NOTE: Any Development or Building in or upon the Spikes Addition, Lot 1, are subject to all subdivision regulations including building setback lines and/or utility and drainage easements of the City of Weatherford.

SPKES ADDITION LOCATION SITE

Note: Bearings are correlated with most Easterly North Boundary line of Simmons Meadows Estates, Phase 1, Block 1, Plat Cabinet A, Slide 505, P.R.P.C.T.

FIELD NOTES
A 9.98 Acres Situated in and being a portion of Block 15 of the Larger Subdivision of the Sarah Monk Survey. Abstract No. 906, Parker County, Texas and being a portion of all that certain Lot, Tract, or Parcel of land conveyed to Jesse A. Spikes and wife, Lenda L. Spikes by deed recorded in Book 1533, Page 614, Real Records, Parker County, Texas and being more particularly described by meres and bounds as follows:

COMMENCING at an iron rod found in the southeasterly right of way line of East Bankhead Drive, said line being the northeast corner of said Jesse A. Spikes Tract and the Northeast corner of Lot 1, Block 1, Simmons Meadows Estates, Phase 1, as described in the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 505, Real Records, Parker County, Texas, now being known as Plat Cabinet A, Slide 505, Real Records, Parker County.

THENCE 35° 11' 11" E, with the southeasterly right of way line of said East Bankhead Drive, 155.70 feet to a 1½" steel pin and the point of beginning.

THENCE S 57° 51' 53" W, with the southeasterly right of way line of said East Bankhead Drive, 155.70 feet to a 1½" steel pin and a point at the southwest corner of a tract of land conveyed to E.A. Mitchell by deed recorded in Volume 1296, Page 224, Real Records, Parker County, Texas.

THENCE S 2° 15' 06" E, with the westerly line of said E.A. Mitchell Tract, 173.15 feet to a 1½" steel pin.

THENCE N 89° 47' 18" E, 206.63 feet to a 1½" steel pin at the base of a fence post.

THENCE N 22° 43' 47" E, 168.35 feet to the point of beginning and containing 9.98 Acres of land, more or less.

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

JOB No. 17580 SHEET 1 OF 2
C:SIMPCTVS\SURVEYS17580.R.ZAK