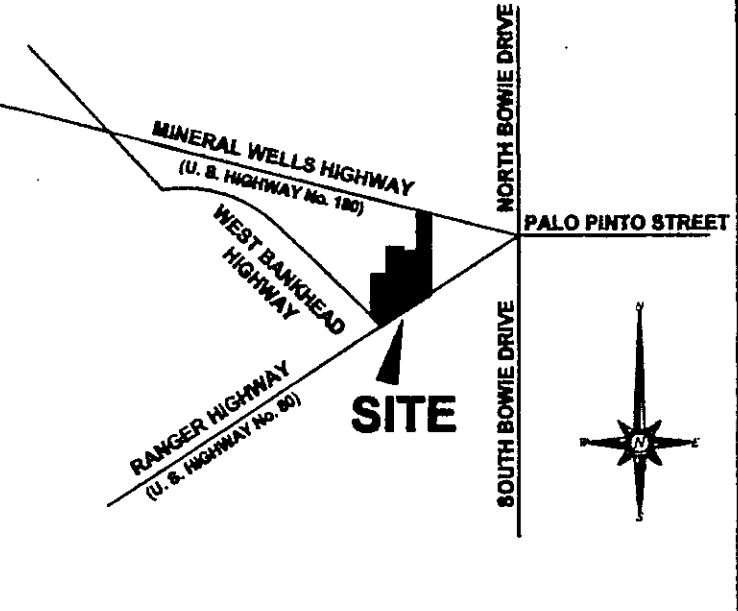


C-785

SITE MAP N. T. S.



LINE TABLE with 6 rows of bearings and distances: 1. S 62°42'32"W 85.68', 2. N 88°59'03"W 24.79', 3. N 83°44'03"W 24.77', 4. N 82°36'03"W 50.11', 5. N 82°04'03"W 25.01', 6. N 77°35'55"W 24.91'

ZONING=LI LIGHT INDUSTRIAL

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

SWORN TO AND SUBSCRIBED before me this 24 day of February, 2009. Lois L. Chandler, Notary Public in and for the State of Texas. My Commission Expires 07/23/2011.

Access Easement. 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 public 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.

OWNERS/DEVELOPER: Rustin Kinnam, 1545 Ranger Highway, Weatherford, TX 76086, 817-597-6931



STANLEY CLACK, VOLUME 1801, PAGE 1201, ZONING=LI

KNOW ALL MEN BY THESE PRESENTS: That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, 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 'Ties' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

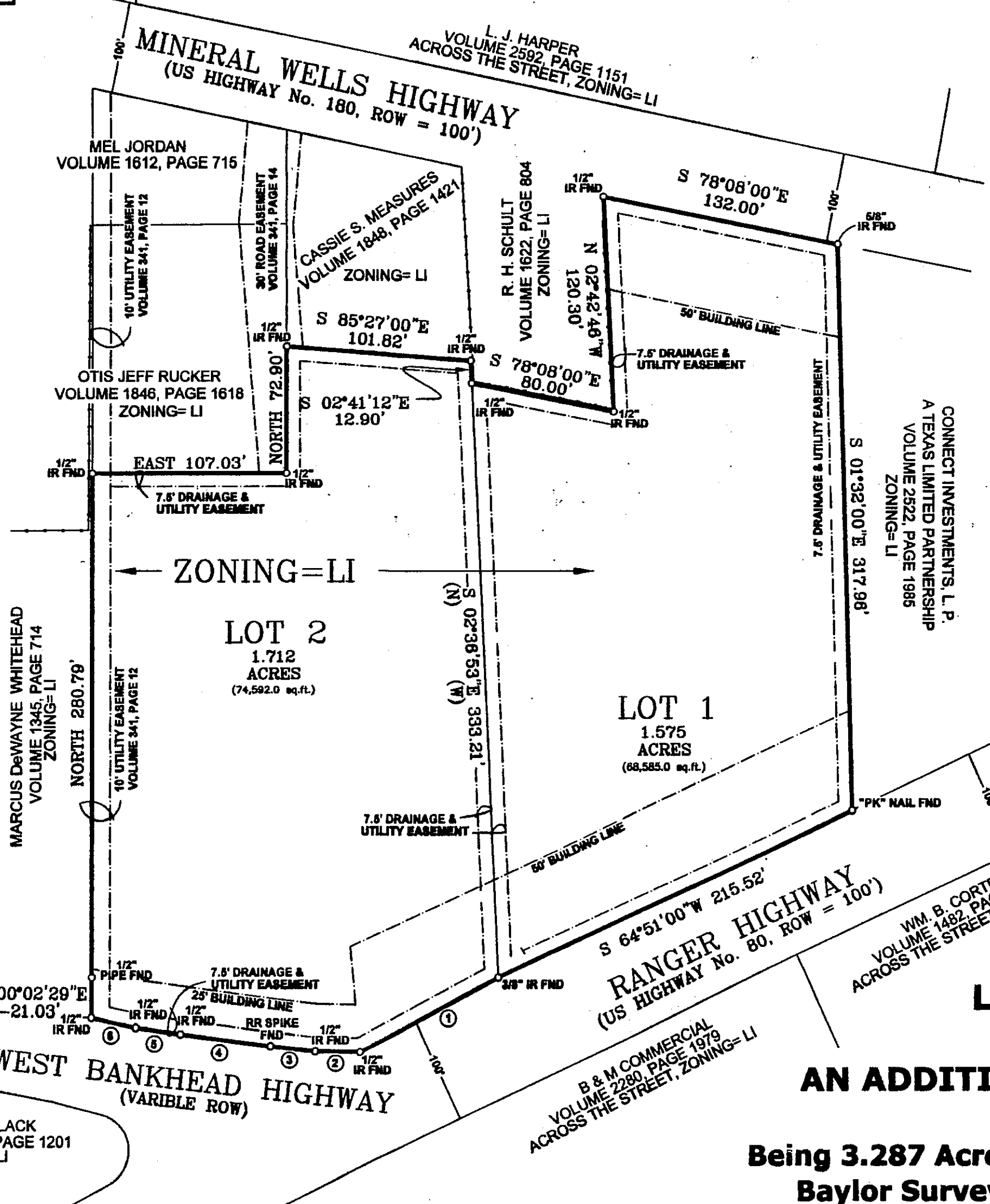
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES. There shall be provided at the intersection of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City.

