NOTE: Bearings are correlated with the WBL of F.M. Highway No. 51

JEREMIAH SNOW SURVEY ABSTRACT 1221

Book 1606 , Page 638 R.R.P.C.T.

Book 1474 , Page 137 R.R.P.C.T.

Unable to locate Deeds

S 0°14'28"E 1331.99'

S 0°12'15"E 458.98'

S 1°33'52"W 426.50'

Unable to locate Deeds

S 1°32'50"W 907.43'

20.48

found 1/2" steel pin

found 1" steel pipe

found 1" steel pipe

found 1/2" steel pin

found 1/2" steel pin

P.O.B.

T. & P. RR. CO. SURVEY, NO. 141, ABSTRACT 1447

LOT 1

100' R.O.W.

FUTURE ROAD

FUTURE ROAD

FUTURE ROAD

FUTURE ROAD

Book 1808, Pages 2123 thru 2127 R.R.P.C.T.

N 89°42'22"W 1332.00'

Plat Cabinet A, Slide 631

ODEL DRIVE

HAWKINS - LILLY ROAD

N 89°42'22"W 333.85'

Graphic Scale 1" = 200'

Road R.O.W. Variable

CITY LIMITS

24" dia. TREE

BLK - 44

BLK - 27

BLK - 26

FRANKLIN STREET

EIGHTH STREET

HANOVER STREET

100' R.O.W.

15' alley

60' wide Brazos Electric Easement Book 1229, Page 449

electric transmission line

electric line

25'

25' Note: This is a proposed easement to accomodate for electric transmission lines and any other unseen utilities above and/or below ground within the proposed lines on this plat and may possibly be used with this proposed subdivision. Further more this proposed easement or defineded area is subject to any existing easements and/or right of ways that may exist and that may be filed of recorded.

15' Drainage & Utility Easement

15' Drainage & Utility Easement

15' Drainage & Utility Easement

15' Drainage & Utility Easement

S 89°53'29"E 352.26'

S 89°53'31"E 200.00'

S 0°50'20"W 659.23'

S 0°25'29"W 300.0

163.52

LOT 4

LOT 3

LOT 2

Gas Line Easement Book 1193, Pg. 461

BK. 1423 PG. 1254

BK. - 1432 PG. - 1972

N 69°53'31" W 164.76

N 75°51'00" E 238.12'

0.60±

GRAVEL DRIVE

1 story frame residence

gravel drive

N 89°42'09" W 825.24'

50' wide reciprocating easement

15' Drainage & Utility Easement

N 83°42'09" W 595.50'

N 2°31'00" W 434.80

682.00'

247.0

232.52'

95.38' ARC

40.48 ARC

1969.88 RAD

N 85°52'39" W 194.04'

N 5°39'12" E 200.12'

N 2°25'01" E 314.76'

N 21°29'29" E 349.94'

N 21°33'17" E 901.25'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 C1 C2

VOL 256, PG. 231

VOL 256, PG.307

VOL 256, PG. 31

VOL 256, PG. 42

VOL 244, PG. 456

VOL 244, PG. 434

VOL 244, PG. 433

VOL 244, PG. 258

VOL 244, PG. 261

VOL 213, PG. 358

ELECTRIC LINE

F.M. HIGHWAY NO. 51

F.M. HIGHWAY NO. 51

CURVE CHART

Curve	Radius	Arc	Chord	Chord Bearing
1	5669.65	232.52	232.50	N 1°20'30" W
2	1969.88	135.86	135.83	N 0°32'27" W

LINE CHART

Line	Bearing	Distance
1	N 86°17'21"W	49.72'
2	N 19°28'15"E	141.75'
3	N 21°10'27"E	138.69'
4	N 21°50'36"E	139.37'
5	N 0°25'29"E	128.50'
6	S 89°34'31"E	50.00'
7	N 0°25'29"E	100.00'
8	S 0°25'29"W	100.00'
9	S 89°34'31"E	50.00'
10	N 3°10'39"E	99.53'

NOTE: There shall be provided at the intersections of all public streets, 25'/p. visibilty triangles as required by section 8.7 of the Subdivision Ordinance of the City of Weatherford.

Any development upon any lot, parcel, tract, or replat of Causey Subdivision is subject to all subdivision regulations of the City of Weatherford including , but not limited to, provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and appurtenances.

No request has been made to our office , as of this date , to review building restrictions , easements , and/or any other documents possibly relating to this tract of land. Any futher services regarding said documents will constitute additional charges.

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. 480520 0125 C

DATE: JANUARY 3, 1997

PCB471 387077

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

RECORDED APR 24 2000

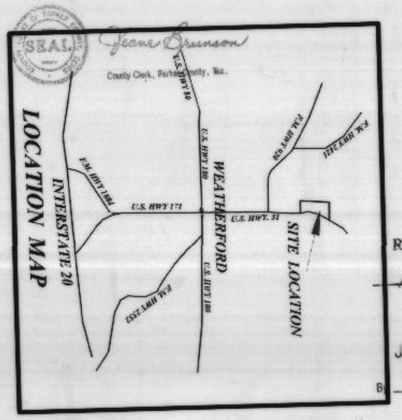
Jeane Brunson County Clerk, Parker County, Tex.

ACREAGE CHART

LOT - 1 { 80.025 Acres, 3485928.0637 Sq. Ft. }
LOT - 2 { 9.464 Acres, 412265.9530 Sq. Ft. }
LOT - 3 { 8.220 Acres, 358070.8233 Sq. Ft. }
LOT - 4 { 0.799 Acres, 34815.2579 Sq. Ft. }

LOTS 1 thru 4, PROPOSED CAUSEY SUBDIVISION TO THE CITY OF WEATHERFORD

Being a part of the T.& P. R.R. Company Survey, Section 141, Abstract 1447, Parker County, Texas, and a part of Carter's Addition, to the City of Weatherford, Parker County, Texas, and being that 97.911 acre tract of land recorded in Book 1808, Pages 2123 thru 2127, and being that 0.60 acre tract of land recorded in Book 1422, Page 1972, Real Records, Parker County, Texas.



RECEIVED FOR RECORD 10:32 O'Clock A.M.

APR 24 2000

Jeane Brunson COUNTY CLERK PARKER COUNTY, TEXAS

D Brooks DEPUTY

TOMMIE HUGHES AND ASSOCIATES P.C.

Registered Professional Land Surveyors

1414 South Main Street, Weatherford, Texas 76086

(817)594-5374 or (817)596-0212

STATE OF TEXAS REGISTERED TOMMIE HUGHES, JR. 527 PROFESSIONAL LAND SURVEYOR

Date Tommie Hughes No. 17,993

SHEET 1 OF 2

PTM 2 c:\sightsrv\17993.zak

PTM 2 C:\SIMPLCTY\SURVEYS\17993.zak