

**OWNERS DEDICATION AND ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Sadash Corporation, being the owners of a 39.43 acre tract of land situated in the B.B.B. & C. Railroad Company Survey, Abstract No. 140, Parker County, Texas and being recorded in Volume 2819, Page 970, Official Records, Parker County, Texas.

Lot 1, Block 1  
6.13 acres situated in and being a portion of the B.B.B. & C. RR Co. Survey, Abstract No. 140, Parker County, Texas, and being a portion of that certain 39.43 acre tract recorded in Volume 2819, Page 970, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron found, said iron being called by deed to be for the Northwest corner of said B.B.B. & C. RR. Co. Survey, Thence N.89°48'14"E., 551.80 feet, S.14°48'00"E., 1440.89 feet and East, 122.85 feet to a 1/2" iron set for the POINT OF BEGINNING;  
THENCE EAST 435.61 feet to a 1/2" iron set;  
THENCE S 00°21'03" E, 672.96 feet to a 1/2" iron set in the Northerly right of way line of State Highway No. 199;  
THENCE N 74°42'00" W, with the Northerly right of way line of said State Highway No. 199, 452.37 feet to a 1/2" iron set;  
THENCE N 00°21'03" W, 553.59 feet to the POINT OF BEGINNING and containing 6.13 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Sadash Corporation does hereby certify that we are the legal owners of the above described tract of land and hereby adopt this plat designating the hereinabove described tract as Lot 1, Block 1, Springtown West an Addition to the City of Springtown, Parker County, Texas, does hereby dedicate to the public's use; the streets, alleys, rights-of-way and any other public areas shown on this plat.

WITNESS MY HAND on this the 12<sup>th</sup> day of October, 2011

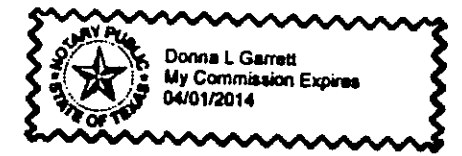
*Sadiq Rehman*  
Sadiq Rehman  
Sadash Corporation

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Sadiq Rehman, 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 purposes and considerations therein stated.

Given under my hand and seal of office this the 12<sup>th</sup> day of October, 2011.

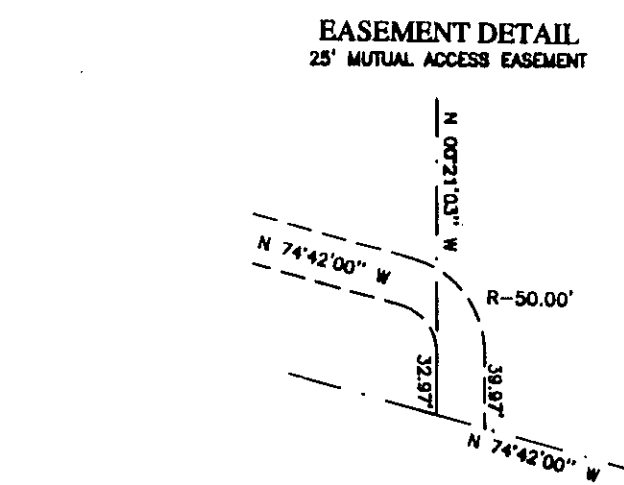
*Donna L. Garrett*  
Notary Public in and for the State of Texas



ACCT. NO.: 17838  
SCH. DIST.: SP  
CITY: CSP  
MAP NO.: K-5

Doc# 778672 Fees: \$66.00  
11/01/2011 12:45PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TERRI JOHNSON COUNTY CLERK

OWNER/DEVELOPER:  
SADASH CORPORATION  
11653 FM 730 NORTH  
AZLE, TEXAS 76020  
VOLUME 2819, PAGE 970



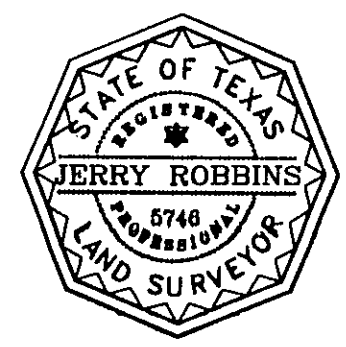
**GENERAL NOTES**

- 1-1/2" IRONS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED
- 2-WATER PROVIDED BY THE CITY OF SPRINGTOWN
- 3-SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN
- 4-PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.

