

C-794

Doc# 711011
Book 2707 Page 1159

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, S & L PROFESSIONAL PROPERTIES, LLC, being the sole owner(s) of a 1.354 acres tract (58,988 SQ FT) of land being out of the I.C. Spence Survey, Abstract No. 1172, Parker County, Texas; same being all of the tract of land described in Volume 2598, Page 479, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at found 1/2" iron rod at the common north corner of that certain aforementioned tract (2598/479) and that certain Wright tract as described in Volume 2476, Page 558, Real Records, Parker County, Texas and in the south right of way line of Eureka Street (paved surface), for the northwest and beginning corner of this tract. Whence the northwest corner of said SPENCE SURVEY, is called to bear N 89°59'48" W 67.33 feet and N 87°04'13" W 2091.65 feet.

THENCE S 89°35'00" E 204.46 feet along the south right of way line of said Eureka Street to a set spike for the northeast corner of this tract. Whence a found 1/2" iron rod bears S 89°35'00" E 7.09 feet.

THENCE S 00°13'29" E 289.81 feet to a reset 5/8" iron rod, for the southeast corner of this tract.

THENCE S 89°50'31" W 202.76 feet to a found 1/2" iron rod, at the southeast corner of that certain Foster Street tract as described in Volume 1718, Page 1397, Real Records, Parker County, Texas, for the southwest corner of this tract.

THENCE N 00°01'55" E 149.85 feet to a found 1/2" iron rod at the northeast corner of that certain Anderson tract as described in Volume 1762, Page 938, Real Records, Parker County, Texas, for a corner of this tract.

THENCE N 01°10'39" W 142.03 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, S & L PROFESSIONAL PROPERTIES, LLC, do hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, EUREKA MEDICAL PLAZA, an addition to 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 _____, Parker County, Texas
this the _____ day of _____, 2008.

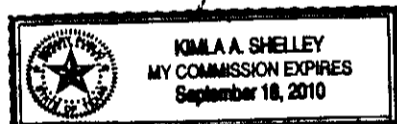
[Signature]
PRESIDENT

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *Stephen Strickland MD* 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 7 day of April, 2009.

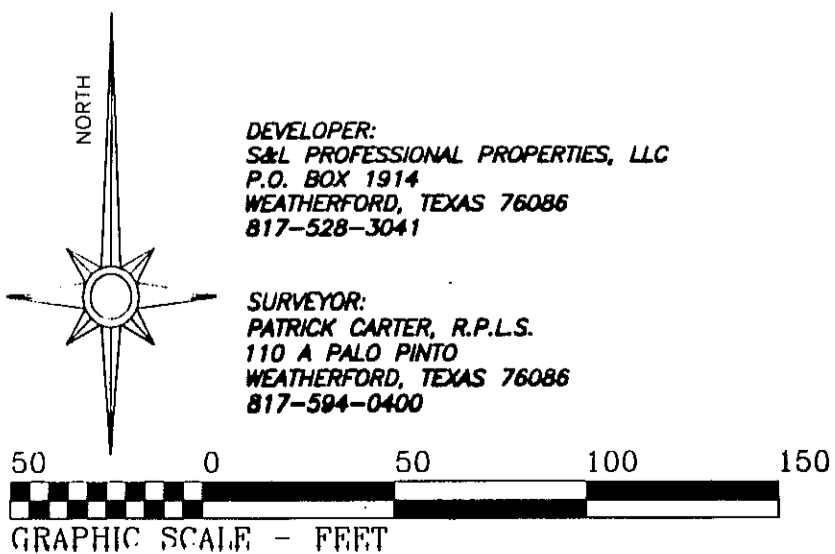
[Signature]
Notary Public in and for the State of Texas



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.

[Signature]
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN071116-PLAT - OCTOBER 2008.



DEVELOPER:
S&L PROFESSIONAL PROPERTIES, LLC
P.O. BOX 1914
WEATHERFORD, TEXAS 76086
817-528-3041

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

STATE OF TEXAS
COUNTY OF PARKER

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

[Signature]
Title

CITY APPROVAL STATEMENT

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

RECOMMENDED BY:
[Signature]
SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
4-23-09
DATE OF RECOMMENDATION

APPROVED BY:
[Signature]
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
4-23-09
DATE OF APPROVAL

ATTEST:
[Signature]
CITY SECRETARY

4-23-09
DATE

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 building, 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 at 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 purposes 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 F.I.R.M. Community Panel No. 48367C0385E, dated September 16, 2008.

ZONING NOTES:

This property and the properties to the west appear to be Zoned NS - Neighborhood Service District; and the properties to the north, east, and south appear to be Zoned PD - Planned Development District.

SPECIAL NOTES:

