

LOCATION MAP SCALE: 1"-2000"

OWNER'S DEDICATION STATEMENT:

NOW, THEREFORE KNOW ALL. MEN BY THESE PRESENTS:

DANIEL INMAN, TRUSTEE, does hereby adopt this Plat designating the herein above described real property as SHOPPES OF WEATHERFORD, an Addition to the City of Weatherford, Parker County, Texas and I do hereby dedicate to the Public for Public use the streets, (alleys & parks), and essements shown thereon.

DANIEL INMAN, TRUSTEE, does hereby weive all claims for damages against the City of Weatherland 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 the grade established in the autodivision.

STATE OF TEXAS COUNTY OF PARKER

Being a 1.49 Acre Tract of land situated in the A.M. Krouse Survey, Abst. No. 785, Perfer County, Texas and being a portion of a tract of land described by dead to D-TREEAWEATHERFORD, TX, L.L.C., recorded in Vol.2068, Pg. 1135, Deed Records, Perker County, Texas and more particularly described as follows:

BEGINNING at the Northeast Corner of said 1.49 acre tract;

Thence along the edge of a concrete drive, the following courses and distances, South 45 degrees 58 minutes 08 seconds East, 22.0 feet; South 30 degrees 13 minutes 32 seconds East, 19.94 feet; South 16 degrees 18 minutes 12 seconda East, 20.01 feat; South 11 degrees 20 minutes 48 seconds East, 19.98 feet, South 15 degrees 02 minutes 28 seconde East, 19.98 feet; South 17 degrees 55 minutes 48 seconds East, 20.0 feet; South 23 degrees 11 minutes 37 seconds East, 20.02 feet; South 35 degrees 26 minutes 46 seconds East, 20.0 feet South 46 degrees 54 minutes 04 seconds East, 20.01 feet; South 63 degrees 26 minutes 29 seconds East, 22.21 feet; and South 28 degrees 12 minutes 06 seconds East, 8.52 lest, to a 5/8 inch iron rod found, at an interior corner of said 1.49 acre tract of land,

Thence South 47 degrees 20 minutes 52 seconds West, with the northwesterly line of the W.M. Jackson Addition, recorded in Cabinet B, Slide 436, Plat Records, Parker County, Texas, 310.77 feet, to a 5/8 inch iron roud set;

Thence North 42 degrees 39 minutes 08 seconds West 200.0 feet, to a 5/8 inch iron rod set in the southeasterly line of said Lot 1-R, Block 1, Walmart Subdivision;

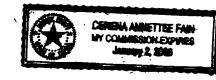
Thance North 47 degrees 20 minutes 52 seconds East, along the common line of said subdivision, and said 1.49 acre tract of land, 352.6 feet, to the point of beginning, and containing some 1.49 (64,994 square final) acres of land,

SLEN W. LYNCH, V.P., G.P.

THE STATE OF TEXAS COUNTY OF PARKER

The foregoing instrument, this PLAT of SHOPPES OF WEATHERFORD, an Addition to the City of Weatherford, Parker County, Texas, was acknowledged before me, the undersigned Notary Public, on this the different day of February 2004, by D-TREE WEATHERFORD, TX, LLC.





SURVEYOR'S CERTIFICATE

Texas Registration No.____

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form: THIS is to certify that I, OANUD ITARLAN a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and sugarvision.

2074

RECOMMENDED BY:

Approved by the City of Westherland for filling at the office of the County Clerk of Parter County, Texas.