| LINE DETAIL |                     |
|-------------|---------------------|
| L1-S        | 74°42'00" E 27.46'  |
| L2-EAST     | 25.59'              |
| L3-N        | 70°43'24" E 76.55'  |
| L4-S        | 89°24'03" E 122.16' |
| L5-N        | 81°58'50" E 146.76' |
| L6-S        | 77°43'15" E 44.65'  |

**ENGINEERING**  
GRANT ENGINEERING INC.  
3244 HEMPHILL STREET  
FT. WORTH, TEXAS, 76110  
817-923-3131

  
**LONE STAR SURVEYING LLC**  
P.O. BOX 1305  
SPRINGTOWN, TEXAS 76082  
OFFICE 817-220-0720  
FAX 817-220-0728  
11024FP



This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.  
*Jerry Robbins*  
JERRY ROBBINS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5746  
10/SEPT/2011

**PLANNING & ZONING**  
**CITY OF SPRINGTOWN**  
**PARKER COUNTY, TEXAS**  
WHEREAS THE PLANNING & ZONING VOTED AFFIRMATIVELY  
THIS 1<sup>ST</sup> DAY OF September 2011 TO APPROVE THIS PLAT.  
BY: *Sarah Cockburn* P & Z CHAIRMAN  
BY: *Donna L. Garrett* SECRETARY

**CITY COUNCIL**  
**CITY OF SPRINGTOWN**  
**PARKER COUNTY, TEXAS**  
WHEREAS THE CITY OF SPRINGTOWN, VOTED AFFIRMATIVELY  
THIS 22<sup>ND</sup> DAY OF September 2011 TO APPROVE THIS PLAT.  
BY: *Donna L. Garrett* MAYOR  
BY: *Donna L. Garrett* CITY SECRETARY

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**SPRINGTOWN WEST**  
AN ADDITION TO THE CITY OF SPRINGTOWN  
PARKER COUNTY, TEXAS  
BEING 6.13 ACRES SITUATED IN THE  
B.B.B. & C. RAILROAD Co. SURVEY  
ABSTRACT No. 140  
PARKER COUNTY, TEXAS  
30/AUGUST/2011

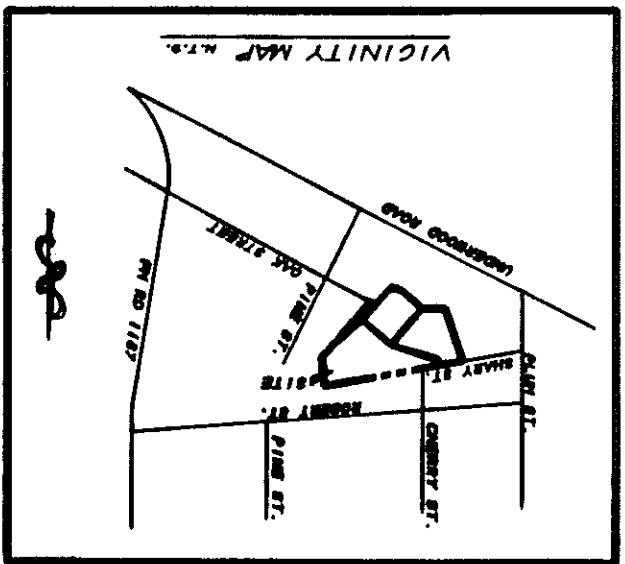
**SURVEYOR'S CERTIFICATION:**  
 I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2010.  
 (AMENDED IN OCTOBER, 2011)  
 B.F. RIVERS, M.S., P.E., P.L.S.  
 NO. 2190 STATE OF TEXAS

Book 778281 Page: 568.00  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 10/27/2011 11:01AM 8 Pages 1

ENGINEER/SURVEYOR  
 MINERS SURVEYING, INC.  
 139 CROWLEY LANE  
 MINERAL WELLS, TEXAS 76067  
 940-325-6813  
 FAX 940-325-8028

OWNER/DEVELOPER  
 SNOWMON INVESTMENTS, LLC  
 P.O. BOX 313  
 ALEDO, TEXAS 76008  
 817-441-7707

AMENDED REPLAT  
 LOTS 4-R-1  
 BLOCK A  
 ORIGINAL TOWN OF ALEDO  
 PARKER COUNTY, TEXAS  
 BEING A REPLAT OF  
 LOTS 4-R-1, BLOCK A  
 ORIGINAL TOWN OF ALEDO  
 ACCORDING TO THE PLAT RECORDED IN  
 CABINET D, SLIDE 97 OF THE  
 PLAT RECORDS OF PARKER COUNTY, TEXAS  
 SHEET 1 OF 1 SHEETS



Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, at \_\_\_\_\_  
 in Vol. (666), Pg. (8116d) of the  
 Plat Records of Parker County, Texas.  
 County Clerk, Parker County, Texas.

