

All building set back lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

All drainage and utility set back lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc" set for all lot corners, points of curvature and points of tangency unless noted otherwise.

Any development upon any lot parcel, tract or replat of Parker Medical Plaza Addition is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and appurtenances.

According to the Flood Insurance Rate Maps for Parker County, Texas, unincorporated areas, Panel 5 of 15, Map Number 480522 0005D, map effective date January 3, 1997, a portion of the subject property appears to be in the special flood hazard area. This statement does not reflect any type of flood study by this firm.

The basis of the bearings shown hereon is the Texas Coordinate System of 1983, North Central Zone.

City shall not be responsible for pavement repairs required due to maintenance of utilities.

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, IDC Operations, L.P. being the owner of a 13.928 acre tract of land situated in the O. Davis Survey, Abstract Number 372 and the Joel Walker Survey, Abstract Number 1589, Parker County, Texas, in the City of Weatherford, being the tract of land as described in the deed to The Brethren, L.P. recorded in Volume 2176, Page 1835, Deed Records of Parker County, Texas, said 13.928 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northerly right-of-way line of Eureka Street for the common southerly corner of said Brethren, L.P. tract and the tract of land described in the deed to John Kirkpatrick recorded in Volume 1118, Page 439, Deed Records of Parker County, Texas;

THENCE with the northerly right-of-way line of Eureka Street North 89° 25' 56" West a distance of 599.55 feet to a P.K. nail found for corner;

THENCE departing the northerly right-of-way line of Eureka Street North 01° 56' 21" East a distance of 60.04 feet to a 5/8 inch iron rod with yellow plastic cap found for corner;

THENCE North 89° 28' 16" West a distance of 29.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc. Inc." set for corner in the easterly line of Lot 1, Grote Subdivision, an addition to the City of Weatherford according to the plat recorded in Cabinet B, Slide 671, Plat Records of Parker County, Texas;

THENCE with the easterly line of said Lot 1 North 02° 02' 03" East a distance of 911.04 feet to a 120d nail found in the southerly line of the tract of land described in the deed to the City of Weatherford recorded in Volume 1463, Page 849, Deed Records of Parker County, Texas;

THENCE with the southerly line of said City of Weatherford tract South 89° 36' 13" East a distance of 622.90 feet to a 1 inch iron rod found for the northwesterly corner of the tract of land described in the deed to the City of Weatherford recorded in Volume 1463, Page 148, Deed Records of Parker County, Texas;

THENCE with the westerly line of said City of Weatherford tract (Vol. 1463, Pg. 148) South 01° 38' 08" West at a called distance of 423.41 feet passing the common westerly corner of said City of Weatherford tract (Vol. 1463, Pg. 148) and said Kirkpatrick tract, in all a total distance of 972.78 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 13.928 acres (606,705 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, IDC Operations, L.P., acting by and through the undersigned, its duly authorized officer does hereby adopt this plat designating the hereinabove described real property as Parker Medical Plaza Addition, an Addition to the City of Weatherford, Parker County, Texas, being 13.928 acres situated in and being a portion of the O. Davis Survey, Abstract No. 372 and the Joel Walker Survey, Abstract No. 1589, Parker County, Texas and it does hereby dedicate to the public's use forever the streets and easements shown thereon.

THAT, IDC Operations, L.P., does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys or natural contours to the grade established in the subdivision.

WITNESS MY HAND at this the 22nd day of June 2005.

IDC Operations, L.P.
Mike Kwedar

STATE OF TEXAS
COUNTY OF TARRANT:

