

T.D. TERRY
VOL. 1549, PG. 785
VOL. 1552, PG. 245
D.R.P.C.T.

$\Delta = 2'34'39''$
 $R = 625.00'$
 $L = 28.12'$

$L = 272.18'$
 $R = 5,779.70'$
 $\Delta = 2'41'53''$

TEXAS STREET

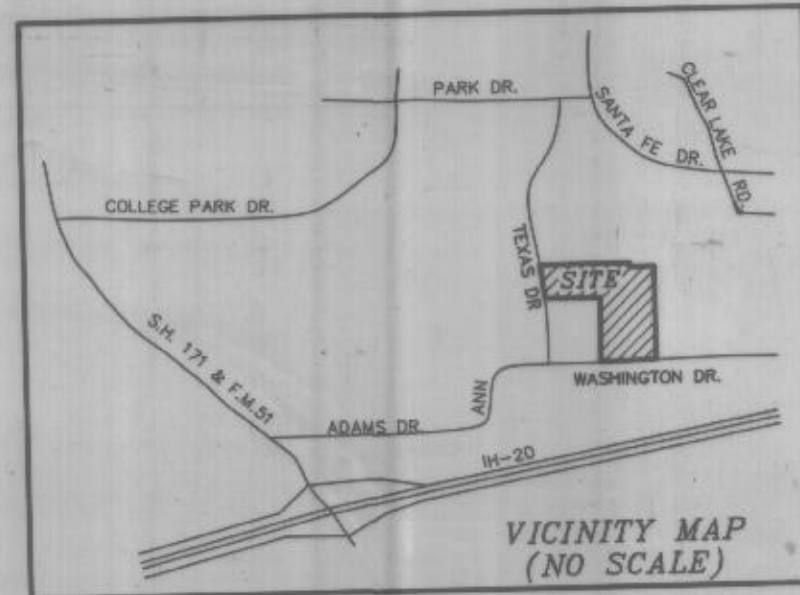
LIBERTY BAPTIST CHURCH
V. 1243, P. 881
D.R.P.C.T.

OVERTON DRIVE

LIBERTY BAPTIST CHURCH
V. 1243, P. 881
D.R.P.C.T.

LIBERTY BAPTIST CHURCH
V. 1243, P. 881
D.R.P.C.T.

WASHINGTON STREET



LOT AREAS:

- BLOCK 1
LOT 1 = 10,011 SQ. FT. OR 0.230 ACRES
LOT 2 = 9,308 SQ. FT. OR 0.214 ACRES
LOT 3 = 9,308 SQ. FT. OR 0.214 ACRES
LOT 4 = 9,308 SQ. FT. OR 0.214 ACRES
LOT 5 = 9,308 SQ. FT. OR 0.214 ACRES
LOT 6 = 9,308 SQ. FT. OR 0.214 ACRES
LOT 7 = 9,376 SQ. FT. OR 0.215 ACRES
LOT 8 = 29,381 SQ. FT. OR 0.675 ACRES
LOT 9 = 20,441 SQ. FT. OR 0.469 ACRES
LOT 10 = 20,118 SQ. FT. OR 0.462 ACRES
LOT 11 = 27,401 SQ. FT. OR 0.629 ACRES
LOT 12 = 22,162 SQ. FT. OR 0.509 ACRES
LOT 13 = 28,565 SQ. FT. OR 0.656 ACRES
LOT 14 = 18,933 SQ. FT. OR 0.435 ACRES
LOT 15 = 17,775 SQ. FT. OR 0.408 ACRES
LOT 16 = 17,775 SQ. FT. OR 0.408 ACRES
LOT 17 = 21,998 SQ. FT. OR 0.505 ACRES
LOT 18 = 21,902 SQ. FT. OR 0.503 ACRES
LOT 19 = 17,824 SQ. FT. OR 0.409 ACRES
- BLOCK 2
LOT 1 = 10,732 SQ. FT. OR 0.246 ACRES
LOT 2 = 9,350 SQ. FT. OR 0.215 ACRES
LOT 3 = 9,350 SQ. FT. OR 0.215 ACRES
LOT 4 = 9,350 SQ. FT. OR 0.215 ACRES
LOT 5 = 9,350 SQ. FT. OR 0.215 ACRES
LOT 6 = 9,350 SQ. FT. OR 0.215 ACRES
LOT 7 = 10,469 SQ. FT. OR 0.240 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

P.O.B.
F.I.R. 1/2"

STATE OF TEXAS:
COUNTY OF PARKER:

