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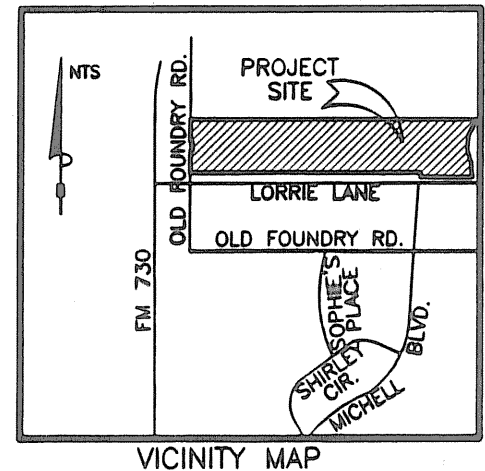
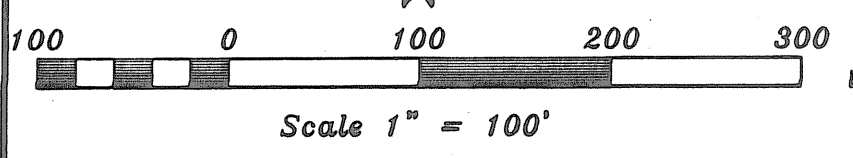
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CHARLES BEDINGER
VOL. 1457, PG. 636
D.R.P.C.T.

JOHN McCULLOCH SURVEY
ABSTRACT NO. 911

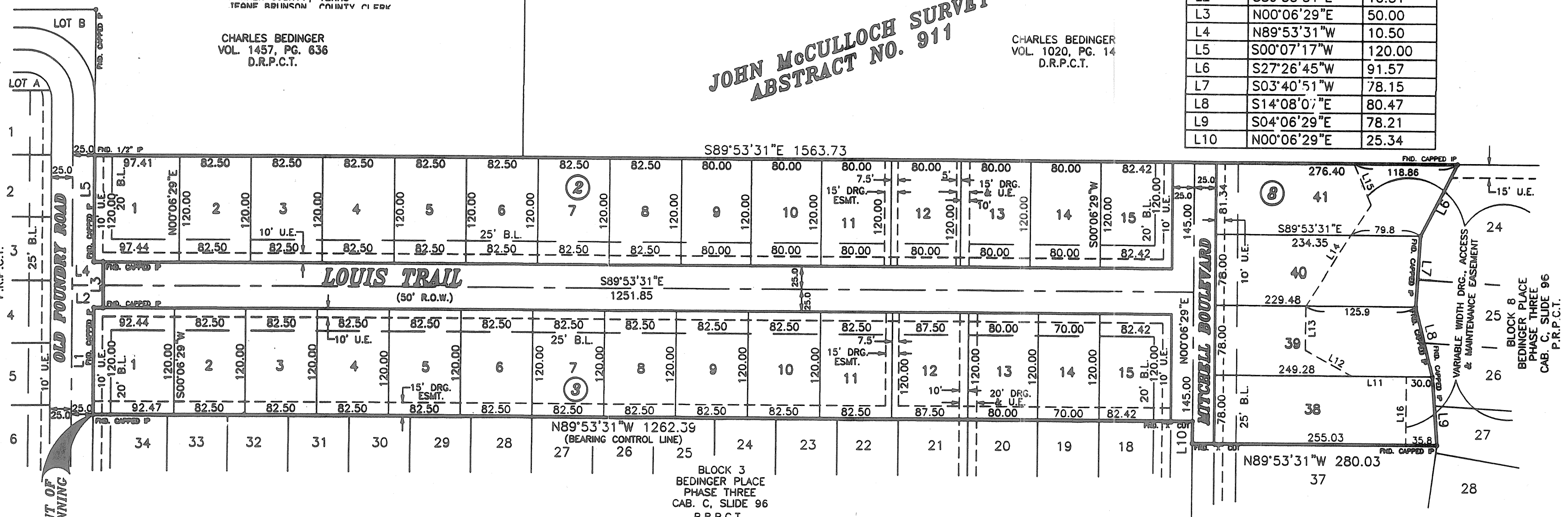
CHARLES BEDINGER
VOL. 1020, PG. 14
D.R.P.C.T.