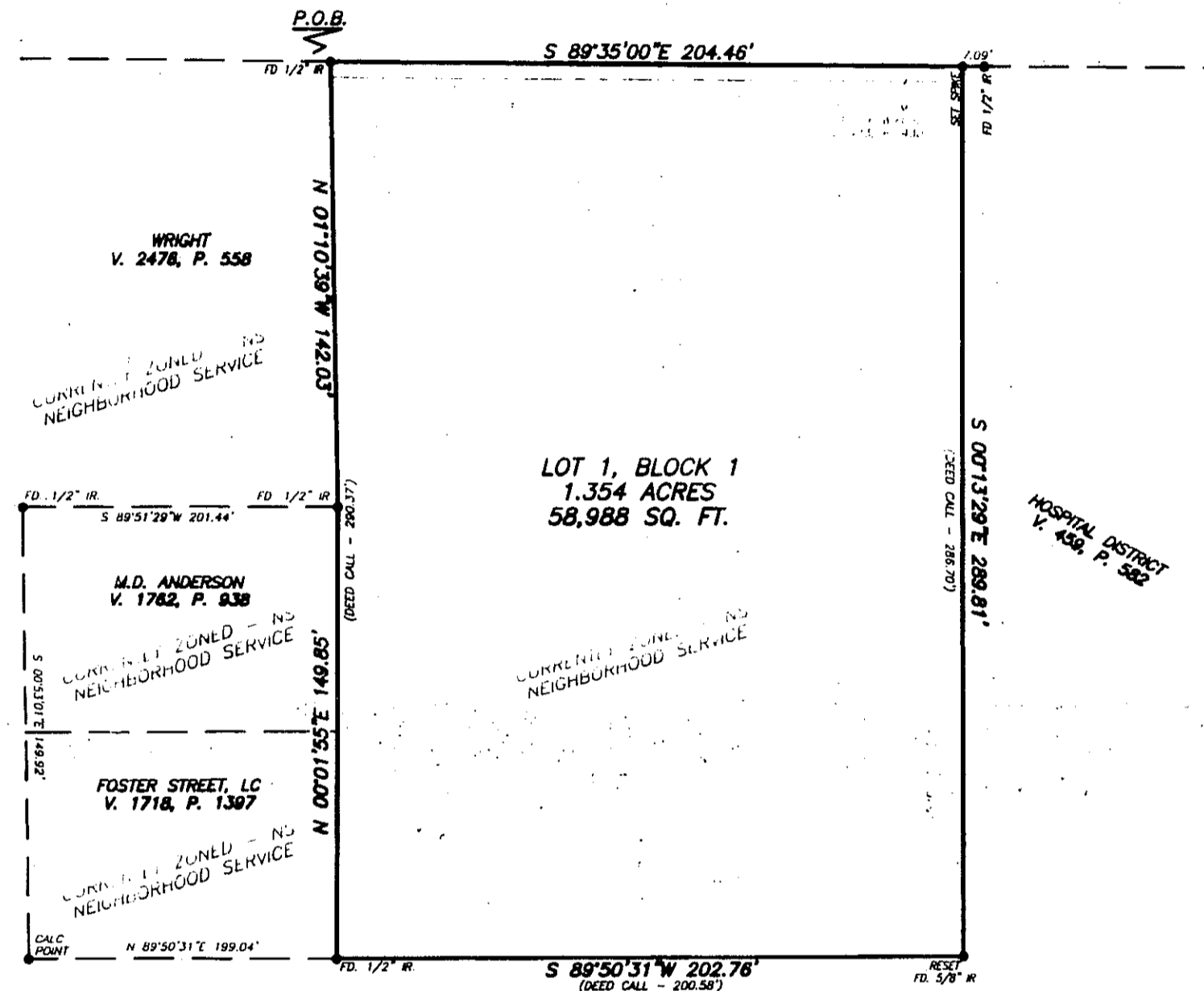
- 1) Bearings Correlated to SPC 83, Zone 4202, North Central Texas
- 2) All corners are set 1/2" iron rods unless otherwise noted
- 3) Building lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

Doc# 711011 Fees: \$66.00
04/24/2009 2:25PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

SCCI HOLDINGS CO.
V. 1885, P. 1182

CURRENTLY ZONED PD
PLANNED DEVELOPMENT

EUREKA STREET
(PAVED - 60' R.O.W.)

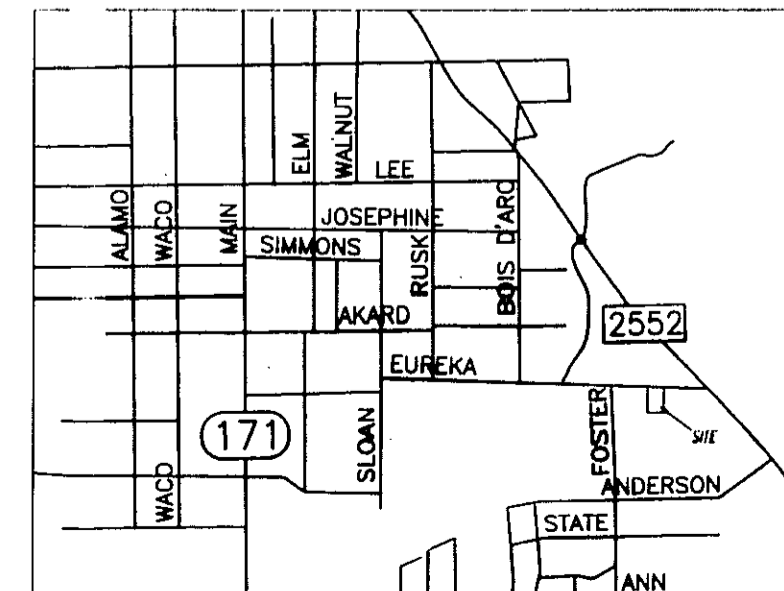


LOT 1, BLOCK 1
1.354 ACRES
58,988 SQ. FT.

HOSPITAL DISTRICT
V. 459, P. 582

CURRENTLY ZONED PL
PLANNED DEVELOPMENT

ACCT. NO: 12160
SCH. DIST: WE
CITY: WE
MAP NO.: H-15



FINAL PLAT
EUREKA MEDICAL PLAZA
LOT 1, BLOCK 1
TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
BEING A 1.354 ACRES OUT OF THE
I.C. SPENCE SURVEY, ABSTRACT NO. 1172
PARKER COUNTY, TEXAS
OCTOBER, 2008

CARTER SURVEYING
& MAPPING
110 A PALO PINTO
WEATHERFORD, TX 76086
817-594-0400
FAX 817-594-0403