

STATE OF TEXAS
COUNTY OF TARRANT
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 BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN (VESSELKA) 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 10, BLOCK 1, BEDINGER PLACE, PHASE ONE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 304, PLAT RECORDS, PARKER COUNTY, TEXAS;
THENCE NORTH 01 DEGREES 05 MINUTES 00 SECONDS WEST 210.08 FEET ALONG SAID R.O.W. TO A CAPPED IRON PIN SET FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST 163.39 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST 59.88 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 1287.41 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 25.34 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 280.03 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 04 DEGREES 06 MINUTES 29 SECONDS WEST 78.21 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 14 DEGREES 08 MINUTES 07 SECONDS WEST 80.47 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 03 DEGREES 40 MINUTES 51 SECONDS EAST 78.15 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 27 DEGREES 28 MINUTES 45 SECONDS EAST 91.57 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 429.98 FEET TO A CAPPED IRON PIN 1592, PAGE 1073, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 09 DEGREES 44 MINUTES 47 SECONDS WEST 497.55 FEET ALONG THE WEST LINE OF (VESSELKA) FOUND IN THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1592, PAGE 1073, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1592, PAGE 1073, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1461, PAGE 1182, DEED RECORDS, PARKER COUNTY, TEXAS;
THENCE SOUTH 09 DEGREES 55 MINUTES 15 SECONDS WEST 184.01 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1461, PAGE 1182, DEED RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 8, BEDINGER PLACE, PHASE TWO, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 644, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 80 DEGREES 14 MINUTES 13 SECONDS WEST 171.64 FEET ALONG THE NORTH LINE OF TRACT BEING DESCRIBED;
THENCE SOUTH 09 DEGREES 45 MINUTES 47 SECONDS WEST 2.91 FEET TO A CAPPED IRON PIN (VESSELKA) FOUND FOR THE NORTHEAST CORNER OF LOT 32, SAID BLOCK 8, BEDINGER PLACE, PHASE TWO;
THENCE NORTH 80 DEGREES 14 MINUTES 13 SECONDS WEST 214.24 FEET ALONG THE NORTH LINE OF SAID LOT 32, BLOCK 8, BEDINGER PLACE, PHASE TWO TO A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID LOT 32, BLOCK 8, BEDINGER PLACE, PHASE TWO;
THENCE SOUTH 03 DEGREES 46 MINUTES 27 SECONDS WEST 12.35 FEET ALONG THE WEST LINE OF SAID LOT 32, BLOCK 8, BEDINGER PLACE, PHASE TWO TO A CAPPED IRON PIN (VESSELKA) FOUND FOR THE NORTHEAST CORNER OF LOT 33, SAID BLOCK 8, BEDINGER PLACE, PHASE TWO;
THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST 210.04 FEET ALONG THE NORTH LINE OF SAID LOT 33, BLOCK 8, BEDINGER PLACE, PHASE TWO TO A CAPPED IRON PIN (VESSELKA) FOUND IN THE EAST R.O.W. LINE OF MITCHELL BOULEVARD FOR THE NORTHWEST CORNER OF SAID LOT 33, BLOCK 8, BEDINGER PLACE, PHASE TWO;
THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST 39.55 FEET ALONG THE EAST R.O.W. LINE OF MITCHELL BOULEVARD TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 50.00 FEET TO A CAPPED IRON PIN (VESSELKA) FOUND IN THE WEST R.O.W. LINE OF MITCHELL BOULEVARD FOR THE NORTHEAST CORNER OF BLOCK 4, SAID BEDINGER PLACE, PHASE TWO, AND CONTINUING IN ALL 1287.46 FEET ALONG BLOCK 4, SAID BEDINGER PLACE, PHASE ONE AND TWO TO A CAPPED IRON PIN (VESSELKA) FOUND IN THE EAST R.O.W. LINE OF OLD FOUNDRY ROAD FOR THE NORTHWEST CORNER OF SAID BLOCK 4, BEDINGER PLACE, PHASE ONE;
THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST 20.00 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 50.00 FEET TO A CAPPED IRON PIN (VESSELKA) FOUND IN THE WEST R.O.W. LINE OF OLD FOUNDRY ROAD FOR THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 1, BEDINGER PLACE, PHASE ONE AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 1, BEDINGER PLACE, PHASE ONE IN ALL 183.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.209 ACRES OF LAND, MORE OR LESS.

PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.
WITNESS MY HAND, THIS 16 DAY OF February, 2004.
BY: *Terry Sandlin, President*

TERRY SANDLIN
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 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.

