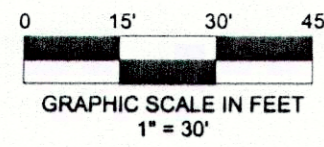


* VICINITY MAP *
(NOT TO SCALE)



*** LEGEND ***

- CIRF 1/2" IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" FOUND
- CIRS 1/2" IRON ROD WITH CAP STAMPED "SPOONER & ASSOCIATES" SET
- (CM) CONTROLLING MONUMENT
- CAB CABINET
- VOL VOLUME
- PG PAGE
- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- CL CENTERLINE
- ESMT EASEMENT
- V.A.M. VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
- (TYP.) TYPICAL

*** GENERAL NOTES ***

1. The bearings shown hereon are based on the found monumentation of the west property line of Block 5, Park Oaks Addition, as shown on the plat filed for recorded in Cabinet C, Slide 322, Plat Records, Parker County, Texas. (Called Bearing North 00°50'47" West)
2. Selling a portion of a tract, platted lot or platted addition by metes and bounds with out an approved subdivision or resubdivision by the local City could be a violation of City ordinance and State law.
3. The subject property appears to be located in Zone AE, (areas determined to be inside the 500-year Flood Plain), according to the Flood Insurance Rate Map No. 481130315 J, with an effective date of August 23, 2001, for Dallas County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the subject property and/or structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
8. All corners are monumented with a 1/2 inch iron rod with cap stamped "SPOONER & ASSOCIATES" set, unless otherwise shown hereon.

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS § 201407752 PLAT Total Pages: 1
 COUNTY OF PARKER §

WHEREAS, SHADOW WOLF, L.L.C., is the sole owner of that a 0.345 acre tract of land located in the James A. Yeoman Survey, Abstract No. 1692, City of Weatherford, Parker County, Texas, said 0.345 acre tract also being all of LOT 1, BLOCK 5, PARK OAKS ADDITION, being an Addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 322, Plat Records, Parker County, Texas, said 0.345 acre tract of land also being a portion of that certain tract of land conveyed to SHADOW WOLF, L.L.C., by deed as recorded in Volume 2234, Page 1145, Deed Records, Parker County, Texas, said 0.345 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SPOONER AND ASSOCIATES" found (hereinafter referred to as an iron rod found) at the southwest property corner of said Lot 1, same being the northwest property corner of Lot 2, of the said Block 5, from said beginning point an iron rod found at the southwest property corner of Lot 3, of the said Block 5 bears South 00°50'47" East, a distance of 140.04 feet;

THENCE North 00°50'47" West, along the west property line of said Lot 1, same being the west line of said Block 5, a distance of 38.82 feet to a 1/2 inch iron rod with cap stamped "SPOONER & ASSOCIATES" set at the northwest property corner of said Lot 1, same being on the south right-of-way line of West Park Avenue (being a variable width right-of-way at this point);

THENCE North 69°50'12" East, along the north property line of said Lot 1 and along the said south right-of-way line, a distance of 214.77 feet to a 1/2 inch iron rod with cap stamped "SPOONER & ASSOCIATES" set a then northeast property corner of said Lot 1, same being at the intersection of the said south right-of-way line and the west right-of-way line of Bay Laurel Drive (being an 80 feet wide right-of-way at this point), said iron rod set also being at the beginning of a curve to the right having a radius of 275.00 feet;

THENCE along the east property line of said Lot 1 and along said west right-of-way, with said curve to the left and in a southerly direction, through a central angle of 23°56'28", an arc length of 114.91 feet, and across a chord which bears South 03°12'06" West, a chord length of 114.07 feet to an iron rod found at the southeast property corner of said Lot 1, same being the northeast property corner of the aforesaid Lot 2;

THENCE North 89°32'32" West, along the common property line of said Lots 1 and 2, a distance of 194.68 feet to the POINT OF BEGINNING.

The herein described tract of land contains 0.354 acres (15,430 square feet) of land, more or less.

*** OWNER'S DEDICATION ***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHADOW WOLF, L.L.C., does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or alteration of the surface of any portion of the existing streets and alleys or natural contours to the grades established in the subdivision.

IN WITNESS THEREOF, I have hereunto set our hands the 1st day of October, 2013.

[Signature]
 Henry Rahmani, Duly Authorized Agent for Shadow Wolf, L.L.C.

STATE OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared *Henry Rahmani*, known to me personally 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 1st day of October, 2013.

[Signature]
 Notary Public in and for the State of Texas

*** SURVEYOR'S CERTIFICATION ***

STATE OF TEXAS §

COUNTY OF PARKER §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Weatherford, Texas.

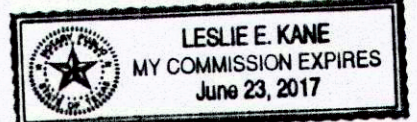
[Signature] 10-1-13
 Eric S. Spooner, R.P.L.S.
 Texas Registration No. 5922

ACCT. NO.: 16068
 SCH. DIST.: WE
 CITY: CWE
 COUNTY OF PARKER § MAP NO.: G-16

BEFORE ME, the undersigned, a Notary Public in and for said State on this date personally appeared ERIC S. SPOONER, known to me personally 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 2nd day of April, 2014.

[Signature]
 Notary Public in and for the State of Texas



**REPLAT OF
 PARK OAKS ADDITION**

BEING A REPLAT OF LOT 1, BLOCK 5, PARK OAKS ADDITION, BEING AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 322, PLAT RECORDS, PARKER COUNTY, TEXAS.

SURVEYOR: OCTOBER ~ 2013 SHEET 1 OF 1

WWW.SPOONERSURVEYORS.COM

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS

309 Byers Street, #100
 Euless, Texas 76039
 O: 817.281.2355
 F: 817.685.8508
 Acad File 1332 - REPLAT 2013.dwg
 TECH: C.R.R. COMPUTED: C.R.R. CHECKED BY: E.S.S.

Date: 10/1/2013
 Job No: 1332
 RPLS: E.S.S.
 Client: SHADOW WOLF

NOTE: THE PURPOSE OF THIS PLAT IS TO REMOVE THE PUBLIC OPEN SPACE FROM LOT 1, BLOCK 5, PARK OAKS ADDITION.

THIS PLAT WAS FILED IN CABINET D SLIDE 326 PRP.C.T.

RECOMMENDED BY: *[Signature]*
 CHAIRPERSON

APPROVED BY: *[Signature]*
 MAYOR

ATTEST: *[Signature]*
 CITY SECRETARY

PLANNING & ZONING BOARD
 CITY OF WEATHERFORD, TEXAS
 4-23-14
 DATE OF RECOMMENDATION

CITY COUNCIL
 CITY OF WEATHERFORD, TEXAS
 4/22/14
 DATE OF APPROVAL

JAMES A. YEOMAN SURVEY
 ABSTRACT NO. 1692

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 Jeane Brunson
 201407752
 04/24/2014 02:18 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT