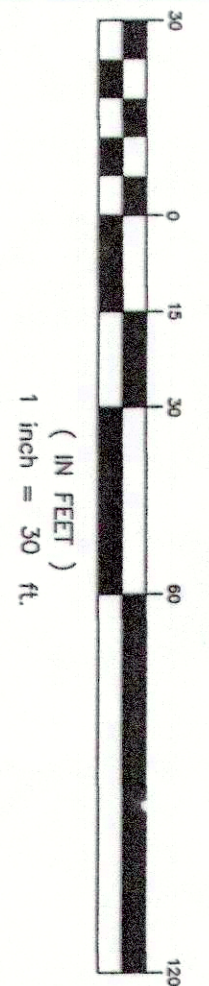


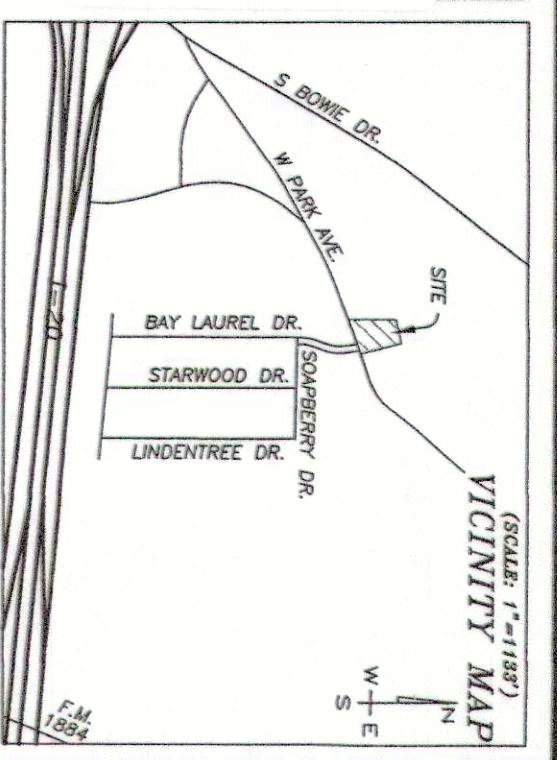
NORTH
GRAPHIC SCALE



LENHOLDER:
Signature of Lenholder
This is the 19 day of March 2016
Nadene Roberts
Notary Public, State of Texas



201611619 PLAT Total Pages: 1
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201611619
66/01/2016 10:43 AM
Fee: 78.00
Jeanne Brunson, County Clerk
Parker County, Texas
P.H.1



STATE OF TEXAS
PARKER COUNTY

WHEREAS I, ATEX Investments, LLC., being the owner of 37,004 square feet of land situated in the James A. Yeomans Survey, Abstract Number 1692, Parker County, Texas, recorded in Document Number 201522585, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3" steel fence corner post found for the northwest corner of said ATEX Investments Tract, some being the southwest corner of a tract of land described in a deed to Thomas A. Goen and wife, Carol J. Goen, recorded in Volume 1068, Page 1287, Red Records, Parker County, Texas, and being in the east line of a tract of land described in a deed to Dawson Properties, Ltd., recorded in Volume 1505, Page 1229, Official Records, Parker County, Texas;

Thence N79°00'00"E, 138.50 feet along the common line of said ATEX Investments Tract and said Goen Tract to a 1.5" iron pipe found (Control Monument) for the northeast corner of said ATEX Investments Tract, some being the northwest corner of a tract of land described in a deed to Tom A. Goen and wife, Carol J. Goen, recorded in Volume 1505, Page 1229, Official Records, Parker County, Texas;

Thence S17°15'00"E, 205.81 feet along the common line of said ATEX Investments Tract and said Goen Tract to a 1/2" rebar rod found in the southeast corner of said ATEX Investments Tract, some being the southwest corner of said Goen Tract;

Thence S66°54'00"W, 23.22 feet along the north line of said W Park Avenue to a 1/2" rebar rod found;

Thence S69°48'00"W, 176.09 feet along the north line of said W Park Avenue to a 1/2" rebar rod found for the southwest corner of said ATEX Investments Tract, some being the southeast corner of said Dawson Properties Tract;

Thence NORTH, (BASE BEARING PER DEED), 242.97 feet along the common line of said ATEX Investments Tract and said Dawson Properties Tract to the point of beginning and containing 37,004 square feet of land.

NOW HEREOFOR KNOW ALL MEN BY THESE PRESENTS

That I, ATEX Investments, LLC., acting herein by and through his/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lots 1 and 2, Block 1, ATEX Addition, an addition to the City of Weatherford, 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 purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements may be placed on the public use easements if approved by the City Council of the City of Weatherford. In addition, 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 in said easements 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 of any time procuring permission from anyone.

This plat approved subject to all piddling ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Representative for ATEX Investments, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein given under my hand and seal of office this 18 day of July 2016
Kevin Bruce
Notary Public
My Commission Expires 04-01-2018

Thomas A. Goen
and wife,
Carol J. Goen
V1068, P.1287,
R.R.P.C.T.

Tom A. Goen
and wife,
Carol J. Goen
V1905, P.1229,
O.R.P.C.T.

CITY APPROVAL OF FINAL PLAT	
Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on this plat.	
RECOMMENDED BY <u>Edna</u> City Council	Date of Recommendation <u>5-19-16</u>
APPROVED BY: City Council, City of Weatherford, Texas <u>Kevin Bruce</u> Signature of Mayor/City Manager	Date of Approval <u>5-24-16</u>
AUXILIARY <u>Kevin Bruce</u> City Secretary	Date <u>5/24/16</u>

Dawson Properties, Ltd.
V.2792, P.150,
O.R.P.C.T.

