LOT-1, BLOCK-1
ROBINSON STONE REVISION

BEING A 1.557 ACRE REPLAT OF A PORTION OF LOT 6, BLOCK 1, OF PHELPS SUBDIVISION AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 251, PAGE 641, DEED RECORDS, PARKER COUNTY, TEXAS.

MINERAL WELLS HIGHWAY

FIELD NOTES

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being 1.557 acres being a portion of Lot 6, Block 1, PHELPS SUBDIVISION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 251, Page 641, Deed Records, Parker County, Texas and being a portion all that certain 1.92 acre Lot, Tract or Parcel of land conveyed to Wynn Finkelsteinn and wife, Clonda Fitzgerald by deed recorded in Volume 1046, Page 1975, Real Records, Parker County, Texas and being more particularly described by notes and bounds in follows:

COMMENCING at a large nail found in the north right of way line of Mineral Wells Highway at the southwest corner of a tract of land conveyed to M.R. Sigeltey by deed recorded in Volume 1824, Page 606, Real Records, Parker County, Texas; said nail being called by deed to be 5.01 deg. 32 min. W, 220.9 feet and N 89 deg. 50 min. 31 sec. W, 163.82 feet from the southeast corner of Lot 8, Block 1, said Phelps Subdivision, THENCE North, with the west line of said M. R. Sigeltey Tract, 156.41 feet to a PK nail set and POINT OF BEGINNING;

THENCE N 89 deg. 50 min. 31 sec. W, at 105.05 feet passing a large nail found and in all 160.32 feet to the most westerly northerly corner of said 1.92 acre Tract;

THENCE with the line of said 1.92 Acre Tract the following courses and distances:
N 89 deg. 50 min. 31 sec. W, 290.22 feet to an iron red nail found in the south right of way line of West Spring Street;
N 61 deg. 35 min. 38 sec. E, with the south right of way line of West Spring Street, 230.29 feet to a concrete monument found;
N 89 deg. 29 min. 46 sec. W, 346.06 feet to an iron red found in the north line of said M. R. Sigeltey Tract;

THENCE with the north and west line of said M. R. Sigeltey Tract the following courses and distances:
N 89 deg. 29 min. 46 sec. W, 30.00 feet to a large nail found;
South, 71.08 feet to the POINT OF BEGINNING and containing 1.557 acres of land more or less. And also being that tract of land described in Book 1820, Page 659, in W accuracy, Deed with Vendor's Lien dated June 18, 1999, R.R.P.C.T.

NOTE: Bearings are correlated with document recorded in Book 1820, Page 659, R.R.P.C.T.

Any development upon said lot, parcel, tract or plats of LOT-1, BLOCK-1 ROBINSON STONE REVISION is subject to all applicable regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as sanitary sewer and accompanying easements and appurtenances.

TOMMIE HUGHES AND ASSOCIATES P.C.
Registered Professional Land Surveyors
1414 South Main Street, Weatherford, Texas 76086
(817) 594-5374 or (817) 596-0212

I 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 8-25-99
No. 17919

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