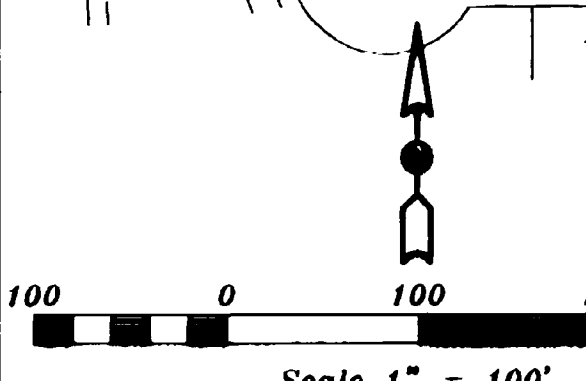
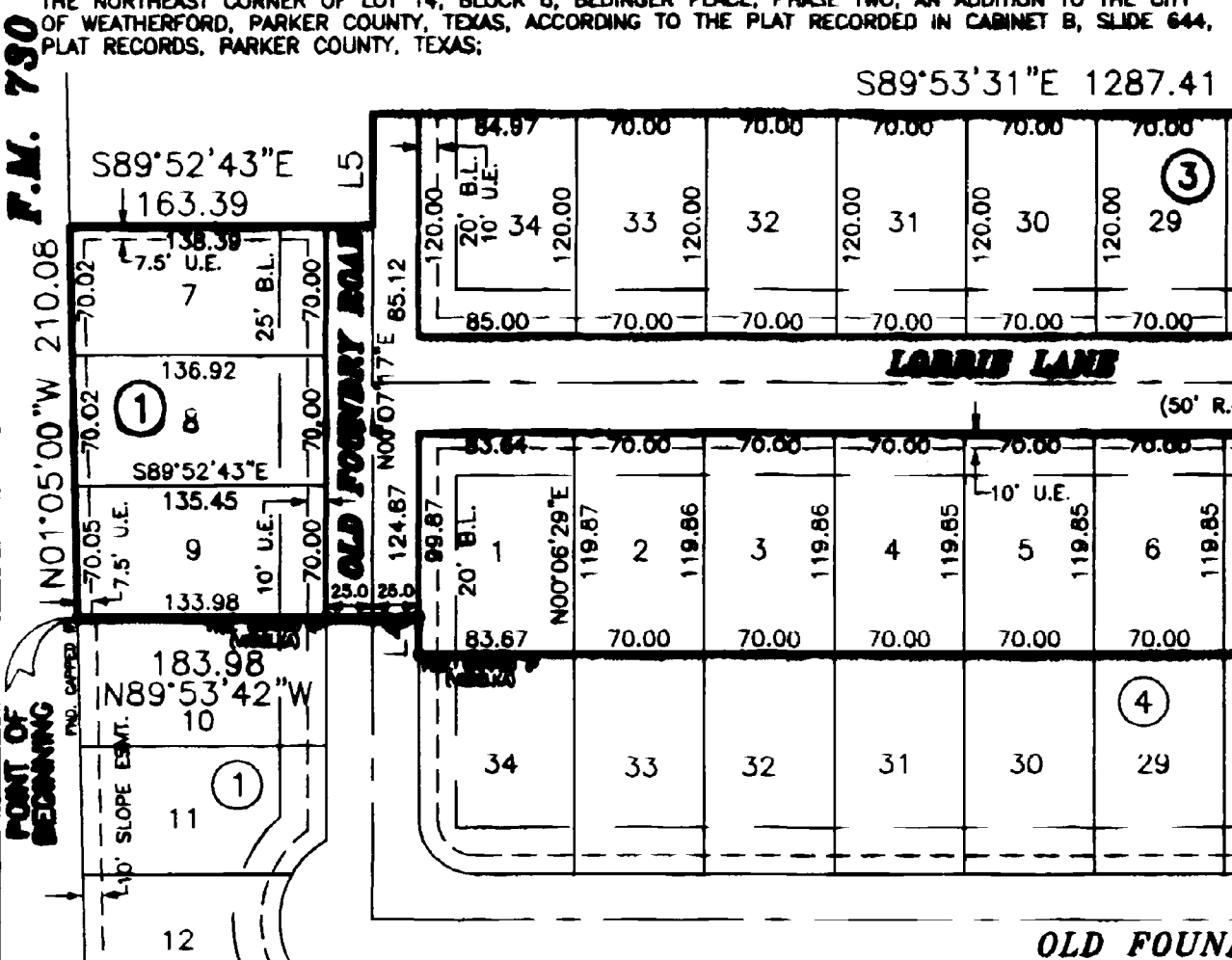
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF February, 2004.

