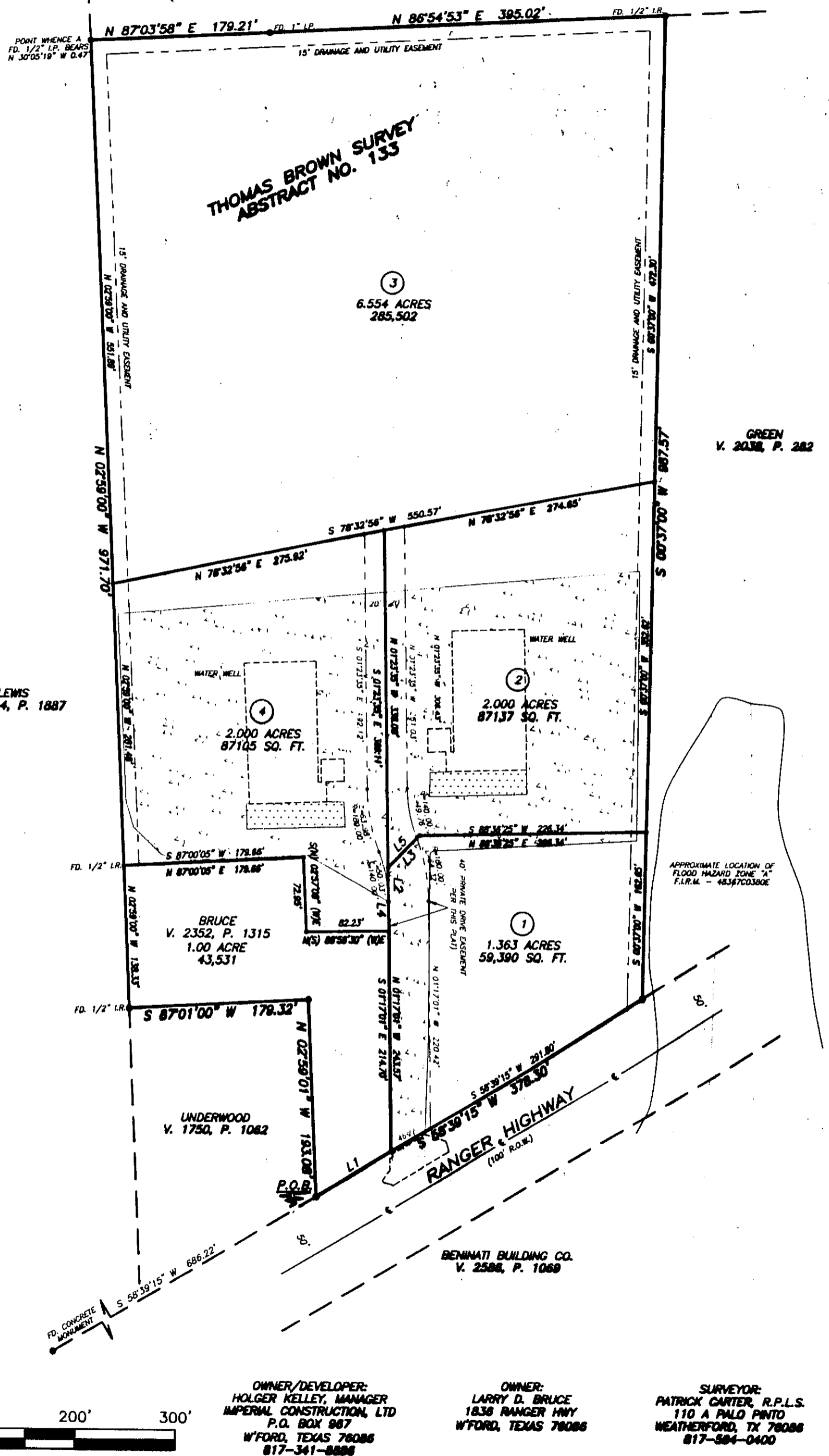


LINE	BEARING	DISTANCE
L1	S 58°39'15" W	86.50'
L2	N 01°23'35" W	33.04'
L3	N 43°41'37" E	44.80'
L4	S 01°17'01" E	29.05'
L5	S 43°41'37" W	44.80'

HALL  
V. 1003, P. 185

**C-779**

Doc# 708023  
Book 2695 Page 1212



STATE OF TEXAS

COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 25th day of FEBRUARY, 2009.

