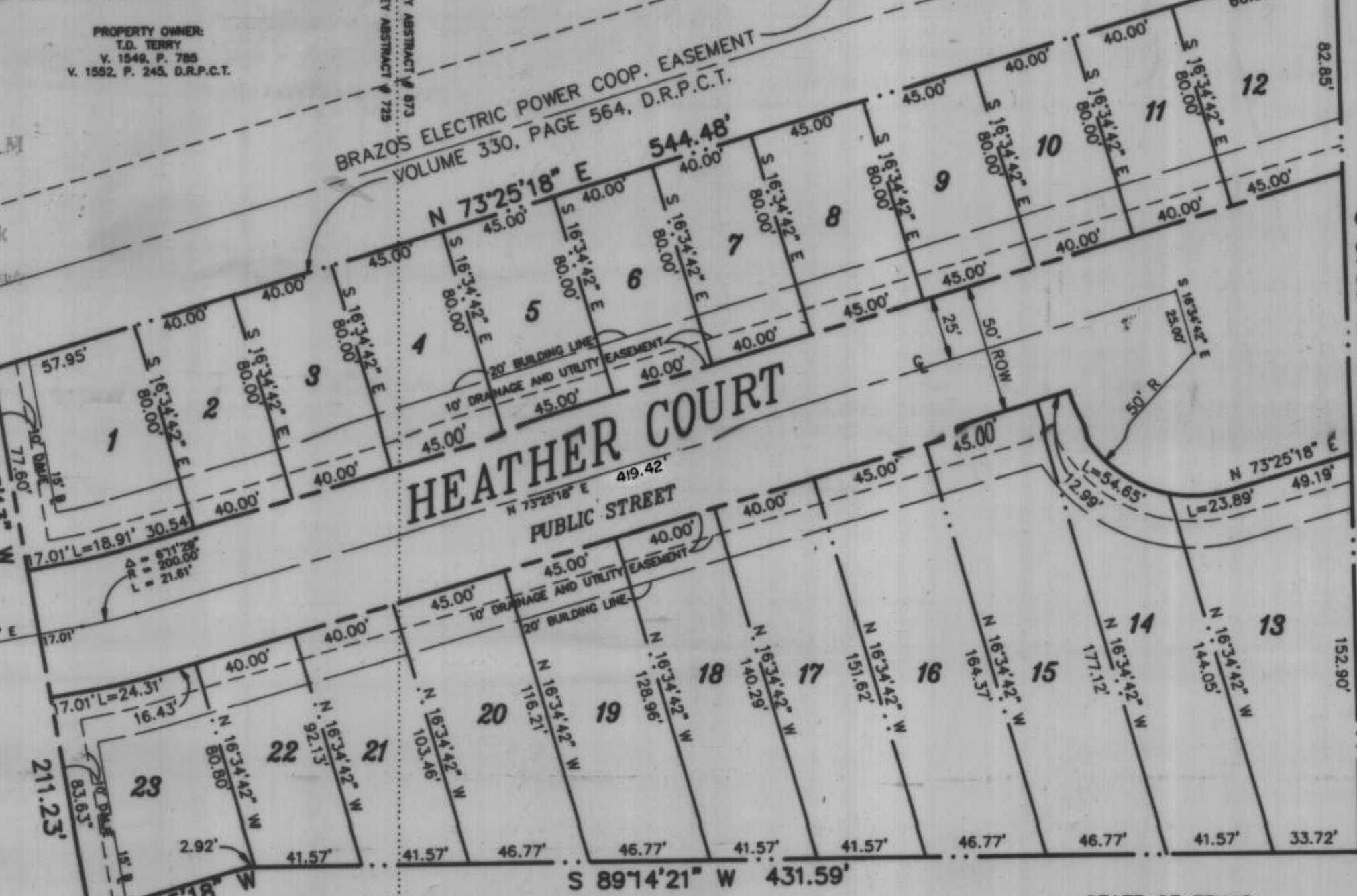


RECORDED  
APR 3 1995

RECEIVED AND FILED FOR RECORD  
11:05 O'clock A.M.  
APR 3 1995  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

PROPERTY OWNER:  
T.D. TERRY  
V. 1549, P. 785  
V. 1552, P. 245, D.R.P.C.T.



