

FIELD NOTES

FIELD NOTES of a 0.909 (39,596.32 sq. ft.) acre tract of land being a part of the R. INMAN SURVEY, Abstract 725, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rod, said point being North, 582.17 ft., West, 2129.6 ft., and N 89 deg. 26 min. 12 sec. W, 498.79 ft. from the NE corner of the south 1/2 of the Elsberry Miller Survey, Abstract 873; said point also being the NW corner of a 2.417 acre tract of land owned by Dennis Ratts;

THENCE N 89 deg. 26 min. 12 sec. W, 216.99 ft. to a found 1/2" steel rod in the EBL of Texas Drive for a corner;

THENCE with the EBL of the above mentioned Texas Drive and with a Curve to the Right, said curve having the following datum: Radius 1290.57 ft., Chord N 02 deg. 58 min. 34 sec. W, 169.52 ft., a distance of 169.64 ft. to a set 3/8" steel rod for a corner;

THENCE S 85 deg. 34 min. 49 sec. E, 219.78 ft. to a point for a corner;

THENCE N 01 deg. 14 min. 32 sec. E, 334.89 ft. to a point for a corner in the SBL of that tract of land deeded by Sunbelt Savings and Loan Assoc. to Merchants and Farmers State Bank, as recorded in Book 1304, Page 1200, D.R.P.C.T. and being in the approximate center line of a creek;

THENCE S 35 deg. 36 min. 41 sec. E, with the above mentioned Merchants and Farmers State Bank tract of land and with the approximate center line of the above mentioned creek, 16.67 ft. to a point for a corner;

THENCE S 01 deg. 14 min. 32 sec. W, 475.86 ft. to the point of beginning and, containing 0.909 (39,596.32 sq. ft.) acre of land, more or less.

DEDICATION

THE STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, I, T.D. Terry, THE SOLE OWNER of the above described 0.909 acre tract of land, being a part of the R. Inman Survey, Abstract 725, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS **Austin Plaza Phase III**, an addition to the City of Weatherford, Parker County, Texas, AND I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND GRADING WAIVER;

I 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 grades established in the subdivision.

T.D. Terry

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, 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 considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th day of August, 1994.



CITY APPROVAL STATEMENT

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 9th day of August, 1994.

Joe W. Harper
Wayne Carter

Varina Nelson
Sherry Watson

Approved by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 3rd day of August, 1994.

Wayne Hamilton
Chairman

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.

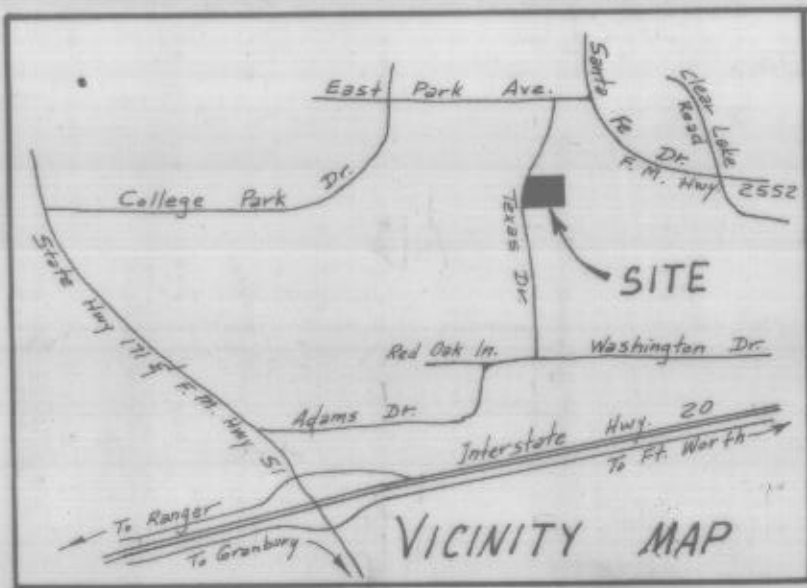
Tommie Hughes, Jr.
Registered Professional Land Surveyor
Texas Registration Number 527



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 any 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.

TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 594-2165



Sunbelt Savings and Loan Assoc.
to Merchants and Farmers State Bank
Book - 1304, Pg. - 1200
D. R. P. C. T.

R. INMAN SUR. AB. - 725

Trustees of Weatherford College of
P. C. J. C. D. to Terry
Known as Tract Two, recorded in
Book - 1556, Pg. 1380 - 1383
D. R. P. C. T.

Trustees of Weatherford College of
P. C. J. C. D. to Terry
Known as Tract One, recorded in
Book - 1556, Pg. 1380 - 1383
D. R. P. C. T.

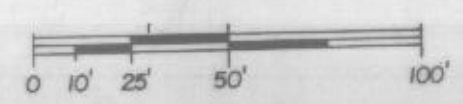
Evans to Trustees for York Avenue Baptist Church of Weatherford, Texas
Vol. - 755, Pg. 532 - 533, D. R. P. C. T.

E. MILLER SUR. AB. - 873

P.O.B.

TEXAS DRIVE

SCALE: 1" = 50'



GRAPHIC SCALE

CURVE: R:1290.57', L:169.64'
N02°58'34"W, 169.52'

0.834 AC.
(36,329.32 sq. ft.)
LOT - 1
BLOCK - 1

AUSTIN PLAZA PHASE III
BEING A PART OF THE R. INMAN SUR.
AB. - 725.
CITY OF WEATHERFORD, PARKER COUNTY
TEXAS.

LOT-1, BLOCK-1 DOES NOT appear to be in the special flood area according to the Dept. of Housing and Urban Development.
FIA FLOOD HAZARD BOUNDARY MAP
NO. 480522 0005
DATE: Sept. 14, 1990