WHEREAS, T.O. Terry, as the sole owner of a tract of land situate in the E. Miller Survey Abstract Number 873, and the R. Inman Survey Abstract Number 725 in the City of Weatherford, Parker County, Texas, sold tract being a portion of the tracts conveyed by T.O. Terry by the deeds recorded in Volume 1549, Page 785 and Volume 1552, Page 245, D.R.P.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod in the East right-of-way line of Texas Street at the Northwest corner of Lot 1, Block 2 of Austin Heights, Phase One Addition as shown on the plat recorded in Tract recorder in Parcel 781, D.R.P.C.T. Thence along a curve to the left with said east right-of-way line, having a central angle of 01 deg. 03 min. 46 sec., a radius of 5,779.70 feet, a chord bearing North 09 deg. 31 min. 19 sec. West 167.10 feet, and a distance along the arc of 107.21 feet to an iron rod at the end of said curve. Thence North 10 deg. 23 min. 18 sec. West with said East right-of-way line a distance of 148.84 feet to an iron rod for the Place Of Beginning.

THENCE North 10 deg. 23 min. 18 sec. West with said East right-of-way line a distance of 211.23 feet to an iron rod in the South line of an easement to Jesse Electric Power Co. as recorded in Volume 330, Page 564, D.R.P.C.T.

THENCE North 73 deg. 25 min. 18 sec. East with the South line of said easement, a distance of 544.48 feet to an iron rod.

THENCE South 09 deg. 30 min. 42 sec. East a distance of 339.30 feet to an iron rod.

THENCE South 83 deg. 14 min. 21 sec. West a distance of 431.59 feet to an iron rod.

THENCE South 73 deg. 25 min. 18 sec. West a distance of 63.82 feet to an iron rod at the Place Of Beginning and containing 137,088 square feet or 3.167 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, T.O. Terry, being the sole owner do hereby adopt this plat designating the hereinabove described property of T.O. Terry, as the City of Weatherford, Texas, and I do hereby dedicate this plat for public streets, and easements shown thereon.

THAT, T.O. Terry, do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

WITNESS my hand this 30th day of March, 1994.

T.O. Terry

* There shall be provided at the intersection of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City.

* This plat does not appear to be in a special flood hazard area according to the Department of Housing and Urban Development FIA Flood Hazard Boundary Map No. 480022 (0005 B, August 5, 1986).

* ALL PROPERTY CORNERS ARE MARKED WITH 1/2" IRON ROCS.

FINISH PLAT
Austin Heights Phase Two Addition
COMMENCING at the Southeast Corner of the Smith Survey ABSTRACT NO. 873 and the R. Inman Survey ABSTRACT NO. 725 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

P.O. TERRY
432 W. OAK, WEATHERFORD, TEXAS 76086

VOLUME 1549, PAGE 785 AND VOLUME 1552, PAGE 245, D.R.P.C.T.

PREPARED BY: FOSTER POLK ENGINEERING CONSULTANTS, INC.

PHONE (817) 774-8620 FAX (817) 774-8797

VEI FILE: 92-1062 ACAD FILE: AUSTIN/FPD1062

MAY 24, 1993

Notary Public in and for the State of Texas