 1-13-09
Date of Approval

ATTEST: Laura Amador 1-14-09
City Secretary Date



Doc# 705686 Fees: \$66.00
02/24/2008 2:54PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

BASIS OF BEARINGS: Bearings are based on the south line of Krause Addition Revised (N 89°43'02" E) as shown on plat recorded in Cabinet B, Page 240 (PRPCT).

FLOOD STATEMENT: According to Community Panel No. 480522 0015 D, dated January 3, 1997 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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

WAIVER STATEMENT:
I (we) do hereby waive all claim for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINE	BEARING	DISTANCE
L1	N 89°43'02" E	6.78'
L2	N 89°21'15" W	6.13'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	08°00'35"	1964.86'	274.68'	N 38°40'44" W	274.45'

ACCT. NO.: 14987
SCH. DIST.: WE
CITY: WE
MAP NO.: 4-16

FINAL PLAT
OF
LOT 1, BLOCK A
MCDONALD'S SOUTH MAIN ADDITION
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
BEING 1.350 ACRES OF LAND OUT OF THE
A.M. KROUSE SURVEY, ABST. NO. 785
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

ENGINEER: ADAMS CONSULTING ENGINEERS, INC. (817) 328-3200
910 S. KIMBALL AVE., SOUTHLAKE, TEXAS 76092.

Owner: MCDONALD'S REAL ESTATE COMPANY d/b/a (DELAWARE)
MCDONALD'S REAL ESTATE COMPANY, a Delaware corporation
511 EAST CARPENTER FREEWAY SUITE 375
IRVING, TEXAS 75062 (927) 869-5304 LC: 42-0407

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: September 03, 2008	P.C.: L. Spradling
Technician: M. Perry	File: Weatherford-McDonald's-Plat
Drawn By: M. Perry	Job No. 387-046-08

301 N. Alamo • Rockwall, Texas 75087
(972) 222-0222 • Fax (972) 222-0361

Sheet: 1
Of: 1
A/J BEDFORD GROUP, INC.
Registered Professional Land Surveyors