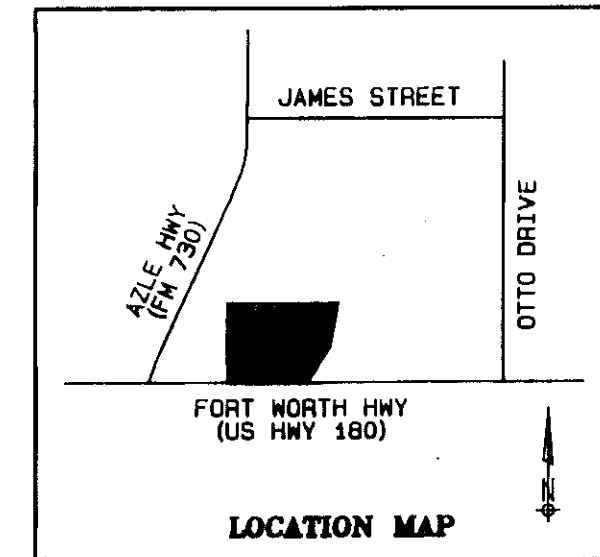


D-60

POINT OF BEGINNING

JUANELL FRANCIS
VOLUME 1086, PG 651
(EXISTING AG ZONING)

WHEREAS, the Khan Family Trust is the Owner of a tract of land situated in the John McCulloch Survey, Abstract No. 911, Parker County, Texas and being all of that certain tract of land conveyed by deed recorded in Volume 2560, Page 1135, Deed Records Parker County, Texas, and being more particularly described by metes and bounds as follows:



Beginning at a found 1/2 inch iron rod for the northwest corner of said Khan Family Trust tract and the southwest corner of the Juanell Francis tract as recorded in Volume 1086, Page 651, Deed Records Parker County, Texas;

Thence South 89°38'31" East with the Khan/ Francis common line a distance of 405.24 feet to a found 1/2 inch iron rod in creek for the northwest corner of the C.R. Massey tract as recorded in Volume 720, Page 683, Deed Records Parker County, Texas;

Thence South 13°04'19" West with the Khan/ Massey common line and approximate centerline of creek a distance of 161.29 feet to a found 1/2 inch iron rod;

Thence South 36°21'15" West, continuing with the Khan/ Massey common line and approximate centerline of creek a distance of 149.53 feet to a found 1/2 inch iron rod in the north line of U.S. Highway 180;

Thence South 89°21'28" West with the U.S. Highway 180 north line a distance of 282.00 feet to a set 1/2 inch iron rod for the southwest corner of said Khan tract and the southeast corner of the Juanell Francis tract as recorded in Volume 276, Page 511, Deed Records Parker County, Texas;

Thence North 00°22'41" East with the Khan/ Francis common line a distance of 283.24 feet to the Point of Beginning and Containing 101,090 square feet, 2.32 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Khan Family Trust, acting herein by and through its duly authorized trustees, does hereby adopt this plat designating the herein above described property as Lot 1, Block A, Oak Grove Center 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 or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

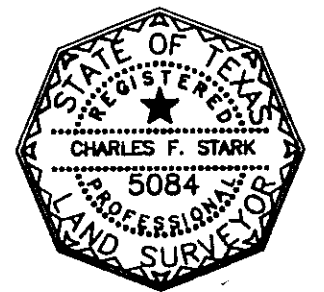
WITNESS, our hands, this the 7th day of February, 2010.

KHAN FAMILY TRUST

SURVEYOR CERTIFICATE

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way known to me at the time of this survey.

Charles F. Stark 2/1/10
Charles F. Stark, R.P.L.S. No. 5084

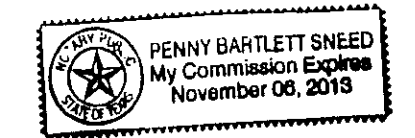


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 7th day of February, 2010

Penny Bartlett Sneed
Notary Public in and for the State of Texas



Nusrat Khan
Nusrat Khan, Trustee

Stephanie Khan
Stephanie Khan, Trustee



Before me, the undersigned authority, on this day appeared Nusrat Khan and Stephanie Khan, known by me to be the persons whose names are subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 7th day of February, 2010

Robey G. Penrod
Notary Public in and for the State of Texas

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY: *[Signature]* City of Weatherford, Texas
Date of Recommendation: 2/19/2010
Signature of City Planner

APPROVED BY: *[Signature]* City of Weatherford, Texas
Date of Approval: 2/23/2010
Signature of City Manager

