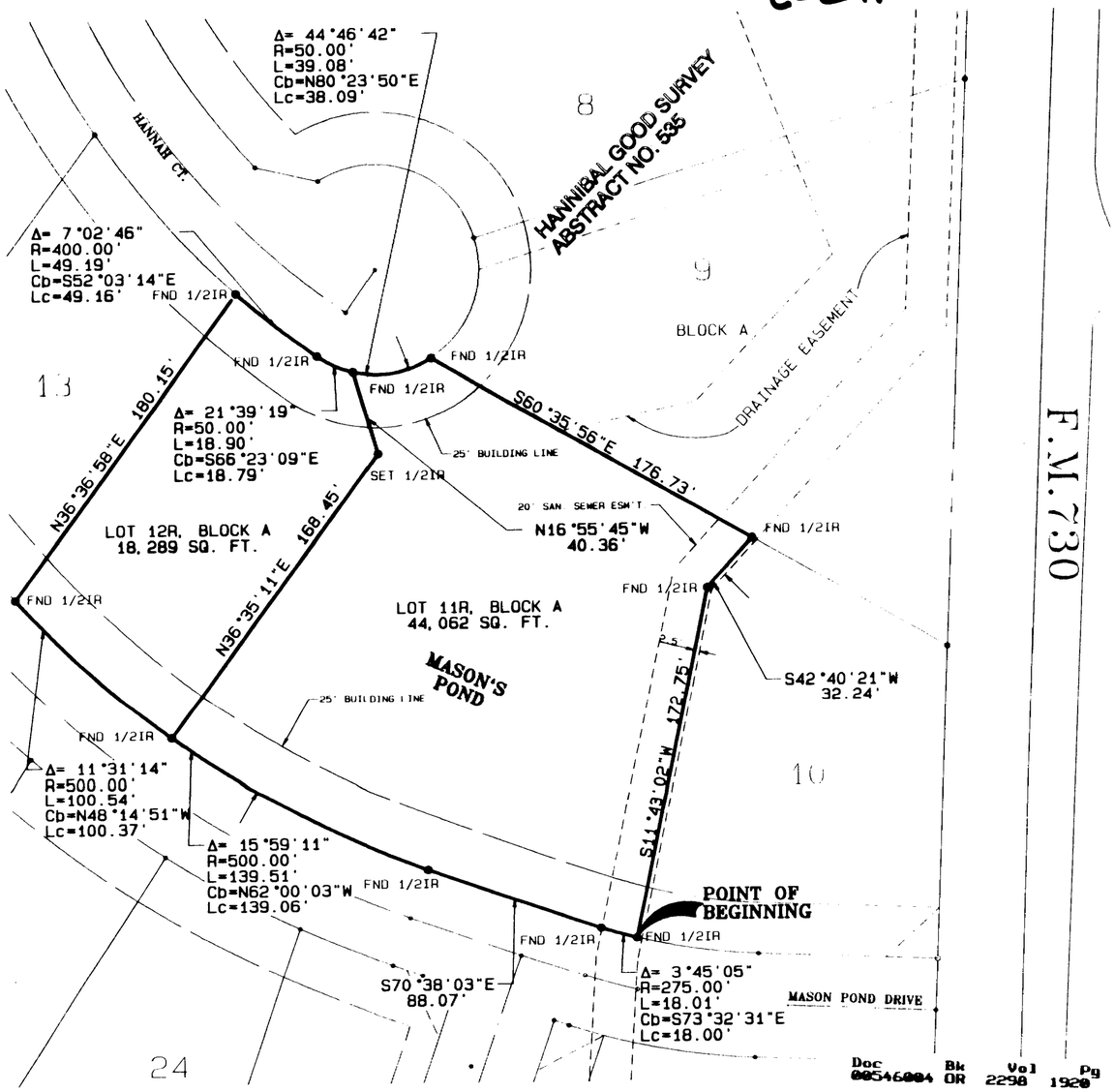
C-211



Doc 00546004 Bk OR Vol 2298 Pg 1920

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Feb 14,2005 at 10:47A

Document Number: 00546004

Amount 56.00

By
Bonnie Harris

Surveyor's Certificate

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

Charles F. Stark 12-7-04
Charles F. Stark, R.P.L.S.

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

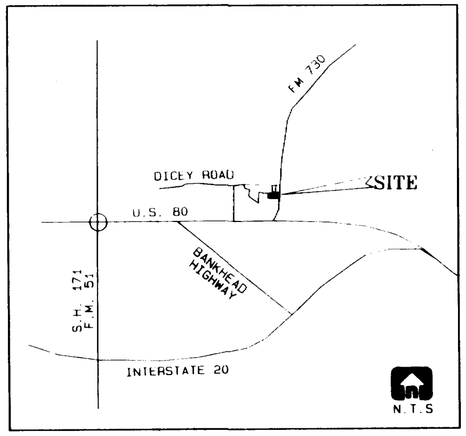
STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.

Feb 14, 2005

JOHN ROBERTS, COUNTY CLERK
PARKER COUNTY

NOTE: BASIS OF BEARING FOR THIS PLAT IS THE CITY OF WEATHERFORD GIS COORDINATE SYSTEM



LOCATION MAP

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Weatherford 202, L.L.P., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as Lots 11R &12R, Block A, Masons Pond, 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 December 2004

Weatherford 202, L.L.P.

