

LINE	BEARING	DISTANCE
L1	S 58°39'15" W	86.50'
L2	N 01°23'35" W	33.04'
L3	N 43°41'37" E	44.80'
L4	S 01°17'01" E	29.05'
L5	S 43°41'37" W	44.80'

Doc# 788902
Book 2849 Page 1434

HALL
V. 1003, P. 185

P.O.B.

POINT WHENCE A
FD 1/2" IR. BEARS
N 30°5'19" W 0.47'

THOMAS BROWN SURVEY
ABSTRACT NO. 133

2.286 ACRES
99,558 SQ. FT.

2.268 ACRES
98,829 SQ. FT.

2.000 ACRES
87,115 SQ. FT.

GREEN
V. 2038, P. 282

LEWIS
V. 1444, P. 1887

BENINATI BUILDING CO.
V. 2586, P. 1069

OWNER/DEVELOPER:
HOLGER KELLEY, MANAGER
IMPERIAL CONSTRUCTION, LTD
P.O. BOX 967
WFOR, TEXAS 78088
817-341-8886

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TX 78088
817-594-0400

CITY APPROVAL STATEMENT

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
SIGNATURE CITY PLANNER: *[Signature]* DATE OF RECOMMENDATION: 5/10/2011

APPROVED BY: CITY OF WEATHERFORD, TEXAS
SIGNATURE CITY MANAGER: *[Signature]* DATE OF APPROVAL: 5/12/11
SIGNATURE MAYOR: *[Signature]* DATE OF APPROVAL: 5/12/11

ATTEST: Malinda Nowels 5/12/11
CITY SECRETARY DATE

D132

STATE OF TEXAS

COUNTY OF PARKER

APPROVED by the Commission Court of Parker County, Texas, this the 12 day of June, 2011.

COUNTY JUDGE: *[Signature]*
Commissioner Precinct #1: *[Signature]*
Commissioner Precinct #2: *[Signature]*
Commissioner Precinct #3: *[Signature]*
Commissioner Precinct #4: *[Signature]*

STATEMENT ACKNOWLEDGING EASEMENTS:

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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the 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 easement. 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, without the necessity of any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:

The area or areas shown on the plat as "V.A.M." (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 V.A.M. Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the V.A.M. 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 V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. 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 V.A.M. 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 V.A.M. Easement or any part thereof for the purpose and with all rights and privileges set forth herein.

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.

FLOOD HAZARD ZONE:

This tract does not appear to be in a flood hazard zone according to the F.I.R.M. Community Panel 48367C0380E, dated September 26, 2008.

SPECIAL NOTES:

Bearings and distances derived from G.P.S. observations and reflect N.A.D. 1983, State Plane Coordinate System, North Central Texas Zone 4202.

All corners are set 1/2" iron rods, unless otherwise noted.

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner: *[Signature]*

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032 BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER SOURCE IS A PRIVATE WELL.

ON-SITE SEWER SYSTEMS.

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, JDUH Enterprises, a Texas General Partnership, being the sole owner of a 6.554 acres (285,502± SQ. FT.) tract of land out of the THOMAS BROWN SURVEY, ABSTRACT NO. 133, Parker County, Texas; being all of Lot 3, Block 1, Ranger Highway Industrial Park, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet C, Slide 778, Plat Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod at the northeast corner of said Lot 3, Block 1, Ranger Highway Industrial Park, for the northeast and beginning corner of this tract; WHENCE a found concrete monument at the intersection of the south line of said BROWN SURVEY, ABSTRACT NO. 133 and the north line of said Ranger Highway bears S 15°44'12" W 1230.42 feet and S 58°39'15" W 886.22 feet.

THENCE S 00°37'00" W 472.30 feet to a set 1/2" iron rod at the southeast corner of said Lot 3 for the southeast corner of this tract.

THENCE S 78°32'58" W 550.57 feet to a set 1/2" iron rod at the southwest corner of said Lot 3 for the southwest corner of this tract.

THENCE N 02°59'00" W 551.89 feet to a point whence a found 1/2" iron pipe bears N 30°05'19" W 0.47 feet, for the northwest corner of this tract.

THENCE N 87°03'58" E 179.21 feet to a found 1" iron pipe for a corner of this tract.

THENCE N 86°54'53" E 385.02 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JDUH Enterprises does hereby adopt this plat designating the herein above described real property as LOTS 3R1, 3R2, & 3R3, BLOCK 1, RANGER HIGHWAY INDUSTRIAL PARK, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas and do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 12 day of June, 2011.

Holder Kelley *[Signature]*
Partner

Doc# 788902 Fees: \$66.00
08/14/2011 8:24AM H Page 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Holger Kelley known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of June, 2011.
[Signature]
Notary Public in and for the State of Texas

Notary Public
Comm. Exp. 09-19-14

The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

PLAINS CAPITAL BANK
1001 SATINA FE DRIVE
WEATHERFORD, TX 78088
[Signature]
Branch President

ACCT. NO.: 16565
SCH. DIST.: WE
CITY: WE
MAP NO.: G-13

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Carter known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of June, 2011.
[Signature]
Notary Public in and for the State of Texas

Notary Public
Comm. Exp. 09-19-2011

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5891.
817-594-0400 - JN081208-PLAT89

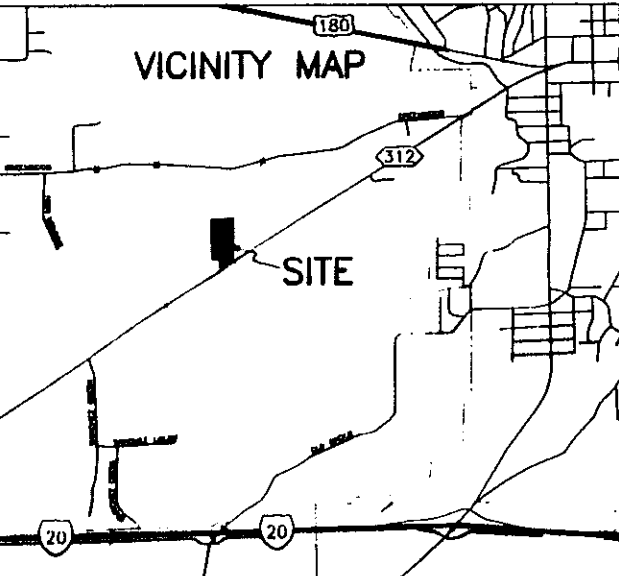
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Carter known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6 day of June, 2011.
[Signature]
Notary Public in and for the State of Texas

Notary Public
Comm. Expires March 01, 2014



FINAL PLAT
LOTS 3R1, 3R2, & 3R3,
BLOCK 1,
BEING A REPLAT OF LOT 3,
RANGER HIGHWAY INDUSTRIAL PARK
AN ADDITION TO THE E.T.J. OF THE CITY
OF WEATHERFORD, PARKER COUNTY, TEXAS
AS RECORDED IN PLAT CABINET C, SLIDE 779,
PLAT RECORDS, PARKER COUNTY, TEXAS
FEBRUARY 2011

CARTER SURVEYING
& MAPPING
110 A PALO PINTO
WEATHERFORD, TX 78088
817-594-0400
FAX 817-594-0403