

SCALE: 1" = 50'



ACCORDING TO THE FIRM RATE MAP NUMBER 4805220005 D DATED AUGUST 2, 1995 A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN.

ALLEN GRAYTS VOLUME 488 PAGE 188 R.P.C.T. ZONED-SF 8.4

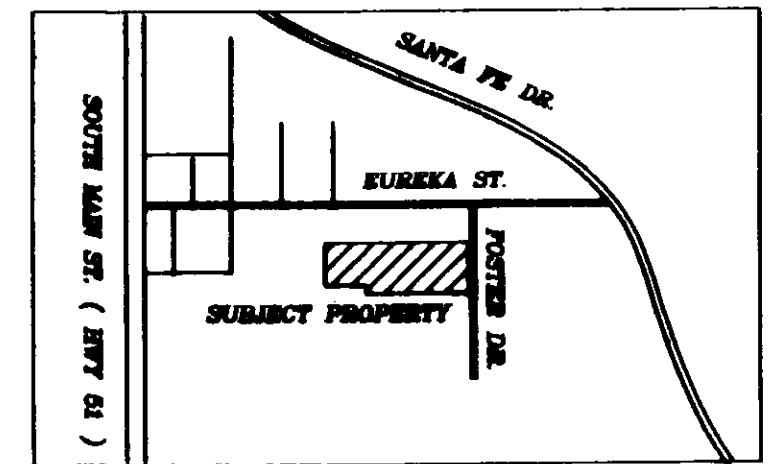
ACCT. NO: 16050  
SCH. DIST: WE  
CITY: WE  
MAP NO.: H-15

Doc# 619911  
Book 2489 Page 1805

C-498

# FINAL PLAT LOT 3, and LOT 4, BLOCK 1 PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION PHASE II

BEING A 2.803 ACRE TRACT IN THE ISAAC C. SPENCE SURVEY, ABSTRACT 1172  
AS SITUATED IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

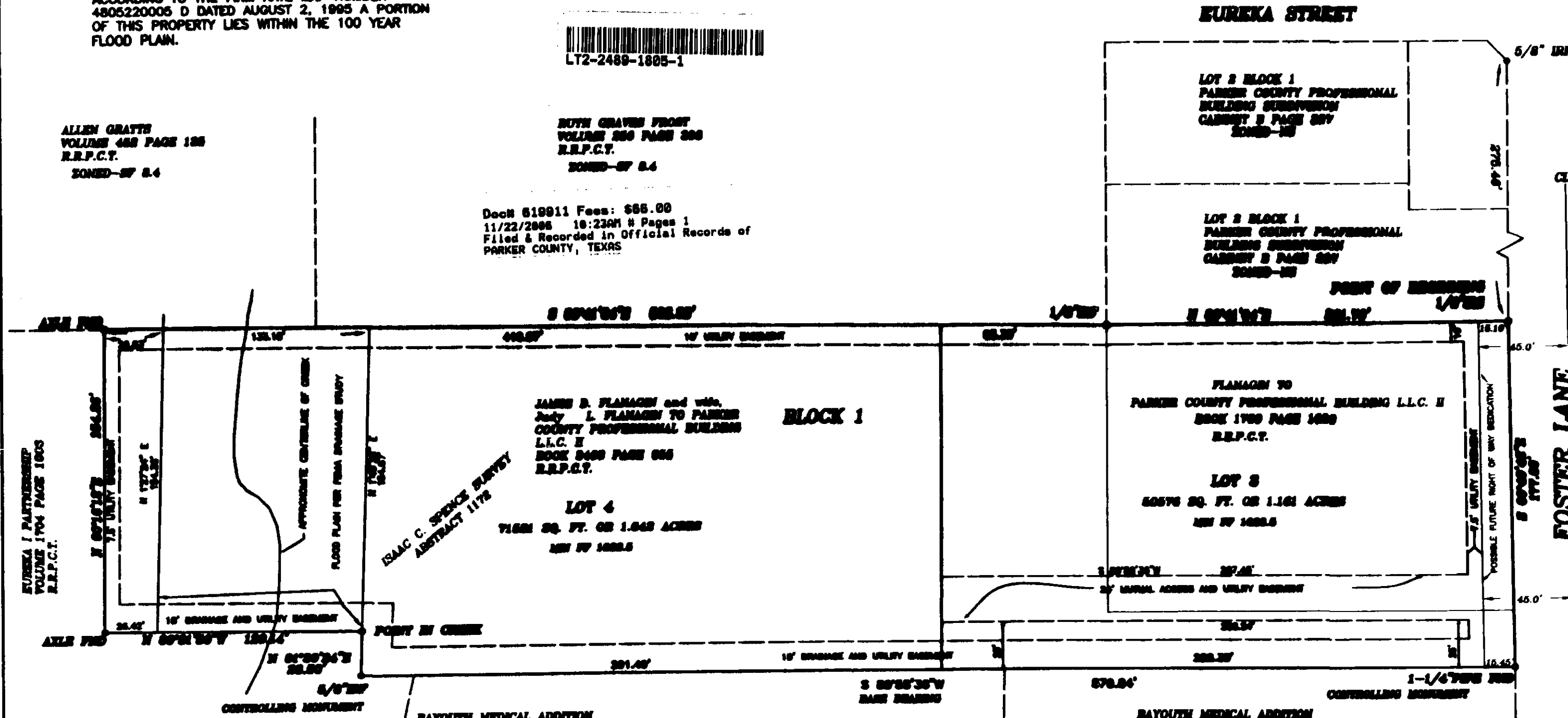


VICINITY MAP APPROX 1" = 1000'

