

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, WEATHERFORD REALTY, L.P., and Dillard's PROPERTIES, Ltd., acting by and through the undersigned, its duly authorized officers, are the sole owners of a tract of land situated in the JAMES A. YEOMAN SURVEY, and the PARKER COUNTY SCHOOL LAND SURVEY, according to the deeds recorded in Volume 1880, Page 1433 and Volume 1880, Page 1444, respectively in the DEED RECORDS, PARKER COUNTY, TEXAS, and more particularly described as follows:

WHEREAS Weatherford Realty, L.P. and Dillard's Properties, Ltd. being the owners of a tract of land in the James A. Yeoman Survey, Abstract No. 1693 and Parker County School Land Survey, Abstract No. 1071, said parcel being parts of City Blocks 7, 33, 34, 14, and 15, Official Block Numbers of the Original Town of Weatherford, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the north line of Fort Worth Street and the southeast corner of a tract described in deed to the City of Weatherford from The Weatherford, Mineral Wells and Northwestern Railway Company as recorded in Volume 311, Page 158, Deed Records, Parker County, Texas;

THENCE leaving the north line of Fort Worth Street northerly into a curve to the left, said curve having a central angle of 03 deg. 00 min. 04 sec., a radius of 5,725.15 feet, a chord bearing North 38 deg. 39 min. 53 sec. West and a chord length of 299.84 feet;

THENCE along said curve an arc distance of 299.87 feet to a 1/2 inch iron rod set for corner;

THENCE South 49 deg. 50 min. 05 sec. West a distance of 23.00 feet to a 1/2 inch iron rod set for corner;

THENCE southerly into a curve to the right, said curve having a central angle of 00 deg. 15 min. 19 sec., a radius of 5,702.15 feet, a chord bearing South 40 deg. 02 min. 16 sec. East and a chord length of 25.41 feet;

THENCE along said curve an arc distance of 25.41 feet to a 1/2 inch iron rod set for corner;

THENCE South 50 deg. 05 min. 24 sec. West a distance of 62.50 feet to a 1/2 inch iron rod set for corner, said point also being on the east line of Spring Street (a 60 foot right-of-way at this point);

THENCE northerly along the east line of said Spring Street into a curve to the left, said curve having a central angle of 05 deg. 46 min. 01 sec., a radius of 5,639.65 feet, a chord that bears North 42 deg. 47 min. 37 sec. West and a chord distance of 567.41 feet;

THENCE along said curve an arc length of 567.65 feet to a 1/2 inch iron rod set in the east line of Spring Street;

THENCE North 32 deg. 09 min. 50 sec. West a distance of 12.82 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 deg. 09 min. 57 sec. West a distance of 70.00 feet to a 1/2 inch iron rod set for corner;

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.

THENCE North 43 deg. 09 min. 57 sec. West a distance of 42.43 feet to a 1/2 inch iron rod set for corner at the intersection of Spring Street and Elm Street;

THENCE North 01 deg. 50 min. 03 sec. East along the east line of Elm Street (a 60 foot right-of-way) a distance of 338.13 feet to a 1/2 inch iron rod set for corner, said corner being 40 feet from the center line of the nearest Union Pacific Railroad tract;

THENCE South 53 deg. 40 min. 34 sec. East a distance of 240.44 feet to a 1/2 inch iron rod set for corner, said point being 40.00 feet to the centerline of the nearest railroad tract and the beginning of a curve to the left, having a central angle of 05 deg. 03 min. 52 sec., a radius of 2,349.38 feet, a chord that bears South 56 deg. 12 min. 29 sec. East and a chord distance of 207.60 feet;

THENCE along said curve an arc distance of 207.66 feet to a 1/2 inch iron rod set for corner; said point being 40.00 feet from the centerline of the nearest railroad track;

THENCE South 58 deg. 44 min. 26 sec. East a distance of 371.88 feet to a 1/2 inch iron rod set for corner;

THENCE South 51 deg. 23 min. 47 sec. East a distance of 350.03 feet to a 1/2 inch iron rod set for corner;

THENCE South 51 deg. 56 min. 33 sec. East a distance of 484.11 feet to a 1/2 inch iron rod set for corner, said point being on the north line of said Fort Worth Street;

THENCE North 89 deg. 06 min. 58 sec. West a distance of 76.36 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 deg. 07 min. 00 sec. West along the north line of said Fort Worth Street and along the south line of a tract of land deeded to Henry J. Bradfish, Jr., as recorded in Volume 367, Page 274, Deed Records, Parker County, Texas passing an iron rod at 234.07 feet at the west corner of said Bradfish tract, in all 545.60 feet to a 1/2" iron rod at the POINT OF BEGINNING and containing 429,110 square feet or 9.8510 acres of land.

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DILLARDS PROPERTIES, Ltd., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 2, FT. WORTH-SPRING STREET ADDITION to the City of Weatherford, Texas and it does hereby dedicate to the public's use the streets, (alleys, parks) as shown thereon. The easements shown hereon are hereby reserved for the purpose indicated. The utility and firelane easements shall be open to the fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use.

WITNESS MY HAND this 1 day of MAY, 2001.

DILLARDS PROPERTIES, Ltd.

BY: Sheila D. Simmons

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared

SHEILA D. SIMMONS

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 1 day of MAY, 2001.



Jack Walsworth Jr
Notary Public In and for the State of TEXAS

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WEATHERFORD REALTY, L.P., by and through the undersigned, its duly authorized representative, does hereby adopt this plat designating the hereinabove described real property as LOT 1 and LOT 3, FT. WORTH-SPRING STREET RETAIL ADDITION, to the City of Weatherford, Texas and it does hereby dedicate to the public's use the streets, (alleys, parks) as shown thereon. The easements shown hereon are hereby reserved for the purpose indicated. The utility and firelane easements shall be open to the fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use.

WITNESS MY HAND this 29th day of March, 2001.

WEATHERFORD REALTY, L.P.
BY: PRA GENERAL PARTNER, INC.,
IT'S GENERAL PARTNER

BY: Leon J. Backes
President

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Leon J. Backes, President, PRA General Partner, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation on behalf of Weatherford Realty, L.P..

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29th day of March, 2001.

Joan M. Hammer
Notary Public In and for the State of Texas



FINAL PLAT

LOTS 1, 2 & 3
FT. WORTH-SPRING STREET
RETAIL ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS OUT OF THE JAMES A. YEOMAN SURVEY, ABSTRACT NO. 1693 AND THE PARKER COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1071 PARKER COUNTY, TEXAS.

OWNERS:

LOT 1 & LOT 3
WEATHERFORD REALTY, L.P.
17440 DALLAS PARKWAY, SUITE 230
DALLAS, TEXAS 75287

ENGINEER:

PATE ENGINEERS
8150 BROOKRIVER DRIVE SUITE S-700
DALLAS, TEXAS 75247
TEL: (214)357-2981
FAX: (214)357-2985
CONTACT: ROBERT L. WRIGHT P.E.

LOT 2
DILLARDS PROPERTIES, Ltd.
319 North Main Steet
Weatherford, Texas, 76086

MARCH 7, 2001
SHEET 2 OF 2

8-21-01 B-621
423973 pg 2 of 2 G-185