

C-240

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 24, 2005 at 10:42 AM

Instrument Number: 10405

Instrument: S.W.

By: J. Mark Bayouth

STATE OF TEXAS COUNTY OF PARKER
I HEREBY CERTIFY that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the public records of Parker County as stated herein by me.

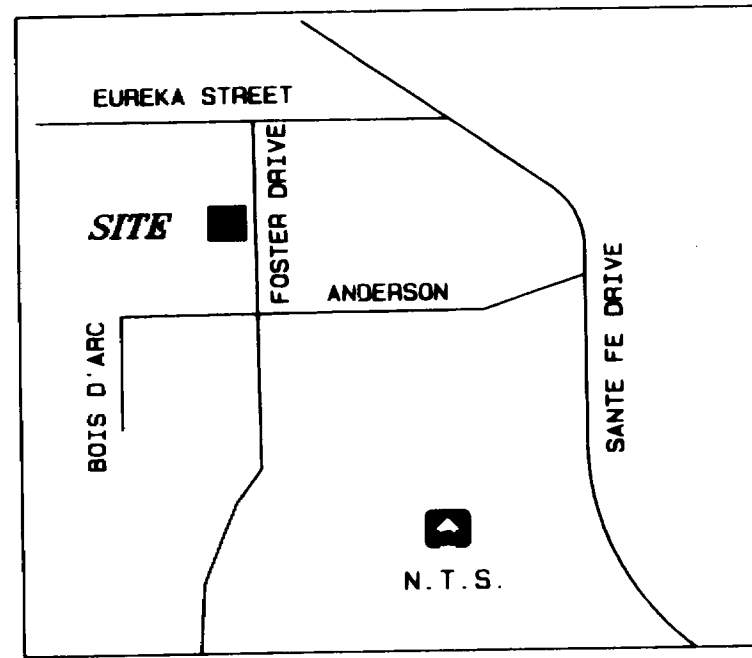
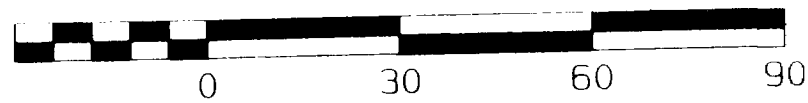
Plan 10405

J. MARK BAYOUTH, COUNTY CLERK
PARKER COUNTY



GRAPHIC SCALE

1"=30'



LEGAL DESCRIPTION

BEING A 0.73 ACRE TRACT OF LAND SITUATED IN THE I. C. SPENCE SURVEY, ABSTRACT NUMBER 1172, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO J. MARK BAYOUTH AS EVIDENCED BY DEED RECORDED IN VOLUME 1989, PAGE 1841, PARKER COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a found 5/8 inch iron rod in the west line of Foster Drive (60' R.O.W.) for the southeast corner of said Bayouth tract and the northeast corner of Lot 7, Roselawn Addition 3rd filing, an addition to the City of Weatherford as recorded in Cabinet A, Slide 139, Plat Records Parker County, Texas;

Thence South 89°25'00" West with the Roselawn Addition north line a distance of 275.02 feet to a set 1/2 inch iron rod;

Thence North 00°35'00" West a distance of 115.16 feet to a set 1/2 inch iron rod;

Thence North 89°19'00" East, at 64.86 feet passing the southwest corner of Lot 1, Block A, Bayouth Medical Addition as recorded in Cabinet B, Slide 739, Plat Records Parker County, Texas, continuing in all a distance of 272.87 feet to a found 'X' cut in concrete in the west line of Foster Drive for the southeast corner of said Lot 1, Block A;

Thence South 01°38'57" East with the Foster Drive west line a distance of 115.66 feet to the POINT OF BEGINNING and CONTAINING 31,614 square feet, 0.73 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J. Mark Bayouth does hereby adopt this plat designating the hereinabove described real property as

Lot 2, Block A, Bayouth Medical Addition, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND this 18th day of March, 2005.

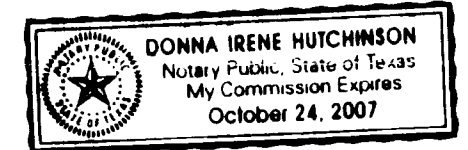
J. Mark Bayouth
J. Mark Bayouth

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared J. Mark Bayouth, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of March, 2005.

Donna Hutchins
Notary Public in and for the State of Texas



FINAL PLAT

Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:

Chris Sauer
Signature of Chairperson

Planning and Zoning Commission
City of Weatherford, Texas

Date of Recommendation

APPROVED BY:

Jim M. Jam
Signature of Mayor

City Council

3-22-05

Date of Approval

Angela Walker
City Secretary

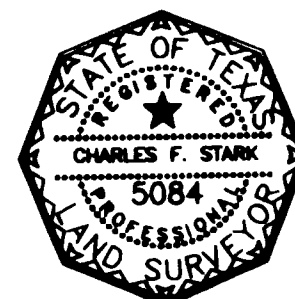
3-22-05

Date

SURVEYOR'S CERTIFICATE

I, CHARLES F. STARK, a Registered Professional Land Surveyor in the State of Texas, hereby certify this drawing correctly reflects the facts found at the time of this survey and this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

Charles F. Stark 3-17-05



ACCT. NO.: 10405
SCH. DIST.: WE
CITY: WE
MAP NO.: 116
OUT OF: 21172-016-000-00 (1984)

FINAL PLAT
LOT 2, BLOCK A
BAYOUTH MEDICAL ADDITION

I. C. SPENCE SURVEY, ABST. 1172
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
JANUARY 2005

- All lot corners are 1/2 inch iron pins unless otherwise noted. Lot corners to be set upon completion of paving.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.