[Signature] Date of Approval: 2/23/2010
Signature of Mayor

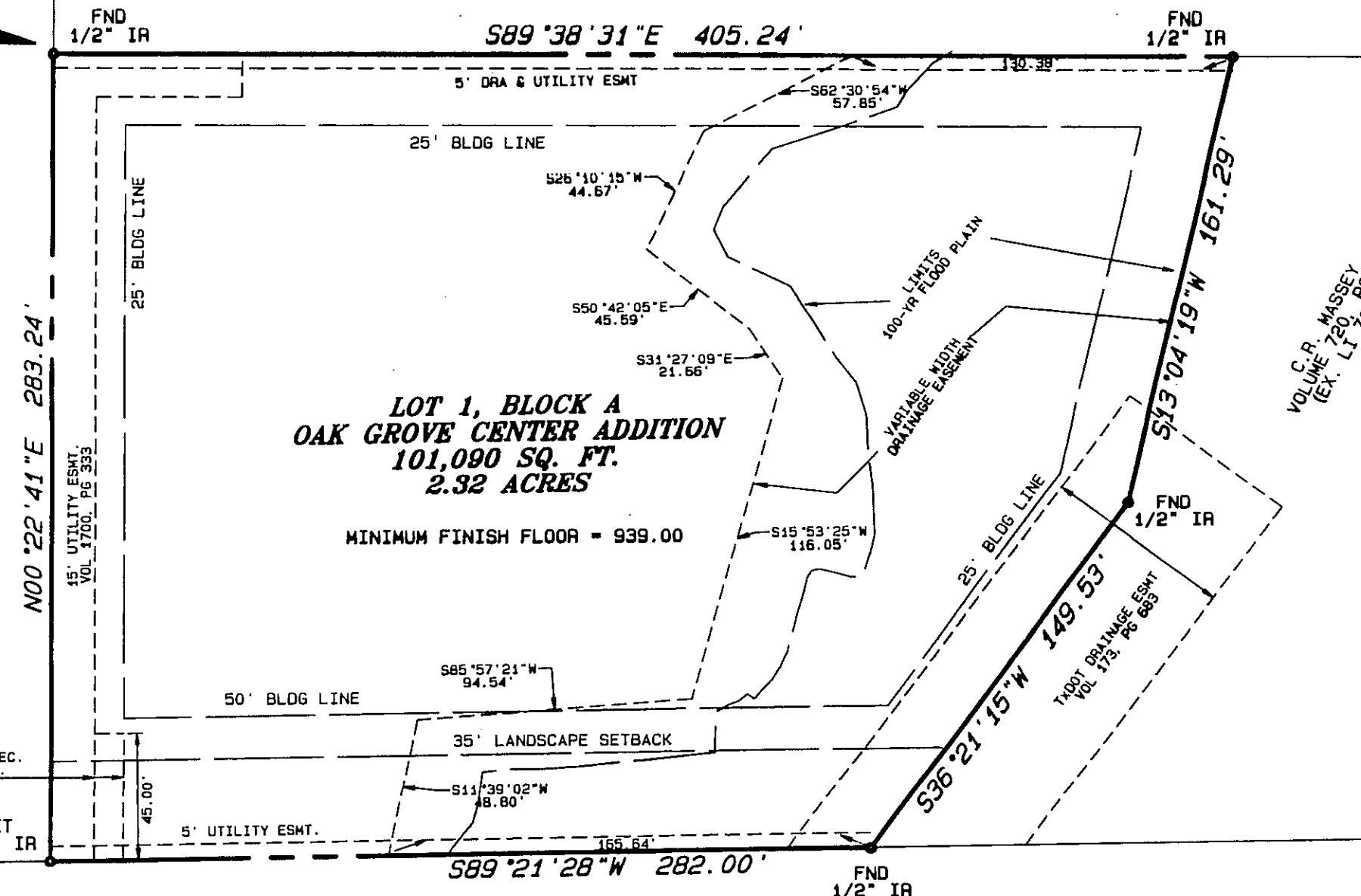
[Signature] Date: 2/23/2010
City Secretary

ACCT. NO.: 15757
SCH. DIST.: WE
CITY: WE
MAP NO.: I-14

Deed 736835 Fees: \$66.00
03/22/2010 3:27PM # Pages: 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

MINOR PLAT
LOT 1, BLOCK A
OAK GROVE CENTER ADDITION
2.32 ACRES SITUATED IN THE
JOHN McCULLOCH SURVEY, ABSTRACT NO 911
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

JUANELL FRANCIS
VOLUME 256, PG 1135
(EX. LI ZONING)



LOT 1, BLOCK A
OAK GROVE CENTER ADDITION
101,090 SQ. FT.
2.32 ACRES

MINIMUM FINISH FLOOR = 939.00

FORT WORTH HIGHWAY
(U.S. HIGHWAY 180)

VARIABLE WIDTH R.O.W.

GENERAL NOTES:

- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any VAM Easement indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
- Basis of Bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone, NAD 83.
- A portion of subject property lies within a FEMA designated flood plane or flood prone area, Parker County FIRM, Panel 480520 0300 E. Effective Date Sept. 26, 2008.
- 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.

KING INVESTMENTS, LTD
VOL. 1621, PG 1605
(EXISTING LI ZONING)

OWNER/ APPLICANT:
KHAN FAMILY TRUST
2111 FORT WORTH HIGHWAY
WEATHERFORD, TEXAS 76086
817-596-3700

B BARRON - STARK
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