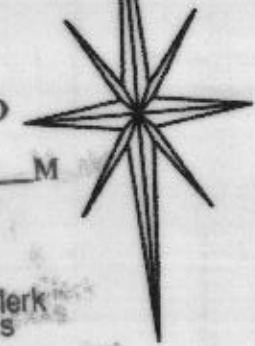


**LOT-1, BLOCK -1
ROBINSON STONE REVISION**
BEING A 1.557 ACRE REPLAT OF A PORTION
OF LOT 6, BLOCK 1, OF PHELPS SUBDIVISION AN
ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 251, PAGE 641,
DEED RECORDS, PARKER COUNTY, TEXAS.

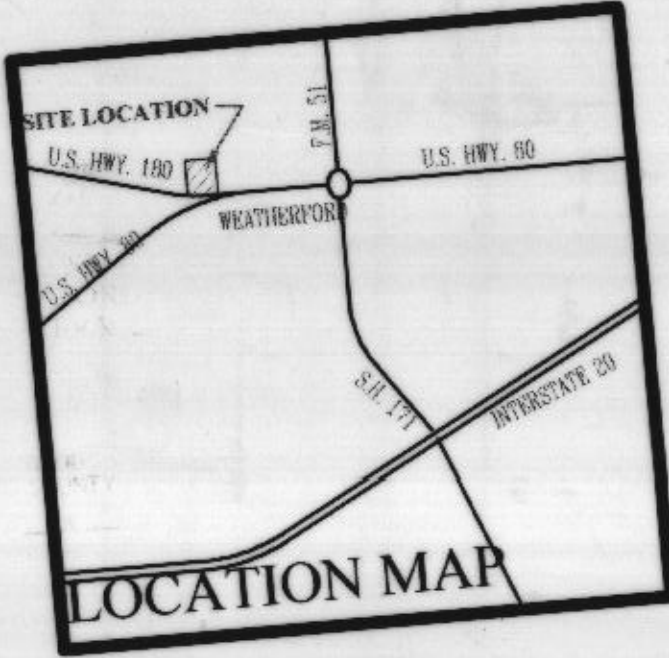
379697
COUNTY OF PARKER
I hereby certify that this instrument was filed on
the date and time specified hereon by me and
was duly recorded in the volume and page of
the named records of Parker County as
stamped hereon by me.

B-439
RECORDED
JAN 10 2000
SEAL
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

RECEIVED AND FILED
FOR RECORD
2:00 O'Clock
JAN 10 2000
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS



SCALE - 1" = 60'



**** THIS TRACT DOES NOT APPEAR TO
BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING
TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.
FHA FLOOD HAZARD BOUNDARY MAP.
NO. 480522 0005 D
DATE: JAN. 3, 1997

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 adjoining tracts referenced 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.

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 of all that certain 1.92 Acre Lot, Tract or Parcel of land conveyed to
Wayne Fitzgerald and wife, Glenda Fitzgerald by deed recorded in Volume 1464,
Page 1975, Real Records, Parker County, Texas and being more particularly
described by metes and bounds as 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. Singletary by
deed recorded in Volume 1624, Page 606, Real Records, Parker County, Texas, said
nail being called by deed to be S 01 deg. 32 min. W. 220.0 feet and N 89 deg. 00 min.
31 sec. W. 165.27 feet from the southeast corner of Lot 5, Block 1, said Phelps
Subdivision; THENCE North, with the west line of said M. R. Singletary Tract, 150.42
feet to a PK nail set and POINT OF BEGINNING;

THENCE N 87 deg. 05 min. 16 sec. W, at 105.08 feet passing a large nail found and
in all 163.82 feet to the most westerly southwest corner of said 1.92 Acre Tract;

THENCE with the line of said 1.92 Acre Tract the following courses and distances:
N 01 deg. 01 min. 47 sec. E, 300.22 feet to an iron rod found in the south right of way
line of West Spring Street;
N 61 deg. 26 min. 38 sec. E, with the south right of way line of West Spring Street,
226.29 feet to a concrete monument found;
S 01 deg. 29 min. 46 sec. W, 346.60 feet to an iron rod found in the north line of said
M. R. Singletary Tract;

THENCE with the north and west line of said M. R. Singletary Tract the following
courses and distances:
N 88 deg. 21 min. 59 sec. W, 31.51 feet to a large nail found;
South, 71.08 feet to the POINT OF BEGINNING and containing 1.557 acres (67,822.92
Sq.Ft.) of land, more or less. And also being that tract of land described in book 1820,
page 659, in Warranty 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 any lot, parcel, tract, or replat of LOT-1, BLOCK -1
ROBINSON STONE REVISION 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 sanitary sewer and accompanying easments 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, Tommie Hughes, Jr. certify that this map was prepared
from field notes of an actual ground survey made by me or under my super-
vision 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