**FLOOD NOTE:**  
 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA  
 ACCORDING TO F.I.R.M. PANEL NO. 48267C04308 DATED SEPTEMBER 28, 2008.

**NOTICE:** SELLING OF A PORTION OF THIS PROPERTY  
 BY METES AND BOUNDS DESCRIPTION IS A VIOLATION  
 OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT  
 TO FINES AND OTHER PENALTIES.

THIS PROPERTY IS LOCATED IN THE CITY OF ALEDO,  
 PARKER COUNTY, TEXAS.

**NOTE:** WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY  
 OR COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES TO CONFORM TO  
 THE GRADES ESTABLISHED IN THE SUBDIVISION.

BY: Pam Snowden (PRESIDENT)  
 DATE: 10/26/11  
 NO LIENS ON THIS PROPERTY.  
 I, SNOWMON INVESTMENTS, LLC, OWNER OF LOT 4-R-1, BLOCK A, ORIGINAL  
 TOWN OF ALEDO, PARKER COUNTY, TEXAS HEREBY CERTIFY THAT THERE ARE

**BUILDING LINES:**  
 FRONT BUILDING LINES ARE 20.00 FEET  
 REAR BUILDING LINES ARE 10.00 FEET  
 SIDE BUILDING LINES ARE 7.50 FEET

**EASEMENTS:**  
 THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL  
 STREETS AND SUBDIVISION LOT LINES. A 15 FOOT UTILITY  
 ON THE LOT LINE (7.5 FEET ON EACH LOT).

**NOTE:**  
 THIS AMENDED REPLAT WAS REVIEWED AND APPROVED UNDER SECTION 15.2.A.1  
 OF THE CITY OF ALEDO SUBDIVISION AND DEVELOPMENT ORDINANCE BY THE  
 DEVELOPMENT ASSISTANCE COMMITTEE.