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

NOTICE: Setting 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.

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.



CITY APPROVAL OF 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 Commission, City of Weatherford, Texas. Signature of Chairperson: [Signature], Date of Recommendation: 3-24-09

APPROVED BY: City Council, City of Weatherford, Texas. Signature of Mayor: [Signature], Date of Approval: 3-24-09

ATTEST: City Secretary: [Signature], Date: 3-24-09

STATE OF TEXAS COUNTY OF PARKER. WHEREAS, RUSTIN KINNAM, is the owner of a tract of land situated in the W. K. BAYLOR SURVEY, ABSTRACT No. 186, Parker County, Texas and being a 3.287 acre tract conveyed to Rustin Kinnam recorded in Volume 2582, Page 1451, Real Records, Parker County, Texas and being more particularly described as follows:

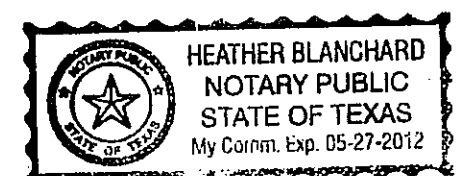
BEGINNING at an iron rod found in the south line of Mineral Wells Highway (US Highway No. 180), as it exists, said iron being the northwest corner of all that certain Lot, Tract or Parcel of land described by deed to Connect Investments, L.P., a Texas Limited Partnership, recorded in Volume 2822, Page 1985, Real Records, Parker County, Texas; THENCE S 01°32'00"E, with the west line of said Connect Investments, L.P. Tract, 317.94 feet to an iron rod found in asphalt paving, said iron being in the north line of Ranger Highway (US Highway No. 80), as it exists; THENCE with the north line of said Ranger Highway the following courses and distances: S 64°51'00"W, 215.52 feet to an iron rod found; S 82°42'32"W, 85.68 feet to an iron rod found, said iron being the intersection of the north line of said Ranger Highway with the north line of West Bankhead Highway, as it exists; THENCE with the north line of said West Bankhead Highway the following courses and distances: N 83°59'03"W, 24.79 feet to an iron rod found; N 83°44'03"W, 24.77 feet to an iron rod found; N 82°36'03"W, 50.11 feet to an iron rod found; N 82°04'03"W, 25.01 feet to an iron rod found; N 77°35'55"W, 24.91 feet to an iron rod found; THENCE N 00°02'29"E, 21.03 feet to a pipe found; THENCE North, 280.79 feet to an iron rod found; THENCE East, 107.03 feet to an iron rod found; THENCE North, 72.90 feet to an iron rod found; THENCE S 85°27'00"E, 101.82 feet to an iron rod found, in or near a fence; THENCE on or about a fence the following courses and distances: S 02°41'12"E, 12.90 feet to an iron rod found; S 78°08'00"E, 80.00 feet to an iron rod found; N 02°42'46"W, 120.30 feet to an iron rod found in the south line of said Mineral Wells Highway; THENCE S 78°08'00"E, with the south line of said Mineral Wells Highway, 132.0 feet to the POINT OF BEGINNING and containing 3.287 acres (143,177 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, RUSTIN KINNAM, does hereby adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, APES ADDITION, AN ADDITION IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, Being 3.287 Acres situated in and being a portion of the W. K. BAYLOR SURVEY, Abstract No. 186, Parker County, 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 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.

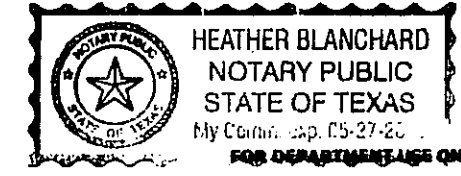
FIRE LANES. That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Weatherford's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(ies) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STATE OF TEXAS COUNTY OF PARKER. The undersigned, as a holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements. [Signature], Vice Pres. First National Bank

STATE OF TEXAS COUNTY OF PARKER. The undersigned, as a holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements. [Signature], Notary Public in and for the State of Texas. My Commission Expires On: 5-27-12

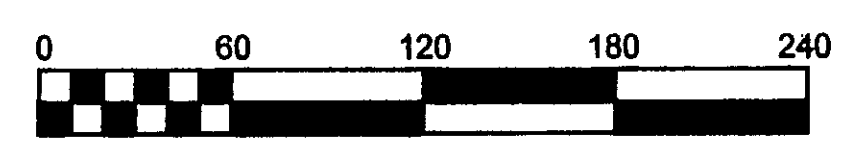


STATE OF TEXAS COUNTY OF PARKER. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [Signature], known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed. [Signature], Notary Public in and for the State of Texas. My Commission Expires On: 5-27-12



ACCT. NO.: 10144 SCH. DIST.: WE CITY: WE MAP NO.: G-15

FINAL PLAT LOT 1 AND LOT 2, BLOCK 1 APES ADDITION AN ADDITION IN THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS Being 3.287 Acres situated in and being a portion of the W. K. Baylor Survey, Abstract No. 186, Parker County, Texas



SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833

Doc# 708972 Fees: \$66.00 04/01/2009 2:37PM 8 Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS IRON RINGS' COUNTY CLERK