PROPERTY OWNER:  
T.D. TERRY  
V. 1549, P. 785  
V. 1552, P. 245, D.R.P.C.T.

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
I, the undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
I, the undersigned authority, as Mayor Public in and for said County and State, on this day personally appeared

known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein expressed, in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 day of August, 1994.

Print Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Notary Public, State of Texas

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 being a portion of the tracts conveyed to T.D. Terry by the deeds recorded in Volume 1549, Page 785 and Volume 1552, Page 245, D.R.P.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod in the East right-of-way line of Texas Street at the Northwest corner of Lot 1, Block 2 of Austin Heights, Phase One Addition as shown on the plat recorded in Cabinet A, Slide 781, P.R.P.C.T. Thence along a curve to the left with said East right-of-way line, having a central angle of 01 deg. 03 min. 46 sec., a radius of 5,779.70 feet, a chord bearing North 09 deg. 51 min. 19 sec. West 107.21 feet, and a distance along the arc of 107.21 feet to an iron rod at the end of said curve. Thence North 10 deg. 23 min. 13 sec. West with said East right-of-way line a distance of 148.84 feet to an iron rod for the Place Of Beginning;  
THENCE North 10 deg. 23 min. 13 sec. West with said East right-of-way line a distance of 211.23 feet to an iron rod in the South line of an easement to Brazos Electric Power Coop. as recorded in Volume 330, Page 564, D.R.P.C.T.;  
THENCE North 73 deg. 25 min. 18 sec. East with the South line of said easement, a distance of 544.48 feet to an iron rod;  
THENCE South 01 deg. 30 min. 42 sec. East a distance of 339.30 feet to an iron rod;  
THENCE South 89 deg. 14 min. 21 sec. West a distance of 431.59 feet to an iron rod;  
THENCE South 73 deg. 25 min. 18 sec. West a distance of 63.82 feet to an iron rod at the Place of Beginning and containing 137,086 square feet or 3.147 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

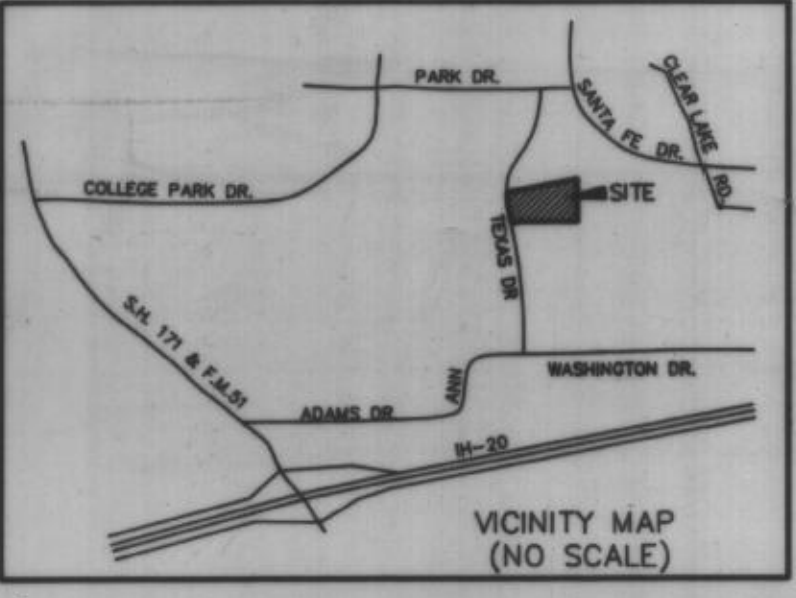
THAT, I, T.D. Terry, being the sole owner do hereby adopt this plat designating the hereinabove described property as Austin Heights, Phase Two Addition to the City of Weatherford, Texas, and I do hereby dedicate to the public's use the streets, and easements shown thereon.

THAT, 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 conform to the grade established in the subdivision.

WITNESS my hand this 9th day of MARCH, 1994.

T.D. Terry  
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.
- ALL PROPERTY CORNERS ARE MARKED WITH 1/2" IRON RODS.