Absent  
COUNTY JUDGE  
George A. Conley  
Commissioner Precinct #1  
[Signature]  
Commissioner Precinct #3

Judge Pro Tem:  
[Signature]  
Commissioner Precinct #2  
[Signature]  
Commissioner Precinct #4

STATE OF TEXAS

COUNTY OF PARKER

CITY OF WEATHERFORD

This plat is hereby approved on this the 25th day of FEBRUARY, 2009.

[Signature] 2-25-09  
City Clerk  
[Signature] 2-26-09  
City Secretary

STATEMENT ACKNOWLEDGING EASEMENTS:

We do hereby waive all claims 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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 building, 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 easement. 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, without the necessity of any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:

The area or areas shown on the plat as "V.A.M." (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 V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. 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 V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. 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 V.A.M. 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 V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SPECIAL 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.

FLOOD HAZARD ZONE:

This tract does not appear to be in a flood hazard zone according to the F.I.R.M. Community Panel 48387C0380E, dated September 26, 2008.

SPECIAL NOTES:

Bearings and distances derived from G.P.S. observations and reflect N.A.D. 1983, State Plane Coordinate System, North Central Texas Zone 4202.

All corners are set 1/2" iron rods, unless otherwise noted.

Lots 1-4 are subject to the restrictive covenants as filed with this plat. The Bruce 1.00 acre tract is not subject to the restrictive covenants filed with this plat.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON-GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5891.  
817-584-0400 - JND81208-PLAT#3

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032 BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

UPPER TRINITY GROUND WATER CONSERVATION DISTRICT

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, JAH Enterprises, a Texas General Partnership, and Larry D. Bruce being the sole owners of a 12.917 acres (882,078 SQ. FT.) tract of land out of the THOMAS BROWN SURVEY, ABSTRACT NO. 133, Parker County, Texas; being all of that certain tract of land conveyed to Bruce in Volume 2552, Page 1315, and that certain tract of land conveyed to JAH Enterprises in Volume 2670, Page 783, Real Records, Parker County, Texas; some being all of that tract of land described in Volume 2291, Page 1830, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a set 1/2" iron rod in the north right of way line of Ranger Highway (100' ROW) at the southerly common corner of said Bruce tract and that certain tract of land conveyed to Underwood in Volume 1750, Page 1082, (R.R.P.C.T.), for the most southerly southwest and beginning corner of this tract. WHENCE a found concrete monument at the intersection of the south line of said BROWN SURVEY, ABSTRACT NO. 133 and the north line of said Ranger Highway bears S 58°30'15" W 686.22 feet.

THENCE along the common line of said Bruce and Underwood tracts the following:

N 02°50'01" W 193.08 feet to set 1/2" iron rod, for an all corner of this tract.  
S 87°01'00" W 178.32 feet to a found line of 1/2" iron rod in the east line of that certain tract of land conveyed to Lewis in Volume 1444, Page 1887, (R.R.P.C.T.), for the westerly southwest corner of this tract.

THENCE N 02°50'00" W with the east line of said Lewis tract at 138.33 feet pass a found 1/2" iron rod at the westerly common corner of said JAH and Bruce tracts, for a total distance of 971.70 feet, to a point for the northeast corner of this tract. WHENCE a found 1/2" iron pipe bears N 30°05'18" W 0.47 feet.

THENCE N 87°03'58" E 178.21 feet to a found 1" iron pipe, for a corner of this tract.