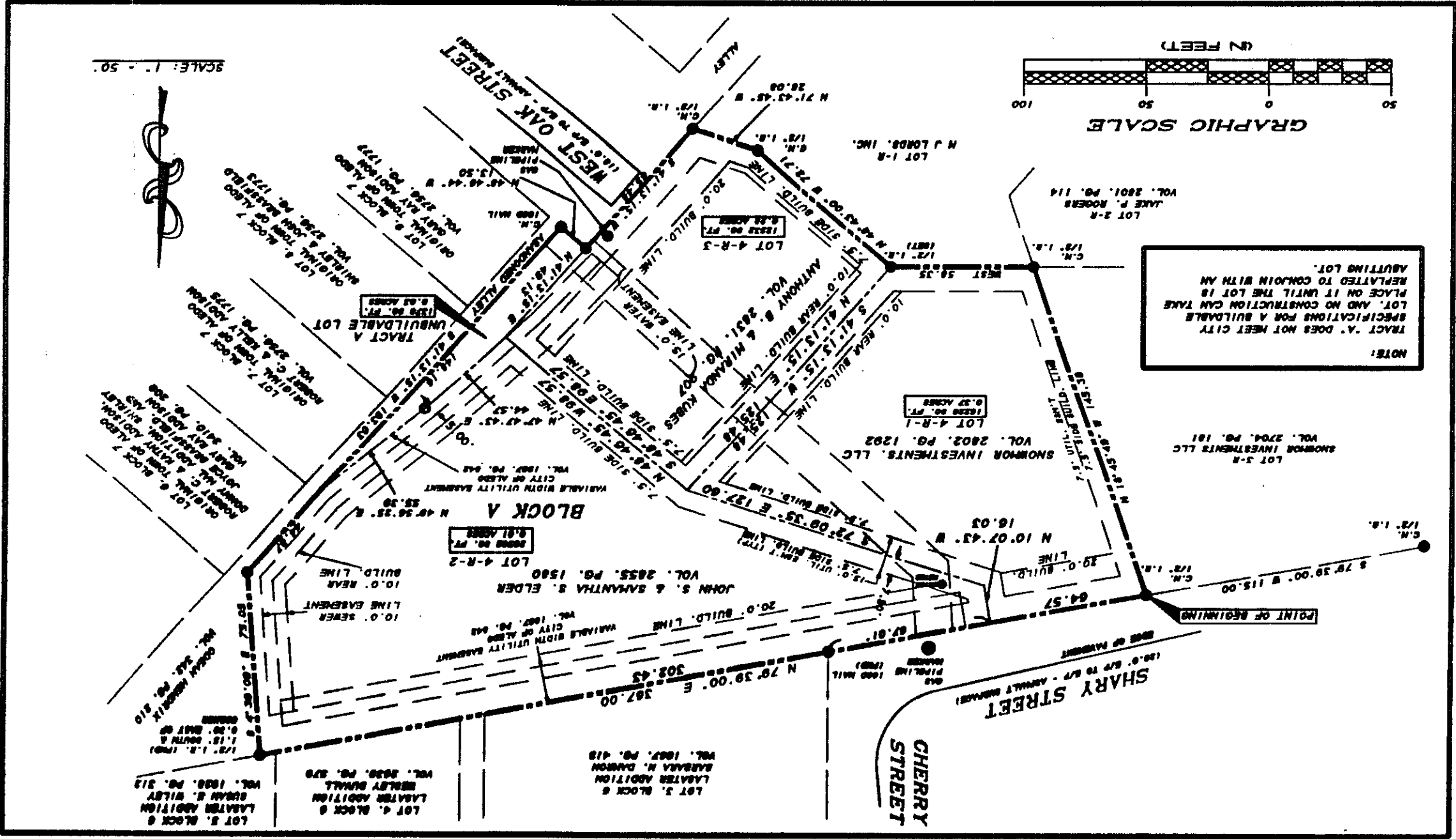
ACCT. NO.: 10085  
 SCH. DIST.: ALEDO  
 CITY: AL  
 MAP NO.: M-18

CITY APPROVAL OF AMENDED REPLAT:  
 Approved by the City Council of the City of Aledo, Texas, on this  
 26th day of October, 2011.  
 Director of Public Works  
 City Secretary  
 DATE: 10/26/2011

Summ to me on  
 10-26-11  
 Paula Lee Nelson  
 Paula Lee Nelson  
 My Commission Expires 11-14-2011

