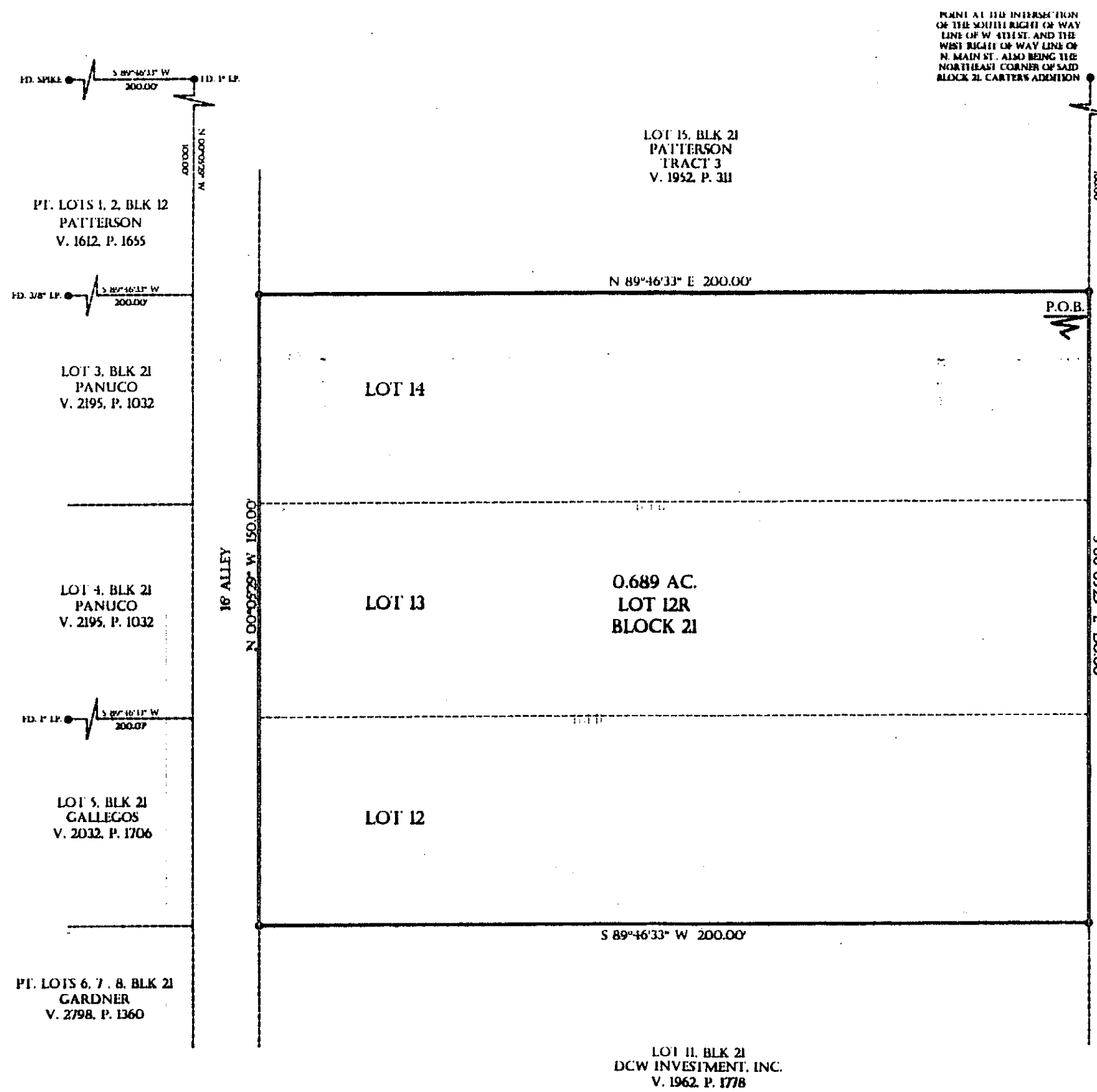


D-184



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS VAQUERO WEATHERFORD PARTNERS, LLC. BEING THE SOLE OWNER OF A CERTAIN CALLED 0.689 ACRE TRACT OF LAND BEING KNOWN AS LOTS 12, 13, AND 14, BLOCK 21, CARTER'S ADDITION, AS RECORDED IN VOLUME 329, PAGE 618, PLAT RECORDS, PARKER COUNTY, TEXAS; SAME BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO VAQUERO WEATHERFORD PARTNERS, LLC. IN VOLUME 291, PAGE 682 (LOT 14) AND VOLUME 291, PAGE 685 (LOTS 12 & 13), REAL RECORDS, PARKER COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 51 AND AT THE NORTHEAST CORNER OF SAID LOT 14 FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT; WHENCE THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST 4TH STREET (A PAVED SURFACE) AND THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 51 BEARS N 00°05'29" W 100.00 FEET;

THENCE S 00°05'29" E 150.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 51 TO A SET 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 12 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89°46'33" W 200.00 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 12 TO A SET 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 12 AND IN THE EAST BOUNDARY LINE OF A 16 FOOT ALLEY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°05'29" W 150.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID 16 FOOT ALLEY TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 14 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89°46'33" E 200.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT VAQUERO WEATHERFORD PARTNERS, LLC. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 12R, BLOCK 21, CARTER'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HERON.