WHEREAS, I, T.D. Terry, am the sole owner of a tract of land situated in the E. Miller Survey Abstract Number 873, and the R. Inman Survey Abstract Number 725 in the City of Weatherford, Parker County, Texas, said tract also containing a portion of the Thunderbird Heights Addition as recorded in Volume 1549, Page 785 and Volume 1552, Page 245, D.R.P.C.T. and being more particularly described as follows:

BEGINNING at an iron rod in the North right-of-way line of Washington Street, said point being 1569.42 feet East and 25.0 feet North of the Northwest corner of the R. Inman Survey Abstract Number 726;

THENCE South 89 deg. 14 min. 21 sec. West with said North right-of-way line, a distance of 405.50 feet to an iron rod;

THENCE North 00 deg. 50 min. 39 sec. West with the East line of a tract of land conveyed to Liberty Baptist Church according to the deed recorded in Volume 1243, Page 881, D.R.P.C.T., a distance of 613.89 feet to an iron rod;

THENCE South 89 deg. 14 min. 21 sec. West with the North line of said Liberty Baptist Church tract, a distance of 415.67 feet to an iron rod in the East right-of-way of Texas Street, said iron rod also being on a curve to the left having a central angle of 02 deg. 41 min. 53 sec., a radius of 5,779.70 feet and a chord bearing North 07 deg. 58 min. 30 sec. West 272.15 feet;

THENCE along said curve to the left with said West right-of-way a distance along the arc of 272.18 feet to an iron rod at the end of said curve;

THENCE North 89 deg. 14 min. 21 sec. East a distance of 671.40 feet to an iron rod at the beginning of a curve to the right having a central angle of 02 deg. 34 min. 39 sec., a radius of 625.00 feet and a chord bearing South 07 deg. 21 min. 57 sec. East 28.12 feet;

THENCE along said curve to the right in a Southerly direction, a distance along the arc of 28.12 feet to an iron rod at the end of said curve;

THENCE North 89 deg. 09 min. 21 sec. East a distance of 180.35 feet to an iron rod in the West line of a tract of land conveyed to Joe Tison, Trustee according to the deed recorded in Volume 698, Page 343, D.R.P.C.T.;

THENCE South 00 deg. 50 min. 39 sec. East with said West line a distance of 856.22 feet to an iron rod at the Place of Beginning and containing 469,857 square feet or 10.786 acres of land more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, T.D. Terry, being the sole owner do hereby adopt this plat designating the hereinabove described property as Austin Heights, Phase One Addition to the City of Weatherford, Texas, and I do hereby dedicate to the public's use the streets, and easements shown thereon.

WITNESS my hand this 7 day of April, 1993.

T.D. Terry

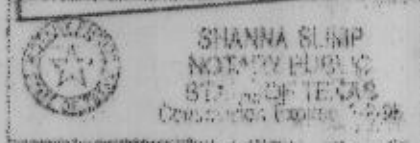
"There shall be provided at the intersection of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

This Tract 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. 480522 0005 B, August 5, 1986.

STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, the undersigned authority, on this day personally appeared T.D. Terry, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of April, 1993.
Shanna Slimp
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Tommie Hughes, Jr. a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Tommie Hughes, Jr.
Registered Professional Land Surveyor
Texas Registration Number 527

City of Weatherford
Chairman of Planning and Zoning Board
Parker County, Texas

Mr. Northington

APPROVED: City of Weatherford
Parker County, Texas

Mayor Sherry Watson

Council Wayne Carter

Jay W. H. Arpent

John Shaw

Blanca C. Hood

City Secretary, Date

APR 19 1993

Jane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

RECEIVED AND FILED
FOR RECORD
10:52 O'clock A.M.

RECORDED APR 19 1993

SEAL

I, T.D. 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 the grade established in the subdivision.

AMENDED
FINAL PLAT

AUSTIN HEIGHTS
PHASE ONE ADDITION

BEING A 10.786 ACRE TRACT OF LAND IN THE
THE E. MILLER SURVEY ABSTRACT NO. 873 AND
THE RINMAN SURVEY ABSTRACT NUMBER 725
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

OWNER/DEVELOPER
T. D. TERRY

432 W. OAK
WEATHERFORD, TX. 76086

VOL. 1549, PG. 785 AND VOL. 1552, PG. 245, D.R.P.C.T.

PREPARED BY
TOMMIE HUGHES AND ASSOCIATES
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PHONE: (817) 594-5374
ACAD FILE: DWG/921062FP
HUGHES FILE NO. 15,645

MARCH 24, 1993