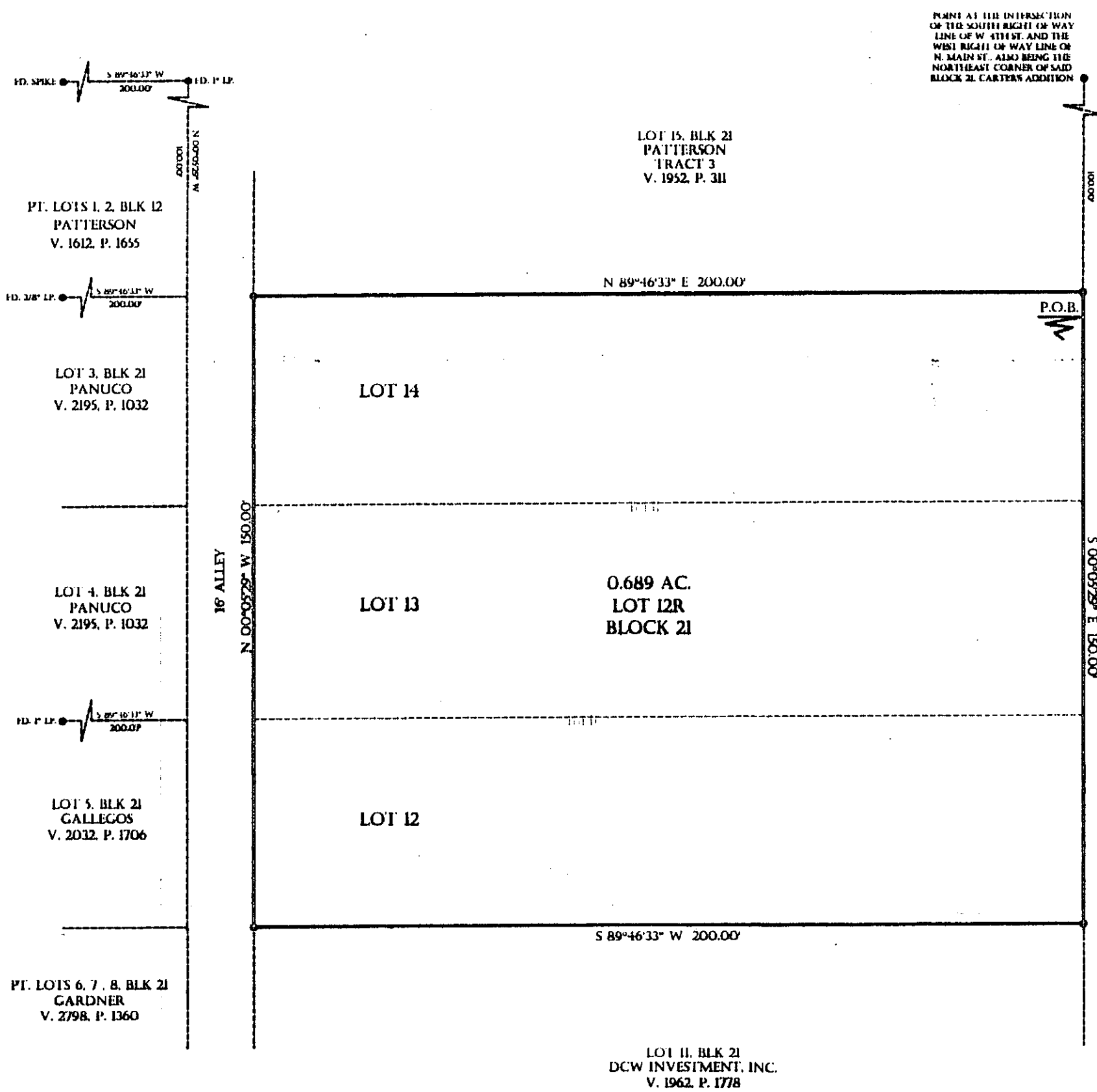
STATE OF TEXAS  
 COUNTY OF PARKER  
 I, Pam Snowden, Notary Public in and for the State of Texas,  
 do hereby certify that the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.  
 Given under my hand and seal of office, this 26th day of October, 2011.  
 My Commission Expires On: July 25, 2015

NOW, THEREFORE, SNOWMON INVESTMENTS, LLC, DO HEREBY ADOPT THIS AMENDED REPLAT AND DESIGNATE THE  
 SAME AS LOTS 4-R-1, ORIGINAL TOWN OF ALEDO, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE  
 TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS, AND PUBLIC WAYS SHOWN HEREON.  
 BY: Pam Snowden (PRESIDENT)  
 DATE: 10/26/11



D-153

D-184



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, VAQUERO WEATHERFORD PARTNERS, LLC, BEING THE SOLE OWNER OF A CERTAIN CALLED 0.689 ACRE TRACT OF LAND BEING KNOWN AS LOTS 12, 13, AND 14, BLOCK 21, CARTER'S ADDITION, AS RECORDED IN VOLUME 329, PAGE 618, PLAT RECORDS, PARKER COUNTY, TEXAS; SAME BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO VAQUERO WEATHERFORD PARTNERS, LLC, IN VOLUME 201, PAGE 462 (LOT 14) AND VOLUME 201, PAGE 665 (LOTS 12 & 13), REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 51 AND AT THE NORTHEAST CORNER OF SAID LOT 14 FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT; WHENCE THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST 4TH STREET (A PAVED SURFACE) AND THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 51 BEARS N 00°05'29" W 100.00 FEET;

THENCE S 00°05'29" E 150.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 51 TO A SET 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 12 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89°46'33" W 200.00 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 12 TO A SET 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 12 AND IN THE EAST BOUNDARY LINE OF A 16 FOOT ALLEY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°05'29" W 150.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID 16 FOOT ALLEY TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 14 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89°46'33" E 200.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT VAQUERO WEATHERFORD PARTNERS, L.L.C., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 12R, BLOCK 21, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HERON.

