

PC C-338

Doc# 577419
Book 2389 Page 250

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, SANDLIN BROTHERS JOINT VENTURE, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN McCULLOCH SURVEY, ABSTRACT NO. 911, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1713, PAGE 1181, DEED RECORDS, PARKER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN FOUND IN THE EAST R.O.W. LINE OF F.M. 730 FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 7, BLOCK 1, BEDINGER PLACE, PHASE THREE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 96, PLAT RECORDS, PARKER COUNTY, TEXAS; THENCE NORTH 01 DEGREES 05 MINUTES 00 SECONDS WEST 337.94 FEET TO A 5/8" IRON PIN FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 1859.90 FEET; THENCE NORTHEASTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 174.69 FEET TO A CAPPED IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 174.62 FEET NORTH 01 DEGREES 36 MINUTES 26 SECONDS EAST; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS EAST 190.88 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST 283.15 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 10.50 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 50.00 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED; THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST 10.51 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS WEST 120.00 FEET TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 34, BLOCK 3, SAID BEDINGER PLACE, PHASE THREE; THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST 25.01 FEET TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED; THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST 59.88 FEET TO A PK MAIL SET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST 25.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 1, BEDINGER PLACE, PHASE THREE AND CONTINUING IN ALL ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 1, BEDINGER PLACE, PHASE THREE 163.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.247 ACRES OF LAND, MORE OR LESS

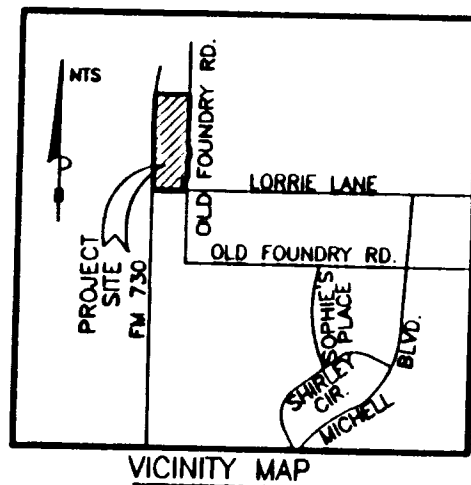
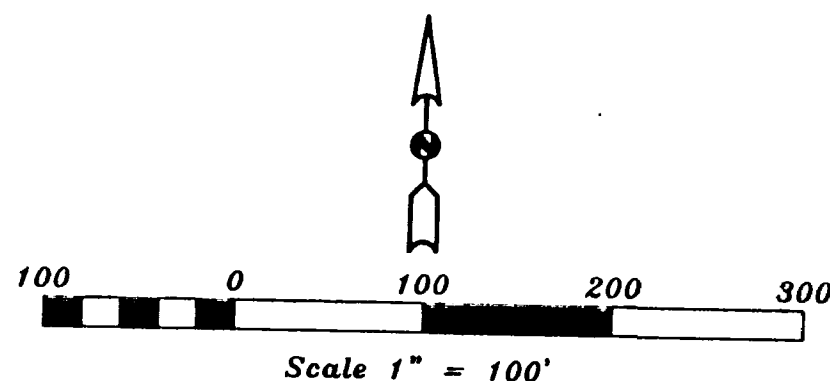
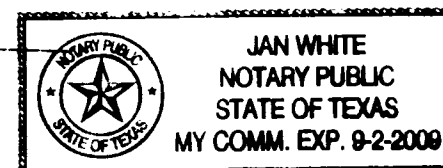
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SANDLIN BROTHERS JOINT VENTURE, ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BEDINGER PLACE, PHASE FOUR A, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS

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.

WITNESS, MY HAND, THIS 2nd DAY OF November, 2005.
BY: *Terry Sandlin* President
TERRY SANDLIN

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 TERRY SANDLIN, OWNER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF November, 2005.
Jan White
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
9-2-2009
MY COMMISSION EXPIRES ON:



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.

ALL IRON PINS SET ARE CAPPED 1/2" IRONS MARKED "LBS #3946"

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY.

LOT A AND B ARE PRIVATE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA)

DIRECT ACCESS FROM RESIDENTIAL LOTS ONTO FM 730 IS PROHIBITED.

NUMBER	DIRECTION	DISTANCE
L1	S89°53'31"E	10.50
L2	S00°06'29"W	50.00
L3	N89°53'31"W	10.51
L4	N89°53'31"W	25.01
L5	S00°06'29"W	59.88

NUMBER	CD=	R=	L=	LC=
C1	S44°58'12"E	30.00	47.22	42.49
C2	N44°58'12"W	55.00	86.57	77.91
C3	S44°58'44"E	80.00	125.89	113.30