NUMBER	DIRECTION	DISTANCE
L1	N00°07'17"E	120.00
L2	S89°53'31"E	10.51
L3	N00°06'29"E	50.00
L4	N89°53'31"W	10.50
L5	S00°07'17"W	120.00
L6	S27°26'45"W	91.57
L7	S03°40'51"W	78.15
L8	S14°08'07"E	80.47
L9	S04°06'29"E	78.21
L10	N00°06'29"E	25.34



NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

ALL IRON PINS SET ARE CAPPED 1/2" IRONS MARKED "LBS #3946"



LOT	BLOCK	S.F.
1	2	11690.37
2-8	2	9900.00
15	2	9890.34
1	3	11095.05
2-12	3	9900.00
13	3	9600.00
14	3	8400.00
15	3	9890.34
38	8	19668.09
39	8	18671.64
40	8	18089.37
41	8	20772.05

LOT	BLOCK	MFF
11	2	1009.80
12	2	1010.30
13	2	1010.30
11	3	1008.80
12	3	1008.80
13	3	1009.10

STATE OF TEXAS
COUNTY OF PARKER

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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN FOUND IN THE EAST R.O.W. LINE OF OLD FOUNDRY ROAD FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 34, BLOCK 3, BEDINGER PLACE, PHASE THREE, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 96, PLAT RECORDS, PARKER COUNTY, TEXAS:

THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST 120.00 FEET ALONG THE EAST R.O.W. OF SAID OLD FOUNDRY ROAD TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 10.51 FEET TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST 50.00 FEET TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST 10.50 FEET TO A CAPPED IRON PIN FOUND IN THE EAST R.O.W. LINE OF SAID OLD FOUNDRY ROAD FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST 120.00 FEET ALONG THE EAST R.O.W. OF OLD FOUNDRY ROAD TO A 1/2" IRON PIN FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1457, PAGE 636, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS EAST 1563.73 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1457, PAGE 636 AND CONTINUING ALONG THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1020, PAGE 14, DEED RECORDS, PARKER COUNTY, TEXAS TO A CAPPED IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 24, BLOCK 8, SAID BEDINGER PLACE, PHASE THREE;

THENCE SOUTH 27 DEGREES 26 MINUTES 45 SECONDS WEST 91.57 FEET ALONG THE WEST LINE OF SAID BLOCK 8, BEDINGER PLACE, PHASE THREE TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 03 DEGREES 40 MINUTES 51 SECONDS WEST 78.15 FEET ALONG THE WEST LINE OF SAID BLOCK 8 TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 14 DEGREES 08 MINUTES 07 SECONDS EAST 80.47 FEET ALONG THE WEST LINE OF SAID BLOCK 8 TO A CAPPED IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 04 DEGREES 08 MINUTES 28 SECONDS EAST 78.21 FEET ALONG THE WEST LINE OF SAID BLOCK 8 TO A CAPPED IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 37, SAID BLOCK 8, BEDINGER PLACE, PHASE THREE;

THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST 280.03 FEET ALONG THE NORTH LINE OF SAID LOT 37, BLOCK 8, BEDINGER PLACE, PHASE THREE TO AN "X" FOUND CUT IN THE CENTERLINE OF MITCHELL BOULEVARD FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST 25.34 FEET ALONG SAID CENTERLINE TO AN "X" FOUND CUT IN THE CENTERLINE OF SAID MITCHELL BOULEVARD FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 53 MINUTES 31 SECONDS WEST 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 18, SAID BLOCK 3, BEDINGER PLACE, PHASE THREE AND CONTINUING IN ALL 1262.39 FEET ALONG THE NORTH LINE OF SAID BLOCK 3, BEDINGER PLACE, PHASE THREE TO THE POINT OF BEGINNING AND CONTAINING 10.345 ACRES (450843.25 S.F.) OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SANDLIN BROTHERS JOINT VENTURE, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BEDINGER PLACE, PHASE FOUR B, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND 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 BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WEATHERFORD AND 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.

WITNESS, MY HAND, THIS 20th DAY OF August, 2007.

BY: *Terry Sandlin*
TERRY SANDLIN
PARTNER

STATE OF TEXAS
COUNTY OF PARKER

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.

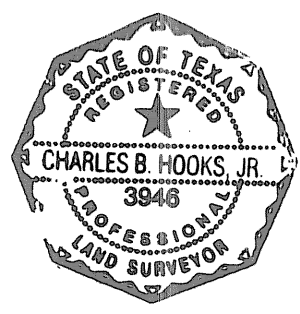
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF August, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Charles B. Hooks, Jr.
9-2-2009
MY COMMISSION EXPIRES ON:

FINAL PLAT
OF
BEDINGER PLACE
PHASE FOUR B

AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

BEING 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



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.
4-04-06
CHARLES B. HOOKS, JR.
REGISTRATION NO. 3946 DATE

CITY APPROVAL OF CONSTRUCTION PLAT
APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURETIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.

RECOMMENDED BY: *B. J. ...* PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 9-12-07

SIGNATURE OF CHAIRPERSON: *B. J. ...* DATE OF APPROVAL: 9-11-07

APPROVED BY: *James ...* CITY COUNCIL
CITY OF WEATHERFORD, TEXAS
DATE OF APPROVAL: 9-11-07

SIGNATURE OF MAYOR: *James ...* CITY SECRETARY
DATE: 9-11-07

ACCT. NO.: 10450
SCH. DIST.: WE
CITY: WE
MAP NO.: I-14

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____