THIS THE 8<sup>th</sup> DAY OF MAY 2012  
*W.A. Landroth III*  
VAQUERO WEATHERFORD PARTNERS, LLC  
W.A. LANDROTH (MANAGER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *W.A. Landroth III* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

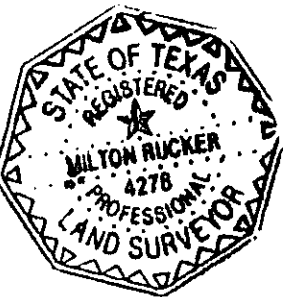
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8<sup>th</sup> DAY OF MAY 2012  
*Gary Crockett*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 2-9-16



**SURVEYOR'S CERTIFICATE**

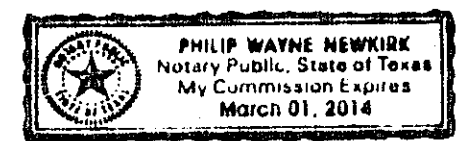
THIS IS TO CERTIFY THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Milton Rucker*  
MILTON RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086  
JN11132-PLAT - FEBRUARY 2012



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Milton Rucker* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5<sup>th</sup> DAY OF May 2012  
*Philip Wayne Newkirk*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 3-1-14



ACCT. NO.: 11020  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: H-14

STATE OF TEXAS  
COUNTY OF PARKER

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]* 5/11/2012  
CITY PLANNER DATE OF RECOMMENDATION

*[Signature]* 5/11/12  
CITY MANAGER DATE OF APPROVAL

*[Signature]* 5/11/12  
MAYOR DATE OF APPROVAL

*[Signature]* 5/14/12  
CITY SECRETARY DATE

**NOTES**

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

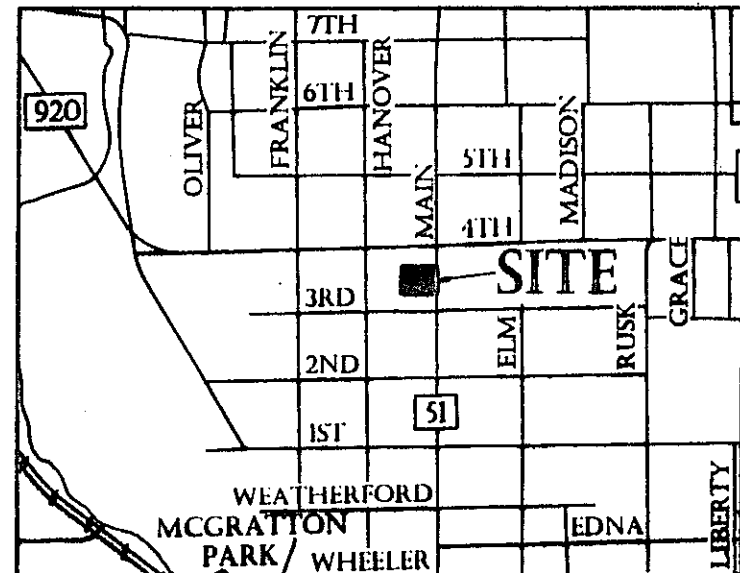
2. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48367C0270E, DATED SEPTEMBER 26, 2008.

3. ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

4. BEARINGS, DISTANCES, AND ELEVATIONS ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

5. 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.

6. FIRE LANES: THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS AS DEDICATED AND SHOWN HERON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF WEATHERFORD'S PAVING STANDARDS FOR FIRE LANES AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESSIBILITY OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES STATING "FIRE LANE NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.



**FINAL PLAT  
CARTER'S ADDITION  
BLOCK 21, LOT 12R**  
BEING A REPLAT OF BLOCK 21, LOTS 12, 13, & 14,  
OF CARTER'S ADDITION, AN ADDITION TO  
THE CITY OF WEATHERFORD, TEXAS, AS RECORDED  
IN VOLUME 329, PAGE 618  
PLAT RECORDS, PARKER COUNTY, TEXAS  
FEBRUARY 2012

**CARTER SURVEYING  
& MAPPING**  
110 A PALO PINTO WEATHERFORD, TX 76086  
817.594.0400  
FAX 817.594.0403

Doc# 792725 Fees: \$66.00  
5/17/2012 8:43AM H Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
SANDY BRUNSON COUNTY CLERK

SURVEYOR:  
MILTON RUCKER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086  
817-594-0400

OWNER/DEVELOPER:  
VAQUERO WEATHERFORD  
PARTNERS, LLC  
3207 WEST 4TH ST.  
FORT WORTH, TEXAS, 76107  
817-228-1424

