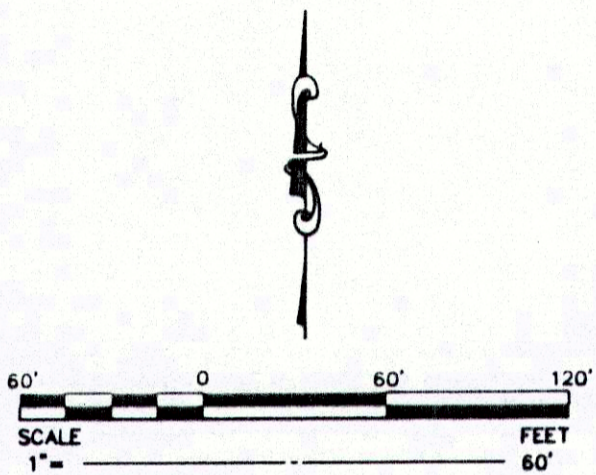


VICINITY MAP
NOT TO SCALE



NOTES:

The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone (NAD83).

According to the Flood Insurance Rate Map for Parker County and Incorporated Areas, Map Number 48367C0385E, Map Effective Date: September 26, 2008, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% chance floodplain." This statement does not reflect any type of flood study by this firm.

Current zoning is C-2 (Commercial/Interstate District)

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.

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 landscape 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 privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Weatherford, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

MESSIAH LUTHERAN CHURCH
VOLUME 2349, PAGE 653

AUSTIN HEIGHTS 201518192 PLAT Total Pages: 1
PHASE ONE ADDITION
CABINET A, SLIDE 780

POINT OF BEGINNING
SET 5/8" IRON ROD
WITH CAP STAMPED
"DUNAWAY ASSOC LP"

LOT 3, BLOCK A
WEATHERFORD RIDGE ADDITION
CABINET C, SLIDE 501

LOT 4, BLOCK A
WEATHERFORD RIDGE ADDITION
CABINET C, SLIDE 501

LOT 3, BLOCK A
WEATHERFORD RIDGE ADDITION
CABINET C, SLIDE 501

LOT 1B, BLOCK 1
BRADFORD SUBDIVISION
CABINET D, SLIDE 31

CITY OF WEATHERFORD
VOLUME 2765, PAGE 1520

WASHINGTON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF WEATHERFORD
VOLUME 2744,
PAGE 20

JACK WILLIAMS CHEVROLET, LP
VOLUME 2948, PAGE 467

LOT 1, BLOCK 1
6.820 ACRES
297,102 SQUARE FEET

SCHULMAN PARTNERS LTD.
VOLUME 2955, PAGE 404

SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNERS

SCHULMAN'S PARTNERS, LTD.
2109 VINEWOOD DR.
BRYAN, TEXAS 77802
(979) 280-4061 (PHONE)
CONTACT: MORRIS SCHULMAN

RETAIL WEST ONE, LP
4614 COLE AVENUE, SUITE 1100
DALLAS, TEXAS 75206

ACCT. NO.: 17264
SCH. DIST.: WE
CITY: WF
MAP NO.: H-16

MINOR PLAT
OF
LOTS 1 & 2, BLOCK 1
SCHULMAN WEATHERFORD
ADDITION

Situated in the Rufus Inman Survey, Abstract Number 726
Being all of the tract described in the deed to Schulman
Partners, Ltd., as recorded in Volume 2955, Page 404
and Retail West One, LP, as recorded in
Document Number 201508845,
Deed Records of Parker County, Texas
City of Weatherford, Parker County, Texas

2 Lots = 7.861 Acres

THIS PLAT WAS CREATED ON AUGUST 27, 2015

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100

JOB NUMBER: B000771.002

SHEET 1 OF 3

THIS PLAT FILED IN CABINET D, SLIDE 447

2026-009-000-00