OWNER/DEVELOPER:
SANDLIN BROTHERS J.V.
RON McGOUGH
5137 DAVIS BOULEVARD
FT. WORTH, TEXAS 76180
817.281.3509

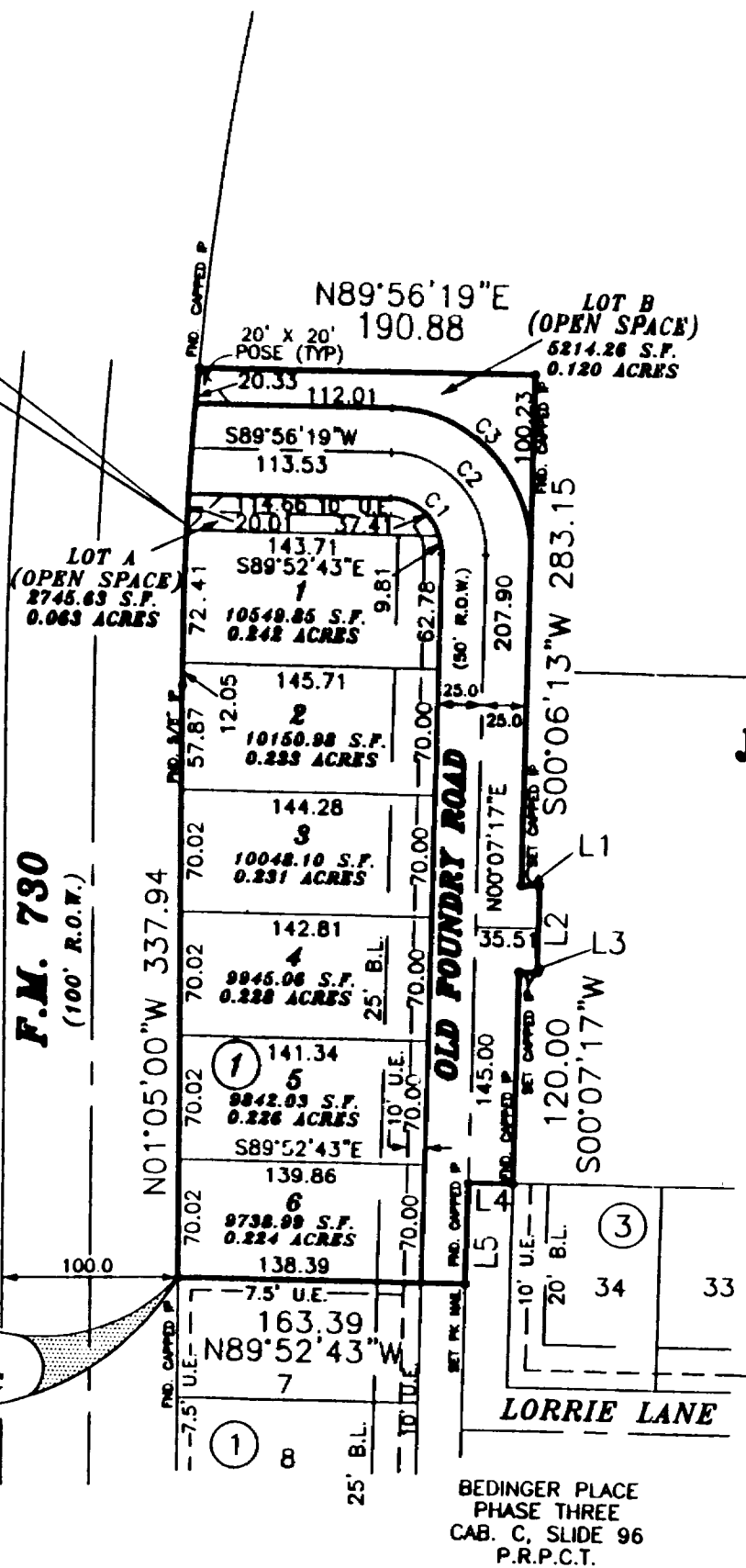
ENGINEER:
CMLWORKS ENGINEERING
OTIS LEE, III, P.E.
1192 BOLING RANCH ROAD
AZLE, TEXAS 76020
817.448.9595
FAX 817.448.6390

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

05-413
10-18-05
T.FAGAN

L=174.69
R=1859.90
LC=174.62
CD=N01°36'26"E

POINT OF BEGINNING



CHARLES BEDINGER
VOL. 1457, PG. 636
D.R.P.C.T.

SANDLIN BROTHERS
JOINT VENTURE
VOL. 1713, PG. 1181
D.R.P.C.T.

JOHN McCULLOCH SURVEY
ABSTRACT NO. 911

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

RECOMMENDED BY:
James Saunders
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
11-9-05
DATE OF RECOMMENDATION

APPROVED BY:
James Beard
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
11-9-05
DATE OF APPROVAL

ATTEST:
Charles Wick
CITY SECRETARY

11-9-05
DATE



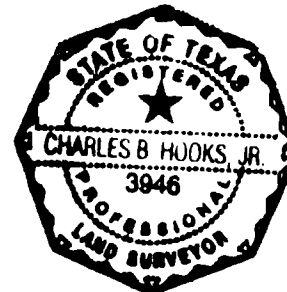
Doc# 577419 Fees: \$81.00
11/22/2005 9:14AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

ACCT. NO.: 10450
SCH. DIST.: WE
CITY: WE
MAP NO.: I-14

FINAL PLAT
OF
BEDINGER PLACE

PHASE FOUR A
AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE JOHN McCULLOCH SURVEY, ABSTRACT NO. 911, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1713, PAGE 1181, DEED RECORDS, PARKER COUNTY, TEXAS



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.
Charles B. Hooks, Jr.
CHARLES B. HOOKS, JR. 2-21-05
DATE

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____