THENCE N 86°54'53" E 395.02 feet to a found 1/2" iron rod at the northerly common corner of said JAH tract and that certain tract of land conveyed to Green in Volume 2038, Page 282, (R.R.P.C.T.), for the northeast corner of this tract.

THENCE S 00°37'00" W 887.57 feet along the common line of said JAH and Green tracts to a set 1/2" iron rod in the north right of way line of said Ranger Highway, for the southeast corner of this tract.

THENCE S 58°30'15" W 378.30 feet along the north right of way line of said Ranger Highway to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAH Enterprises (LOTS 1-4) and Larry D. Bruce (BRUCE TRACT), do hereby adopt this plat designating the herein above described real property as LOTS 1-4, BLOCK 1 of THE BRUCE 1.00 ACRE TRACT, RANGER HIGHWAY INDUSTRIAL PARK, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas and do hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 25th day of February, 2009.

[Signature]  
Holger Kelley  
Partner

Larry D. Bruce  
Larry D. Bruce

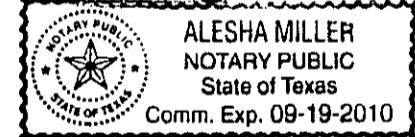
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Holger Kelley known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of February, 2009.

Alesha Miller  
Notary Public in and for the State of Texas



STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Bruce known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of February, 2009.

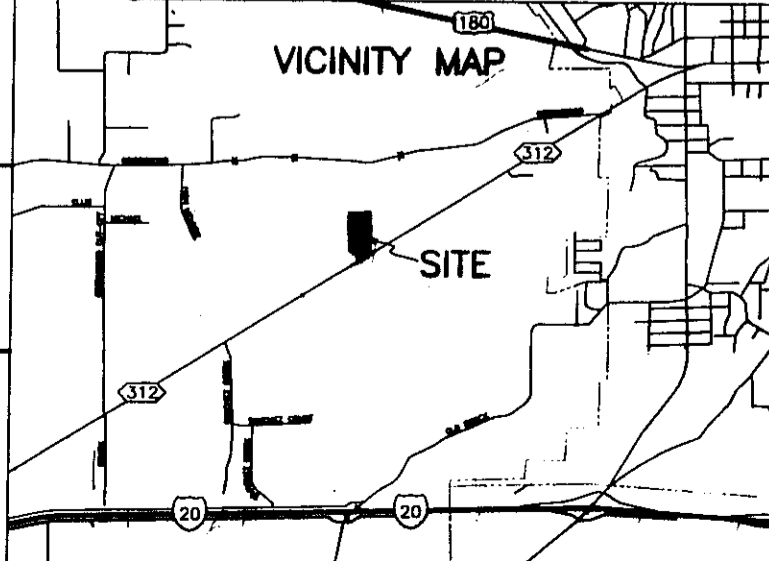
Christal M. Gibbs  
Notary Public in and for the State of Texas



The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby Assignment Expires consents to such subdivision and joins in the dedication of the same and covenants May 1, 2012

PLANS CAPITAL BANK  
1001 SATINA FE DRIVE  
WEATHERFORD, TX 76086  
[Signature]  
Branch President

ACCT. NO. 16565  
SCH. DIS. WE  
CITY: CO  
MAP NO.: G-15



E.T.J. PLAT  
LOTS 1-4, BLOCK 1 &  
THE BRUCE 1.00 ACRE TRACT,  
RANGER HIGHWAY INDUSTRIAL PARK  
AN ADDITION TO THE E.T.J. OF THE CITY  
OF WEATHERFORD, PARKER COUNTY, TEXAS  
BEING A 12.917 ACRES SUBDIVISION  
OUT OF THE THOMAS BROWN SURVEY  
ABSTRACT NO. 133, PARKER COUNTY, TEXAS  
JANUARY 2009

**CARTER SURVEYING**  
& MAPPING  
110 A PALO PINO  
WEATHERFORD, TX 817-594-0400  
FAX 817-594-0403