REMAINDER OF CHARLES BEDINGER VOL. 1020, PG. 14 D.R.P.C.T.

JAN WHITE
Notary Public
State of Texas
MY COMMISSION EXPIRES ON: 9-2-2005

**JOHN McCULLOCH SURVEY
ABSTRACT NO. 911**

REMAINDER OF VOL. 1713, PG. 1181 D.R.P.C.T.



OWNER/DEVELOPER: SANDLIN BROTHERS J.V.
RON MCCOUGH
5137 DAVIS BOULEVARD
FT. WORTH, TEXAS 76180
817.281.3509
ENGINEER: OTTIS LEE, III, P.E.
1192 BOLING RANCH ROAD
AZLE, TEXAS 76020
817.448.9585
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
02-2319A (D-69)
02-12-04
T.FAGAN

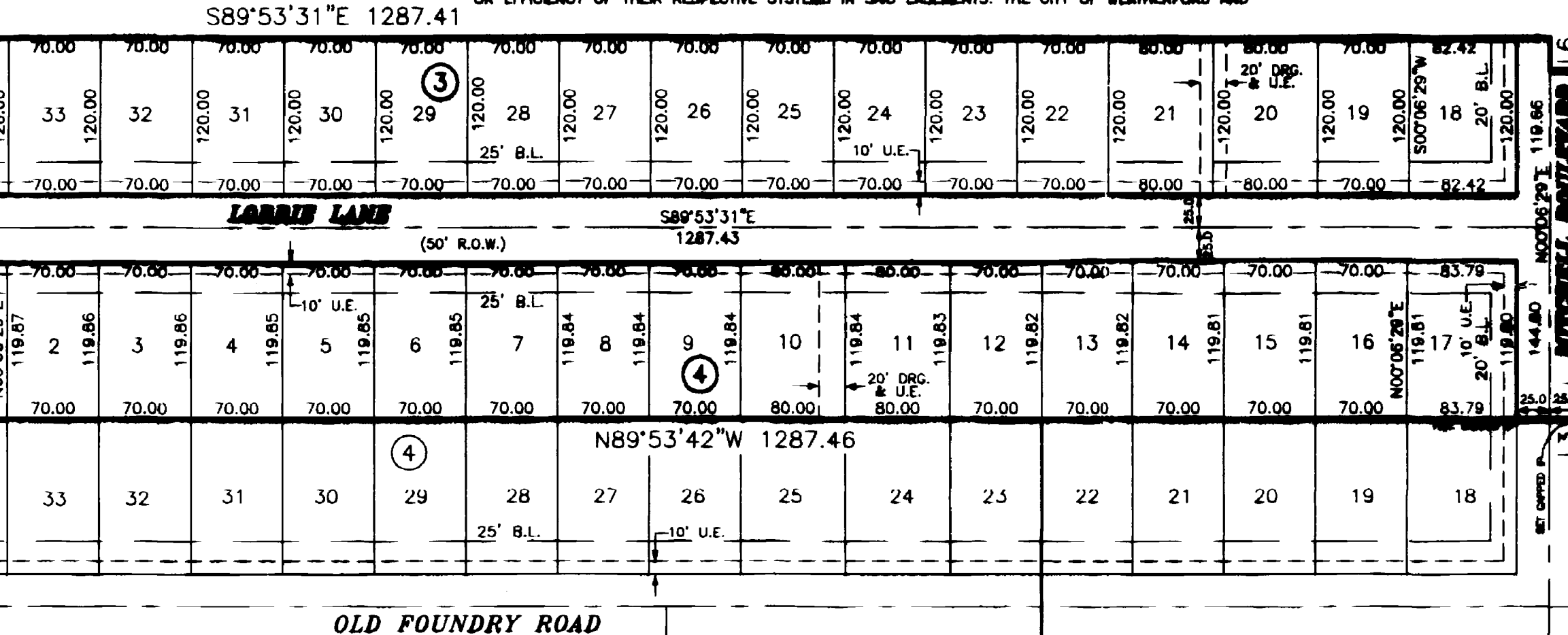
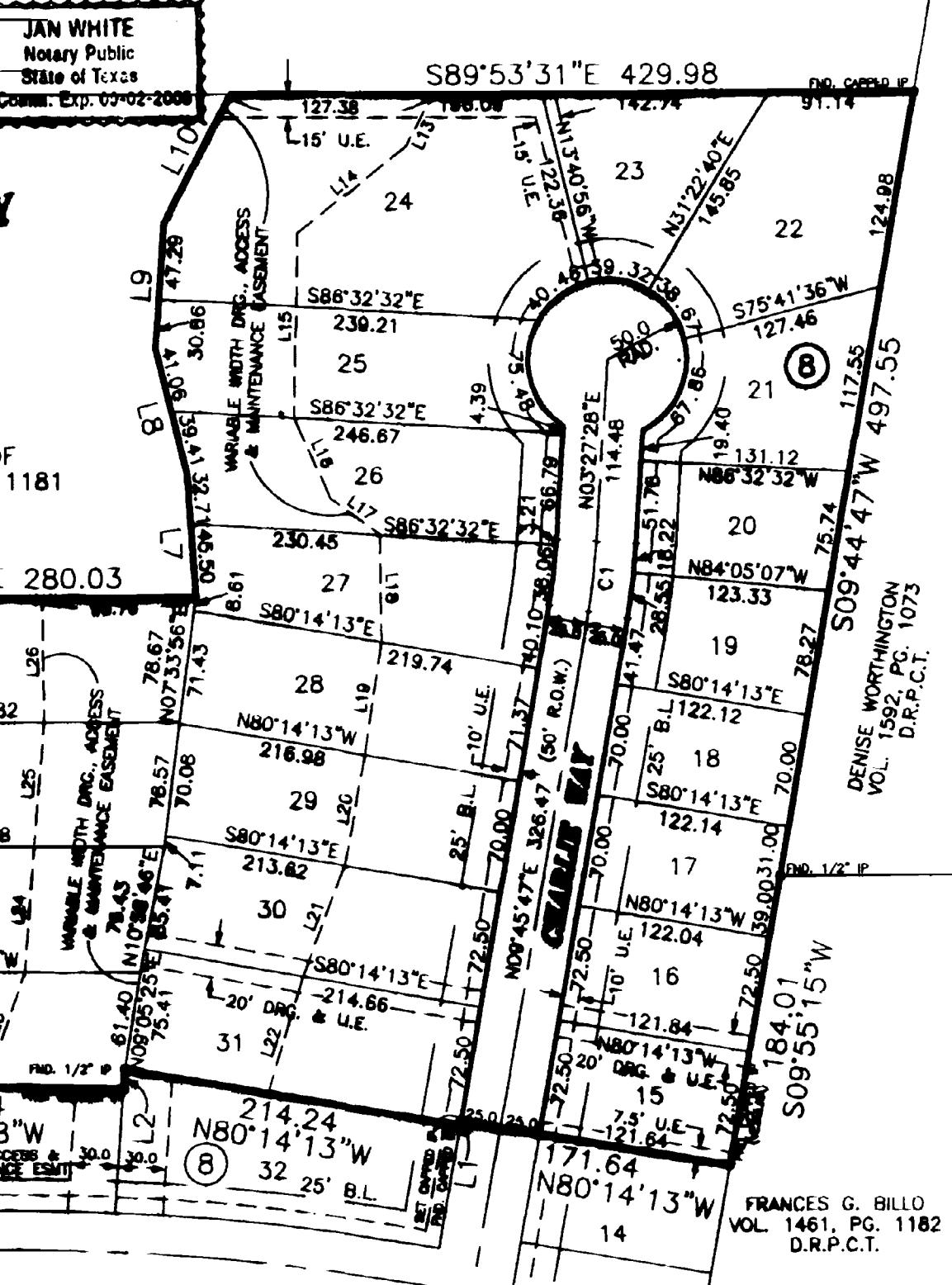


Table with columns for lot numbers and bearings/distances for boundary lines.

NOTES: THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES, AT EACH SIDE OF STREET THEREOF HAVING A LENGTH OF NOT LESS THAN TWENTY-FIVE FEET (25') MEASURED AT THE R.O.W. LINE.
VICINITY MAP showing lot layout.

CITY APPROVAL OF CONSTRUCTION PLAT table with columns for lot number, direction, and distance.

CITY OF WEATHERFORD, TEXAS
APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURITIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.
RECOMMENDED BY: *Alvin Sandlin*
PLANNING AND ZONING COMMISSION
CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 01-22-03
APPROVED BY: *Rex Lee*
CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 01-28-03
ATTEST: *Theresa Wilkie*
CITY SECRETARY
DATE: 02-20-04



Doc 00509410 Bk 00509410 Vol 2193 Pg 1024
FINAL PLAT OF
BEDINGER PLACE
PHASE THREE
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
ACCT. NO.: 10450
SCH. DIST.: WE
CITY: WE
MAP NO.: 1-14
OUT OF: 2011-2011-00000
BEING A TRACT OF LAND SITUATED IN THE JOHN McCULLOCH SURVEY, ABSTRACT NO. 911 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. 10-16-02 DATE
Feb 20, 2004