K. Wayne Lee

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared K. Wayne Lee 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 December 2004

Margaret N. Ake
Notary Public in and for the State of Texas

MARGARET N. AKE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
4-14-2008

NOTES:

1. All lot corners are 1/2 inch iron pins unless otherwise noted.
2. 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.
3. 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.
4. Rear Yard: 25'
5. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
6. 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.
7. 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.
8. Lot 11R is a common area lot and designated a drainage easement in it's entirety.

FINAL PLAT

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

RECOMMENDED BY:
Signature of Chairperson

Planning and Zoning Commission
City of Weatherford, Texas
12-8-04
Date of Recommendation

APPROVED BY:
Signature of Mayor

City Council
City of Weatherford, Texas
12-9-04
Date of Approval

ATTEST:
City Secretary

12.9.04
Date

ACCT. NO.: 11865
SCH. DIST.: WE
CITY: WE
MAP NO.: I-15

Legal Description

Being a 1.43 acre tract of land situated in the Hannibal Good Survey, Abstract No.535, Parker County, Texas and being all of Lots 11 and 12, Block A, Masons Pond Addition, as recorded in Cabinet C, Slide 95, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod in the north right-of-way line of Mason Pond Drive (having a 50' R.O.W.) also being the southwest corner of Lot 10, Block A, of the Mason Pond Addition as recorded in Cabinet C, Slide 95, Plat Records, Parker County, Texas, said point being the point of curvature of a curve to the right, having a delta of 3°45'05", a radius of 275.00 feet and a chord bearing and distance of North 73°32'31" West, 18.00 feet.

THENCE northwesterly, along the arc of said curve to the right, for a distance of 18.01 feet, to a found 1/2inch iron rod;

THENCE North 70°38'03" West, continuing along said north line of Mason Pond Drive, a distance of 88.07 feet to a found 1/2 inch iron rod, said point being the point of curvature of a curve to the right, having a delta of 15°59'11", a radius of 500.00 feet and a chord bearing and distance of North 62°00'03" West, 139.06 feet;

THENCE northwesterly, along the arc of said curve to the right, for a distance of 139.51 feet, to a found 1/2inch iron rod, said point being the southwest corner of Lot 11, Block A, Masons Pond Addition, and the point of curvature of a curve to the right, having a delta of 11°31'14", a radius of 500.00 feet and a chord bearing and distance of North 48°14'51" West, 100.37 feet;

THENCE northwesterly, along the arc of said curve to the right, for a distance of 100.54 feet, to a found 1/2inch iron rod, said point being the south west corner of Lot 12, Block A, Masons Pond Addition;

THENCE North 36°36'58" East, leaving said north line, a distance of 180.15 feet to a found 1/2 inch iron rod, said point being in the south right-of-way line of Hannah Ct. (having a 50' R.O.W.) as recorded in Cabinet C, Slide 95, Plat Records, Parker County, Texas, and the point of curvature of a non-tangent curve to the left, having a delta of 7°02'46", a radius of 400.00 feet and a chord bearing and distance of South 52°03'14" East, 49.16 feet;

THENCE southeasterly, along the arc of said curve to the left, for a distance of 49.19 feet, to a found 1/2inch iron rod, and the point of curvature of a non-tangent curve to the left, having a delta of 21°39'19", a radius of 50.00 feet and a chord bearing and distance of South 66°23'09" East, 18.79 feet;

THENCE southeasterly, along the arc of said curve to the left, for a distance of 18.90 feet, to a found 1/2inch iron rod, said point being the north east corner of Lot 12, Block A, Masons Pond Addition, and the point of curvature of a non-tangent curve to the left, having a delta of 44°46'42", a radius of 50.00 feet and a chord bearing and distance of North 80°23'50" East, 38.09 feet;

THENCE northeasterly, along the arc of said curve to the right, for a distance of 39.08 feet, to a found 1/2inch iron rod, said point being the north west corner of Lot 11, Block A, Masons Pond Addition;

THENCE South 60°35'56" East, leaving said south right-of-way line of Hanson Ct, a distance of 176.73 feet to a found 1/2 inch iron rod, said point being the north east corner of Lot 11, Block A, Masons Pond Addition;

THENCE South 42°40'21" West, a distance of 32.24 feet to a found 1/2 inch iron rod;

THENCE South 11°43'02" West, a distance of 172.75 feet, to a found 1/2 inch iron rod for the POINT OF BEGINNING and CONTAINING 62,350 square feet, 1.43 acres of land, more or less.

GRAPHIC SCALE 1"=50'

0 50 100 150

MINOR PLAT
LOTS 11R, AND 12R, BLOCK A
MASONS POND ADDITION

BEING A REPLAT
OF
LOTS 11 & 12, BLOCK A
MASON POND ADDITION
AS RECORDED IN CABINET C, SLIDE 95,
PLAT RECORDS,
PARKER COUNTY, TEXAS.

Hannibal Good Survey, Abstract No.535
City of Weatherford
Parker County, Texas

NOVEMBER, 2004 SHEET 1 OF 1

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535