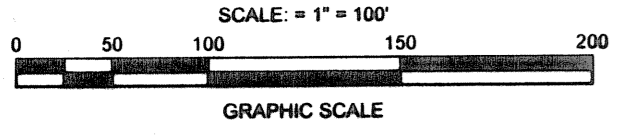
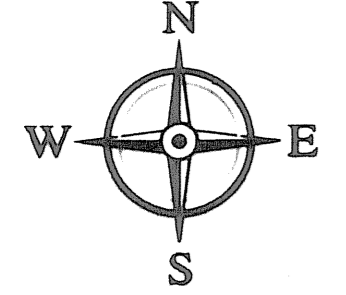


NOT TO SCALE



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, John B. Fincher, 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.

John B. Fincher
Signature of Registered Public Land Surveyor Registration No. 1708



STATE OF TEXAS COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John B. Fincher, 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 14th day of May, 2008.

Glenn M. Reed Notary Public in and for the State of Texas
My Commission Expires On July 7, 2010

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits (or the extraterritorial jurisdiction) of the City of Weatherford, Parker County, Texas

Laura Smalls
Mayer, City of Weatherford
Date 5/14/08
ATTEST: *Laura Smalls*
City Secretary, City of Weatherford

C701

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.

ZONING:

Zoning for this property is "C" (Commercial)

FLOOD NOTE:

According to the Community Panel No. 480522 0005 D, dated January 3, 1997, of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone X.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

LOT OWNERS ARE RESPONSIBLE FOR THE PROPER OPERATION, REPAIR AND MAINTENANCE OF THE DETENTION FACILITY AND OUTFALL STRUCTURE.

PROPERTY OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Mary O. T. Bielas is the Owner of a tract of land situated in the B. F. Draper Survey, Abstract No. 405, Parker County, Texas and being the remainder of all that certain lot, tract or parcel of land described as Second Tract to Mary O. T. Bielas recorded in Volume 1298, Page 76, Real Records, Parker County, Texas and being more particularly described as follows: BEING all that certain lot, tract or parcel of land situated in the B. F. DRAPER SURVEY, ABSTRACT NO. 405, Parker County, Texas and being the remainder of all that certain Lot, Tract or Parcel of land described as Second Tract to Mary O. T. Bielas recorded in Volume 1298, Page 76, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the west right of way line of South Main Street, State Highway No. 17151, said iron being called by deed to be S 89°33'17" W, 741.50 feet from the southeast corner of the P. S. Hall Survey, Abstract No. 659, Parker County, Texas;

THENCE with the west right of way line of said South Main Street the following courses and distances, S 29°11'36" E, 110.45 feet to a 5/8 inch iron rod found in a non-tangent curve to the left with a radius of 274.71 feet and whose chord bears S 36°52'59" E, 669.88 feet;

With said curve to the left through a central angle of 13°11'50" and a distance of 671.36 feet to a concrete monument found;

S 42°49'30" E, 84.13 feet to a 5/8 inch iron rod found;

THENCE N 09°54'10" W, 212.26 feet to a 5/8 inch iron rod found;

THENCE S 89°20'02" W, 109.82 feet to a 5/8 inch iron rod found;

THENCE S 89°52'05" W, 249.47 feet to a 1/2 inch iron rod found in the east line of Cleburne Avenue;

THENCE N 00°08'35" W, with the east line of said Cleburne Avenue, 699.36 feet to a 5/8 inch rod found;

THENCE N 09°38'17" E, 60.10 feet to the POINT OF BEGINNING and containing a computed 4.647 acres or (202,421 sq. ft.) more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Weatherford-BF, LP, acting herein by and through her duly authorized officer(s), does hereby adopt this plat designating the herein above described property as CLEBURNE AVENUE 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 and 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 _____ day of _____, 2008.

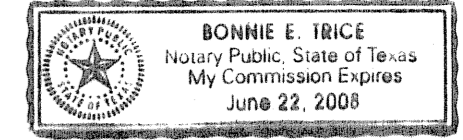
By: *Erik B. Mays* Authorized Signature of Owner or Agent
Erik B. Mays Printed Name and Title
Resident of Mays Development Company, its General Partner

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Erik B. Mays*, Agent for Weatherford-BF, LP., 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 15th day of MAY, 2008.