Lot 1
Block 1
(19,006 SQUARE FEET OF LAND)

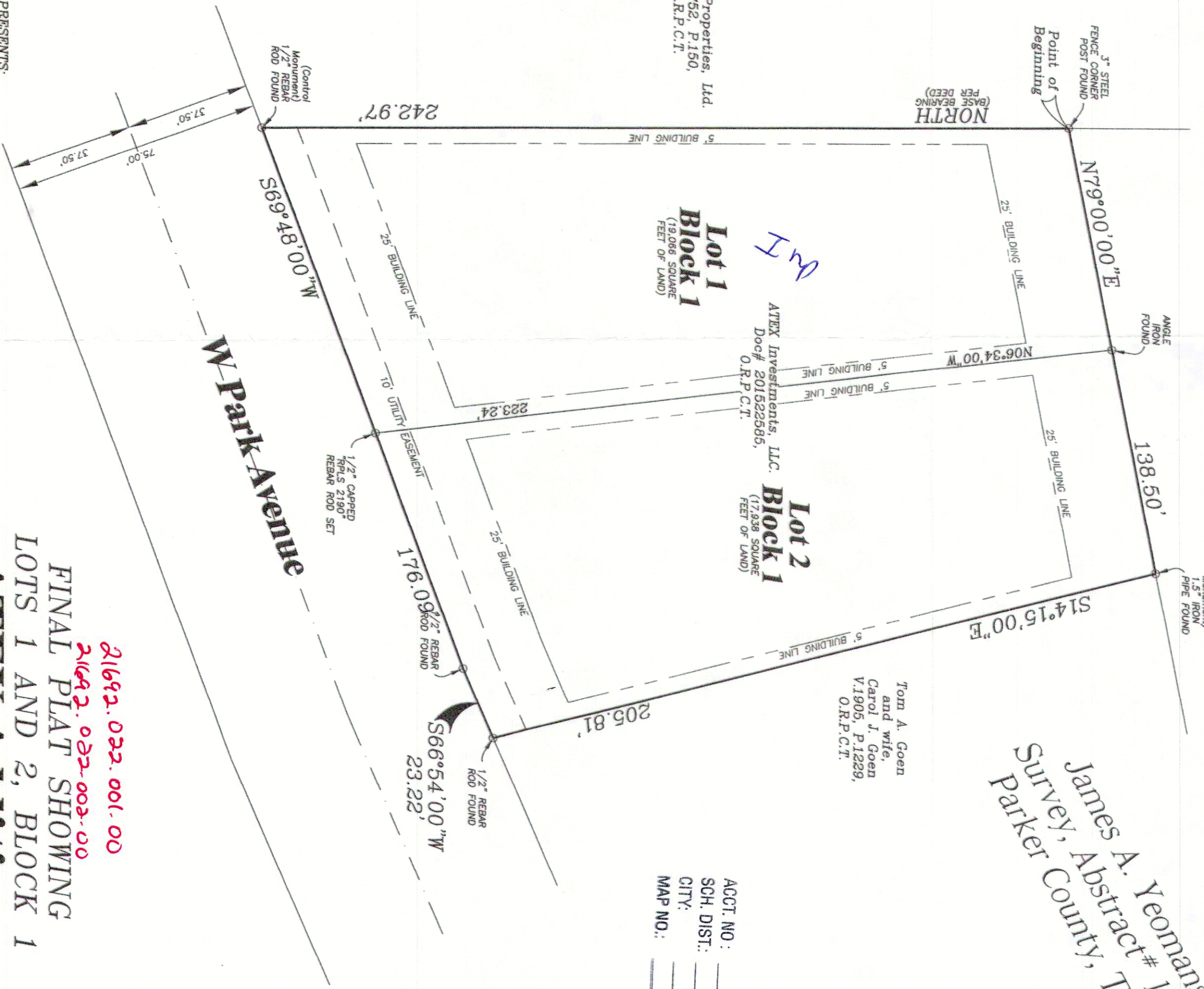
Lot 2
Block 1
(17,938 SQUARE FEET OF LAND)

ACCT. NO.: 10213
SCH. DIST.: WC
CITY: WC
MAP NO.: G-14

Notes:
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480520 0380 E, Dated September 26, 2008, this subdivision is in Zone X, which is not in the 1% annual chance flood.

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.

Ownership:
ATEX Investments, LLC.
818 W Park Avenue
Weatherford, TX 76086



RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-329-8613

M.S., P.E., R.P.L.S. No. 2190
B.F. RIVERS
02-22-2016

UTILITY PROVIDERS:	
ELECTRIC	
WATER	
TELEPHONE	

KNOW ALL MEN BY THESE PRESENTS:
That I, B.F. Rivers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

AN ADDITION TO THE CITY OF WEATHERFORD, IN PARKER COUNTY, AND BEING 37,004 SQUARE FEET OF LAND SITUATED IN THE JAMES A. YEOMANS SURVEY, ABSTRACT NUMBER 1692, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED TO ATEX INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 201522585, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 5516, DATE _____

FINAL PLAT SHOWING
LOTS 1 AND 2, BLOCK 1
ATEX Addition

21692.022.001.00
21692.022.003.00