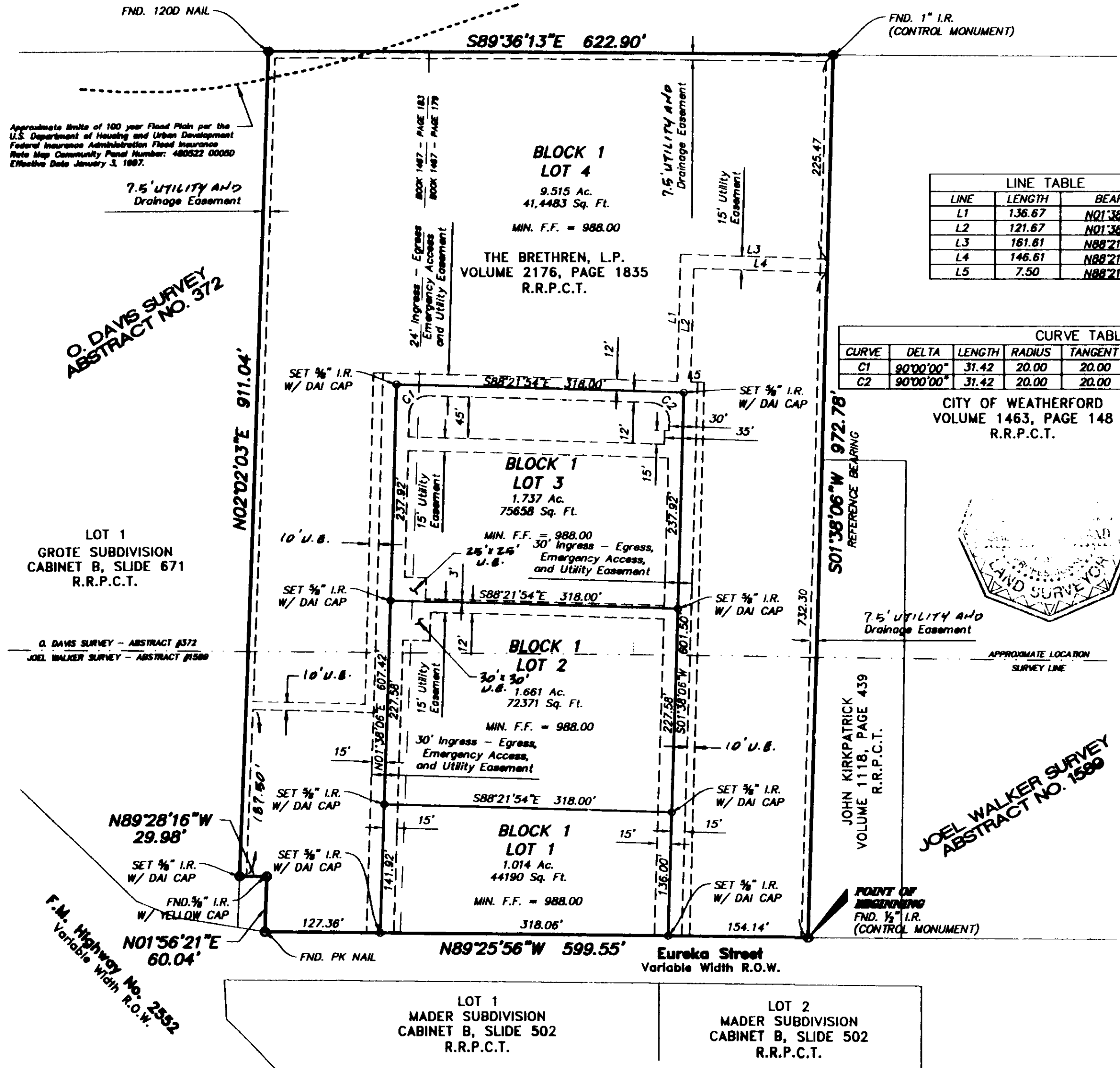
BEFORE ME, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Mike Kwedar, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22nd day of June, 2005.

Notary Public in and for the State of Texas
My Commission Expires on

C-299

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R.R.P.C.T.