THIS THE 8th DAY OF MAY, 2012

W.A. Landreth III
VAQUERO WEATHERFORD PARTNERS, LLC
W.A. LANDRETH (MANAGER)

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *W.A. Landreth III* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF MAY, 2012

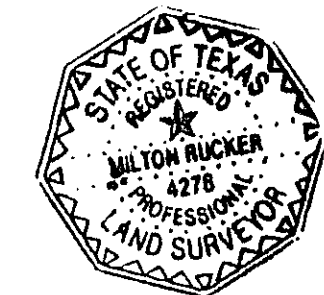
Emily L. Crockett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2-9-16



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

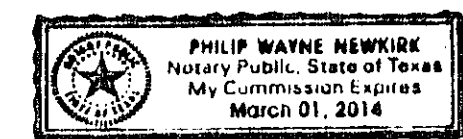
Milton Rucker
MILTON RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086
JN11132-PLAT - FEBRUARY 2012



BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Milton Rucker* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th DAY OF MAY, 2012

Philip Wayne Newkirk
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 3-1-14



ACCT. NO.: 11020
SCH. DIST.: WE
CITY: WE
MAP NO.: H-14

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: CITY OF WEATHERFORD, TEXAS

John Blain
CITY PLANNER
DATE OF RECOMMENDATION: 5/11/2012

W.A. Landreth III
CITY MANAGER
DATE OF APPROVAL: 5/11/12

Malinda Nowell
MAYOR
DATE OF APPROVAL: 5/14/12

Malinda Nowell
CITY SECRETARY
DATE: 5/14/12

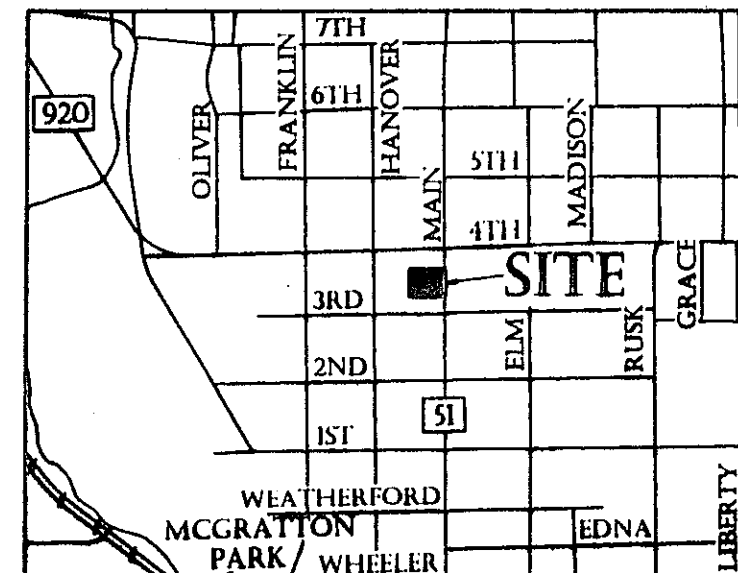
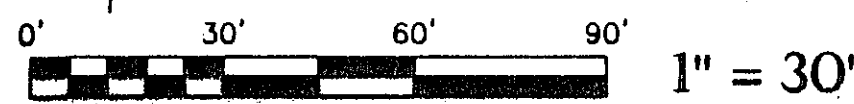
NOTES

1. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
2. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 48367C0270E, DATED SEPTEMBER 26, 2008.
3. ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
4. BEARINGS, DISTANCES, AND ELEVATIONS ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
5. SPECIAL 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.
6. FIRE LANES: THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS AS DEDICATED AND SHOWN HERON, 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 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 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.

Doc# 792725 Fees: \$66.00
05/17/2012 8:43AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRANE BRINSON COUNTY CLERK

SURVEYOR:
MILTON RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

OWNER/DEVELOPER:
VAQUERO WEATHERFORD
PARTNERS, LLC
3207 WEST 4TH ST.
FORT WORTH, TEXAS 76107
817-228-1424



**FINAL PLAT
CARTER'S ADDITION
BLOCK 21, LOT 12R**
BEING A REPLAT OF BLOCK 21, LOTS 12, 13, & 14,
OF CARTER'S ADDITION, AN ADDITION TO
THE CITY OF WEATHERFORD, TEXAS, AS RECORDED
IN VOLUME 329, PAGE 618
PLAT RECORDS, PARKER COUNTY, TEXAS
FEBRUARY 2012

**CARTER SURVEYING
& MAPPING**
110 A PALO PINTO WEATHERFORD, TX
817.594.0400
FAX 817.594.0403