Bonnie E. Trice Notary Public in and for the State of Texas
06/22/08 My Commission Expires On

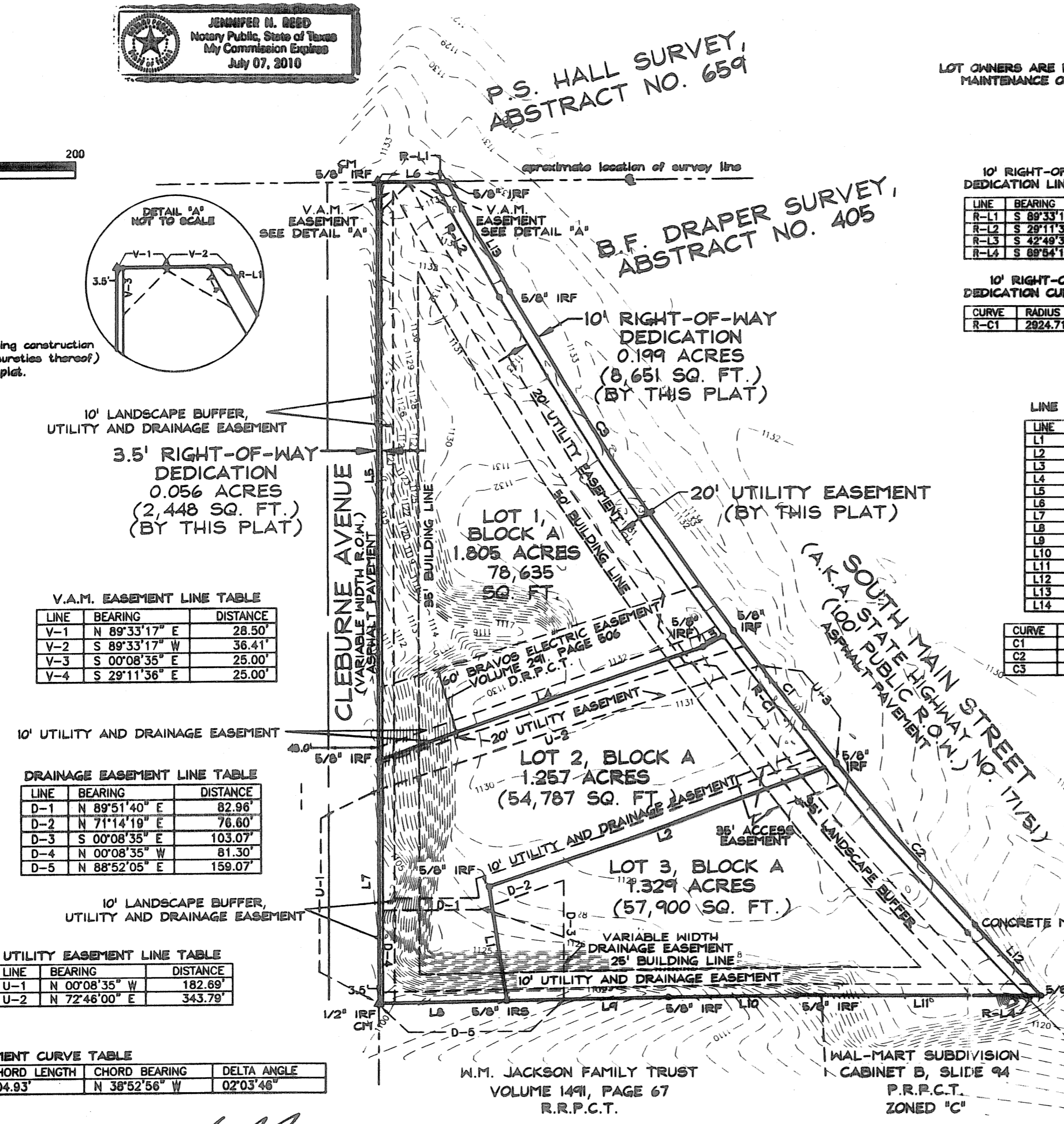


VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as @VAM? (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 VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM 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 VAM Easement at any time. The ultimate maintenance responsibility for the VAM 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 VAM Easement. The City shall also have the right but not the obligation to add any landscaping improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privileges set forth herein.

