



SCALED  
1" = 50'

AUSTIN HEIGHTS  
PHASE III ADDITION

AUSTIN HEIGHTS PHASE III ADDITION

AUSTIN COURT

BLOCK-2

E. MILLER SURVEY  
ABSTRACT 837

LINE CHART

Line	Bearing	Distance
3	N 73°25'18"E	22.85'
4	S 32°45'06"W	20.96'

CLEAR LAKE ROAD

NOTE: Bearings are correlated with the NB of Austin Heights Phase One Addition, Plat Cabinet A, Slide 781, P.R.P.C. T.

AREA CHART

TRACT	ACREAGE	SQUARE FT.
TR. 1	0.335	14576.918
TR. 2	0.118	5126.657
TR. 3	0.109	4730.000
TR. 4	0.109	4730.000
TR. 5	0.109	4730.000
TR. 6	0.109	4730.000
TR. 7	0.151	6585.480
TR. 8	0.139	6059.941
TR. 9	0.145	6306.280
TR. 10	0.424	18459.234
TR. 11	0.174	7565.941
TR. 12	0.132	5733.412
TR. 13	0.145	6310.862
TR. 14	0.133	5813.088
TR. 15	0.121	5281.702
TR. 16	0.124	5405.394

CURVE CHART

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
12	1°30'42"	575.00	15.17	7.59	15.17	N 0°45'19" W
13	23°46'07"	50.00	20.74	10.52	20.59	N 85°18'21" E
14	47°09'23"	50.00	41.15	21.82	40.00	S 59°13'54" E
15	15°04'00"	80.98	21.29	10.71	21.23	N 80°57'20" E
16	0°12'21"	575.00	2.07	1.03	2.07	N 0°00'00" W
17	15°04'00"	130.98	34.44	17.32	34.34	N 80°57'19" E
18	120°35'10"	50.00	105.23	87.63	86.86	S 76°52'17" E
19	78°29'21"	50.00	68.49	40.84	63.26	N 3°35'28" E

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
 RECORDED APR 29 1998  
 Jeane Brunson  
 County Clerk, Parker County, Texas

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.  
 NO. 480522 0005 C  
 DATE: Sept. 14, 1990

AUSTIN HEIGHTS PHASE FIVE  
 Lots 1 through 16

Being a 3.061 acre tract of land being a part of the ELSBERRY MILLER SURVEY, Abstract 873, Parker County, Texas and also being a Replat of Lots 5 and 6, Block 3, AUSTIN HEIGHTS PHASE FOUR ADDITION, an addition in the City of Weatherford, Parker County, Texas according to plat recorded in Plat Cabinet B, Slide 93, Plat Records, Parker County, Texas.

TOMMIE HUGHES AND ASSOCIATES  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 1414 SOUTH MAIN STREET WEATHERFORD, TEXAS  
 Office 594-5374 or 596-0212 Home 613-1164

I, Tommie Hughes certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date: 4/22/98 No. 17132C

Joe Tison, Trustee  
 Vol. 698, Pg. 343  
 This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey, and is not intended to imply that any adjoining tracts actually surveyed on this document have been actually surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

C:\SIGHTSRV\17132 PLX.ZAK

SHEET 1 OF 2

No. - 17,132.C

RECEIVED AND FILED  
 FOR RECORD  
 APR 29 1998  
 Jeane Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS

334704

PC B-297