Doc# 619911 Fees: \$88.00  
11/22/2006 10:23AM 4 Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

NOTICE GRAYTS FRONT  
VOLUME 488 PAGE 308  
R.P.C.T.  
ZONED-SF 8.4

Doc# 619911 Fees: \$88.00  
11/22/2006 10:23AM 4 Pages 1  
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STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Dr. John Stella and Dr. Michael Zide, being the authorized agents for PARKER COUNTY PROFESSIONAL BUILDING L.L.C. II, and being the sole owners of a 0.8822 acre 2.121 acre tract located in the Isaac C. Spence Survey, Abstract 1172, as situated in the City of Weatherford, Parker County, Texas, said tracts being the same tracts described in deeds recorded in Book 1739, Page 1639, and Book 2463, Page 966, respectively of the Real Records, Parker County, Texas, are for the purposes herein to be described as one more particularly by notes and bounds as follows:

BEGINNING at a 1/2" iron rod set in the West line of Foster Lane said point being the southeast corner of Lot 2, Block 1, PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION as recorded in Cabinet B Page 887, of the Real Records, Parker County, Texas.

THENCE: S 00°40'43" E 177.00 feet along said West line of Foster Lane to a 1-1/4" Pipe found at the southeast corner of the herein described subject property;

THENCE: S 89°58'36" W 579.84 feet along the south line of the herein described subject property to a 5/8" iron rod found for a corner;

THENCE: N 01°30'24" E 23.50 feet to a point lying within the bottom of a creek;

THENCE: N 89°31'50" W 129.14 feet to an axle found for the southwest corner of the herein described subject property;

THENCE: N 00°16'12" E 154.26 feet along the west line of the herein described subject property to an axle found for the northwest corner of the herein described subject property.

THENCE: S 89°41'34" E 503.32 feet along the north line of the herein described subject property to a 1/2" iron rod found for the southwest corner of Lot 2, Block 1, above referenced PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION;

THENCE: N 89°41'04" E 201.76 feet to the POINT OF BEGINNING and containing 129097 square feet or 2.803 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE, Dr. John Stella and Dr. Michael Zide, authorized agents for, PARKER COUNTY PROFESSIONAL BUILDING L.L.C. II adopt this plat designating the above described property as LOT 3 and LOT 4, BLOCK 1, PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION, PHASE II, an addition to the City of Weatherford, Parker County, Texas, and do hereby dedicate to the public use forever the rights-of-way and easements shown hereon. Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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] DATE OF RECOMMENDATION: 11-16-06  
PLAT APPROVED: [Signature] DATE OF APPROVAL: 11-14-06  
SIGNATURE OF CITY SECRETARY: [Signature]

BAYOUTH MEDICAL ADDITION  
BLOCK A LOT 3  
APPROVED 7-18-06  
ZONED-M2

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 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 any other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective in said easement. The City of Weatherford and any public entities shall at all times have the full right of ingress and egress to and from these respective easements without the necessity at any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:  
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 6.7 of the Subdivision Ordinance of the City

SPECIAL NOTICE:  
Selling a portion of this addition by notes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.



I, Walter Alan Ward, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision in May, 2006, and that all corners are as shown.  
DATE PREPARED: 8-15-06  
REVISION DATE: 10-15-06  
10-27-06

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 streets and easements.

[Signature]  
Title

SURVEYOR:  
ALAN WARD SURVEYING  
601 NORTH BETTA STREET  
FORT WORTH, TEXAS 76111  
817-8340897

OWNER/DEVELOPERS:  
PARKER COUNTY PROFESSIONAL BUILDING L.L.C. II  
1108 DIBCON STREET  
WEATHERFORD, TX 76086

[Signatures]  
Dr. John Stella  
Dr. Michael Zide

STATE OF TEXAS  
COUNTY OF PARKER  
Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared [Name], known to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office this the 30th day of October, 2006.  
Notary Public, State of Texas  
My Commission Expires 08-09-09

ALAN WARD SURVEYING CO.  
P.O. BOX 7378 OFF. 817-8340897  
FT. WORTH, TX 76111 FAX 817-8340940  
EMAIL ADDRESS: alsurvco@flash.net