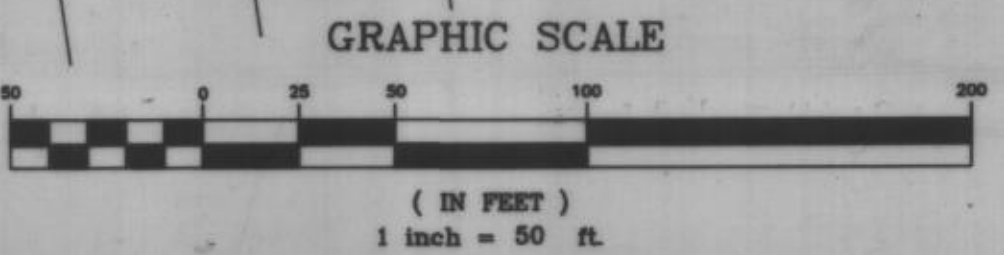
LOT AREAS:

LOT 1	= 4,943 SQ.FT. OR 0.113 ACRES
LOT 2	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 3	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 4	= 3,600 SQ.FT. OR 0.083 ACRES
LOT 5	= 3,600 SQ.FT. OR 0.083 ACRES
LOT 6	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 7	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 8	= 3,600 SQ.FT. OR 0.083 ACRES
LOT 9	= 3,600 SQ.FT. OR 0.083 ACRES
LOT 10	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 11	= 3,200 SQ.FT. OR 0.073 ACRES
LOT 12	= 4,462 SQ.FT. OR 0.102 ACRES
LOT 13	= 7,616 SQ.FT. OR 0.175 ACRES
LOT 14	= 6,456 SQ.FT. OR 0.148 ACRES
LOT 15	= 7,683 SQ.FT. OR 0.176 ACRES
LOT 16	= 7,110 SQ.FT. OR 0.163 ACRES
LOT 17	= 5,838 SQ.FT. OR 0.134 ACRES
LOT 18	= 5,385 SQ.FT. OR 0.124 ACRES
LOT 19	= 5,516 SQ.FT. OR 0.127 ACRES
LOT 20	= 4,943 SQ.FT. OR 0.113 ACRES
LOT 21	= 3,912 SQ.FT. OR 0.090 ACRES
LOT 22	= 3,458 SQ.FT. OR 0.079 ACRES
LOT 23	= 5,033 SQ.FT. OR 0.116 ACRES

Δ = 1'3"46"  
R = 5779.70'  
L = 107.21'

COMMENCING POINT  
N.W.C. LOT 1, BLK. 2  
AUSTIN HEIGHTS PHASE ONE

AUSTIN HEIGHTS PHASE ONE ADDITION  
CABINET A, SLIDE 781, P.R.P.C.T.



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Tommie Hughes, Jr. a Registered Professional Land Surveyor of the State of Texas, have platted 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  
Date: March 4, 1994



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 9th day of MARCH 1994.

Notary Public in and for the State of Texas



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

Mel Northington

APPROVED: City of Weatherford  
Parker County, Texas

Mayor Sherry Watson

Council Joe W. Harper

Wayne Carter

Vernie Nelson

Gloria C. Hood

City Secretary, Date 3-22-94

FINAL PLAT  
Austin Heights Phase Two Addition

BEING A 3.147 ACRE TRACT OF LAND IN THE E. MILLER SURVEY ABSTRACT NO. 873 AND THE R. INMAN SURVEY ABSTRACT NO. 725 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.  
OWNER / DEVELOPER: T.D. TERRY  
432 W. OAK, WEATHERFORD, TEXAS 76086  
VOLUME 1549, PAGE 785 AND VOLUME 1552, PAGE 245, D.R.P.C.T.  
PREPARED BY: VESELKA ENGINEERING CONSULTANTS, INC.  
202 E. BORDER ST., SUITE 300  
ARLINGTON, TEXAS 76010  
PHONE: (817) 274-8755 FAX: (817) 274-8757  
VEC FILE: 92-1062 ACAD FILE: AUSTIN/PP921062  
MAY 14, 1993