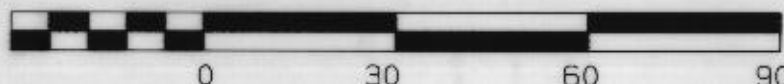


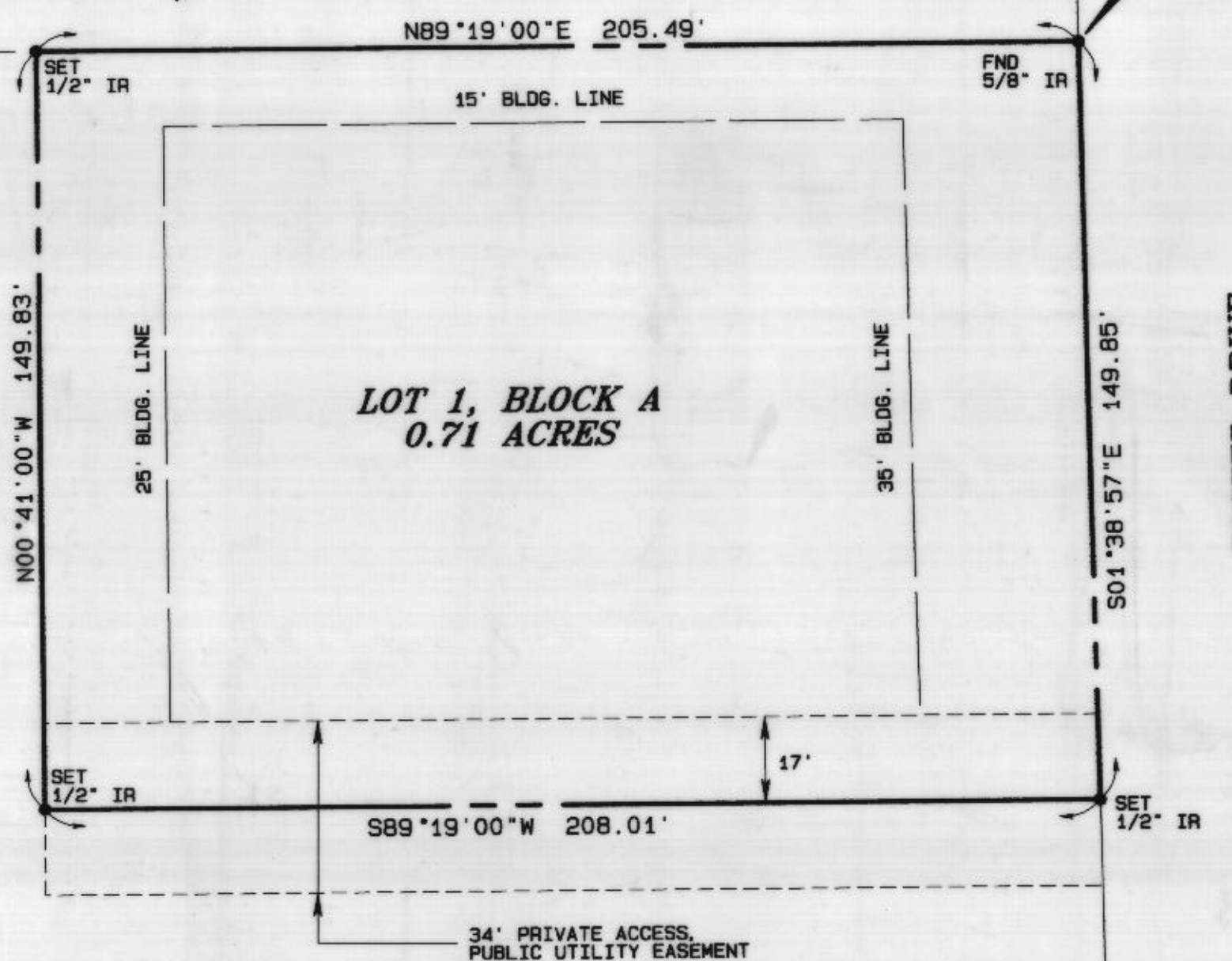


GRAPHIC SCALE 1"=30'



JAMES & JUDY FLANAGIN
VOLUME 1415, PAGE 143

POINT OF BEGINNING



LOT 1, BLOCK A
0.71 ACRES

FOSTER DRIVE
60' R.O.W.

J. MARK BAYOUTH
VOLUME 1989, PAGE 1841
(REMAINDER)

LEGAL DESCRIPTION

BEING A 0.71 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 for the northeast corner of said Bayouth tract and the southeast corner of the James & Judy Flanagan tract as recorded in Volume 1415, Page 143, Parker County Deed Records;

Thence South 01°38'57" East with the west line of Foster Drive a distance of 149.85 feet to a set 1/2 inch iron rod;

Thence South 89°19'00" West a distance of 208.01 feet to a set 1/2 inch iron rod;

Thence North 00°41'00" West a distance of 149.83 feet to a set 1/2 inch iron rod in the south line of said Flanagan tract;

Thence North 89°19'00" East a distance of 205.49 feet to the POINT OF BEGINNING and CONTAINING 30,977 Square Feet of land, 0.71 acres, 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 1, 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 8th day of October, 2002.

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 8th day of October, 2002.

Doree Hutchison
Notary Public in and for the State of Texas



CITY APPROVAL STATEMENT:

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 212.0055, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

10-8-02
Date

Angela Winkle
Angela Winkle
Interim City Secretary
City of Weatherford, Texas

LOT 4 LOT 5 LOT 6 LOT 7

ROSELAWN ADDITION - 3RD FILING
CABINET A, SLIDE 139

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 10/07/02



FINAL PLAT
LOT 1, BLOCK A
BAYOUTH MEDICAL ADDITION

I. C. SPENCE SURVEY, ABST. 1172
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
AUGUST 2002

- 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.