SUBDIVISION PLAT OF CLEBURNE AVENUE ADDITION

A 4.647 ACRE TRACT OF LAND CONVEYED TO Mays & Company Real Estate Development, LLC, DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME _____, PAGES _____, RECORDED IN THE REAL RECORDS OF PARKER COUNTY, TEXAS, BEING OUT OF THE B. F. DRAPER SURVEY, ABSTRACT NUMBER 405, IN PARKER COUNTY, TEXAS.



10' RIGHT-OF-WAY DEDICATION LINE TABLE

LINE	BEARING	DISTANCE
R-1	S 89°33'17" W	11.41'
R-2	S 29°11'36" E	118.94'
R-3	S 42°49'30" E	74.83'
R-4	S 89°54'10" E	13.60'

10' RIGHT-OF-WAY DEDICATION CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
R-C1	2824.71'	673.74'	672.25'	S 36°52'28" E	13°11'50"

BOUNDARY LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 08°57'03" E	100.32'
L2	S 71°14'48" W	305.25'
L3	N 82°48'49" E	19.56'
L4	N 71°19'09" E	280.53'
L5	N 00°08'35" W	492.91'
L6	N 89°33'17" E	60.18'
L7	N 00°08'35" W	208.45'
L8	S 89°52'05" W	110.21'
L9	S 89°52'05" W	139.26'
L10	S 89°20'02" W	109.62'
L11	N 89°54'10" E	212.26'
L12	S 42°49'30" E	84.13'
L13	S 29°11'36" E	110.45'
L14	N 71°19'09" E	3.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.71'	142.57'	142.56'	S 38°30'44" E	2°48'09"
C2	2914.71'	181.23'	181.20'	S 41°41'41" E	3°33'46"
C3	2914.71'	347.86'	347.35'	S 33°41'42" E	6°49'56"

Doc# 684873
Book 2647 Page 533

Doc# 684873 Fees: \$66.00
07/08/2008 1:33PM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

CITY APPROVAL OF CONSTRUCTION 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:
Planning and Zoning Board
City of Weatherford, Texas
Sue Kelly
Signature of Chairperson
6-11-08
Date of Recommendation

APPROVED BY:
City Council City of Weatherford, Texas
Wanda Bell
Signature of Mayor
6-16-08
Date of Approval

ATTEST:
Laura Smalls
City Secretary
6-16-08
Date

10' LANDSCAPE BUFFER, UTILITY AND DRAINAGE EASEMENT
3.5' RIGHT-OF-WAY DEDICATION
0.056 ACRES
(2,448 SQ. FT.)
(BY THIS PLAT)

V.A.M. EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
V-1	N 89°33'17" E	28.50'
V-2	S 89°33'17" W	36.41'
V-3	S 00°08'35" E	25.00'
V-4	S 29°11'36" E	25.00'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D-1	N 89°51'40" E	82.98'
D-2	N 71°14'19" E	76.60'
D-3	S 00°08'35" E	103.07'
D-4	N 00°08'35" W	81.30'
D-5	N 88°52'05" E	159.07'

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
U-1	N 00°08'35" W	182.69'
U-2	N 72°46'00" E	343.79'

UTILITY EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
U-3	2914.71'	104.94'	104.93'	N 38°52'56" W	02°03'46"

LEGEND
▲ "CM" = CONTROLLING MONUMENT
○ IRF = IRON ROD FOUND
○ IRS = 5/8" IRON ROD SET
*STAMPED FORESIGHT
R.R.P.C.T. = REAL RECORDS PARKER COUNTY, TEXAS
P.R.P.C.T. = PLAT RECORDS PARKER COUNTY, TEXAS

OWNER: WEATHERFORD-BF, LP
1802 SOUTH MAIN STREET, WEATHERFORD, TEXAS, 76086
PARKER COUNTY, TEXAS
PHONE: 214-363-8400

SURVEYOR:
FORESIGHT LAND SERVICES, LLC.
202 LEE AVENUE
TERRELL, TEXAS 75160
KAUFMAN COUNTY, TEXAS
PHONE: 972-563-7711

ACCT. NO.: 11304
SCH. DIST.: WE
CITY: WE
MAP NO.: H-16