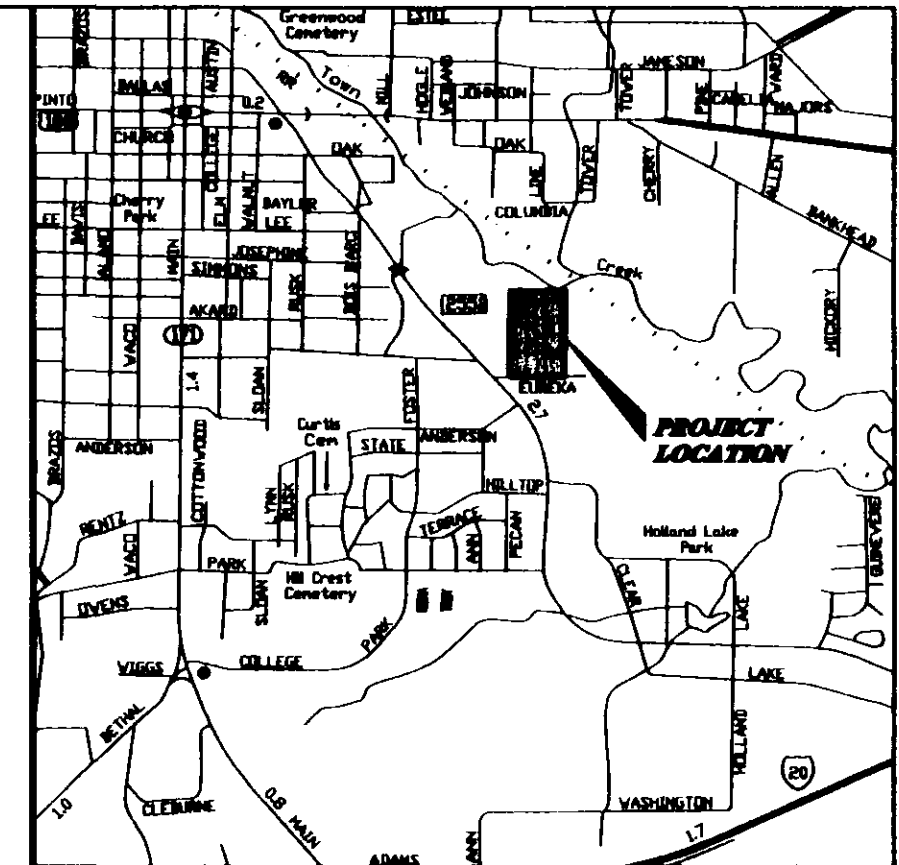


LINE TABLE

LINE	LENGTH	BEARING
L1	136.67	N01°38'06"E
L2	121.67	N01°38'06"E
L3	161.61	N88°21'54"W
L4	146.61	N88°21'54"W
L5	7.50	N88°21'54"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION
C1	90°00'00"	31.42	20.00	20.00	28.28	S46°38'06"W
C2	90°00'00"	31.42	20.00	20.00	28.28	N43°21'54"W



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OWNER/DEVELOPER: IDC OPERATIONS, L.P.
3518 W. VICKERY
FORT WORTH, TEXAS 76107
(817) 737-0404 - PHONE
(817) 737-0401 - FAX

ENGINEER/SURVEYOR: DUNAWAY ASSOCIATES, L.P.
1501 MERRIMAC CIRCLE #100
FT. WORTH, TEXAS 76107
(817) 335-1121 - PHONE
(817) 335-7437 - FAX

SURVEYOR'S CERTIFICATE
This is to certify that I, Gregory S. Iffland, a Registered Professional Land Surveyor in the State of Texas, have 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 under my supervision.

Gregory S. Iffland
Registered Professional Land Surveyor
Texas Registration No. 4351

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Gregory S. Iffland, Registered Professional Land Surveyor, 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.
Given under my hand and seal of office, this the 4th day of June, 2005.
Notary Public in and for the State of Texas
My commission expires on

NOTE:
Bearings shown hereon are referenced to the easterly line of the tract of land described in the deed to The Brethren, L.P. recorded in Volume 2176, Page 1835.

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

Recommended by Planning and Zoning Commission
City of Weatherford, Texas.

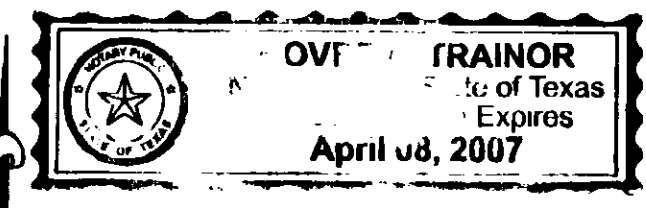
Signature of Chairperson: *Amir Standen* 8-23-05
Date of Recommendation

Approved by City Council, City of Weatherford, Texas.

Signature of Mayor: *Mike Kwedar* 8-23-05
Date of Approval

Signature of City Secretary: *Angela Winkle* 8-23-05
Date

Doc 00567857 Bk OR Vol 2361 Pg 578



A CONSTRUCTION PLAT OF
LOTS 1 THRU 4, BLOCK 1
PARKER MEDICAL PLAZA ADDITION

Being a 13.928 acres of land in the O. Davis Survey, Abstract #372 and the Joel Walker Survey, Abstract #1589, in the City of Weatherford, Parker County, Texas

4 LOTS 13.928 ACRES

THIS PLAT WAS PREPARED IN APRIL, 2005

THIS PLAT FILED IN CABINET __, SLIDE NO. __

DATE: __-__-05