Planning and Zoning Commission

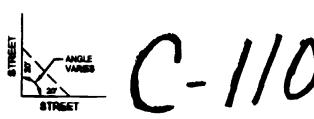
City of Washerland, Texas

City of Weatherford, Texas

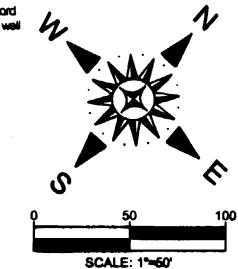
City Council

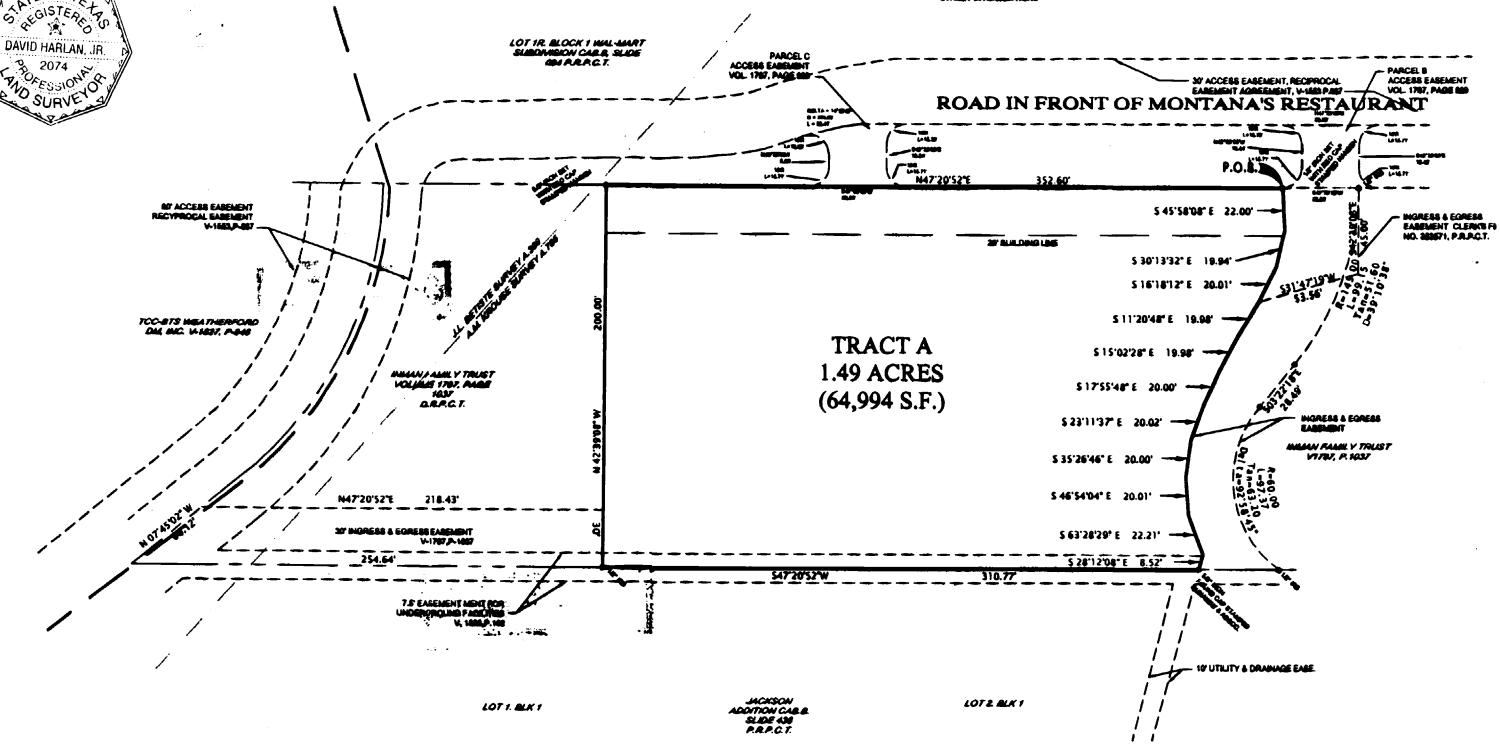
Any development upon any lot, parcel, tract, or replat of SHOPPES OF WEATHERFORD is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying essements and appurtanences.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES: There shall be provided at the intersections of all public streets, 25' visibility triangles" as required by section 8.7 of the Subdivision Ordinance.



PUBLIC OPEN SPACE EASEMEN (P.O.S.E.) TYPICAL AT ALL STREET INTERNECTION





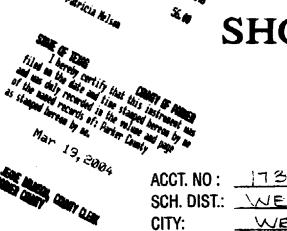
Note: According to the flood insurance rate map for the City of Weatherford, Community panel No. 480522-0005, dated September 14, 1990, no part of the property appears to be within the 100 year food plain.

OWNER: D-TREE WEATHERFORD, TX, L.L.C. 1675 FORT WORTH HIGHWAY WEATHERFORD, TEXAS 76087

SURVEYOR: DAVID HARLAN HARLAN LAND SURVERYING, INC. 215 EAST EUREKA WEATHERFORD, TEXAS 76086 (817) 596-9700



WEATHERFORD, TX 76086 (817) 500 - 4278 (817) 341 - 4342 METRO (817) 569 - 4279 FAX www.barne-tengineering.com



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TRACT A - 1.49 ACRES SHOPPES OF WEATHERFORD

AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS A.M. KROUSE SURVEY **ABSTRACT NO. 785** PARKER COUNTY, TEXAS

PLAT OF

17395 WE H.16 ALL OF: 20369-003-001-00

AUGUST, 2003