

Plat Cabinet B Slide 057

FIELD NOTES

FIELD NOTES of a 0.513 acre (22,357.50 sq. ft.) tract of land being a part of Block 12, COLLEGE PARK ADDITION, an addition in the City of Weatherford, Parker County, Texas, as recorded in Book 359A, Page 62A (aka Plat Cabinet A, Slide 93), Plat Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 3/8" steel pin in the NBL of the above mentioned Block 12, said point being S 89 deg. 23 min. 09 sec. E, 156.23 ft. from the NW corner of said Block 12;

THENCE S 89 deg. 23 min. 09 sec. E, with the NBL of said Block 12, 178.36 ft. to a found angle iron in the WBL of F.M. Highway 2552 (aka Santa Fe Drive), for a corner;

THENCE with the WBL of the above mentioned highway and with a Curve to the Right, said curve having the following datum: Radius 2814.79 ft., Chord S 04 deg. 21 min. 02 sec. W, 128.27 ft., a distance of 128.28 ft. to a set 3/8" steel rod pin for a corner;

THENCE N 89 deg. 23 min. 09 sec. E, 170.0 ft. to a set 3/8" steel pin for a corner;

THENCE N 00 deg. 36 min. 51 sec. E, 128.0 ft. to the point of beginning and containing 0.513 acre of land, more or less.

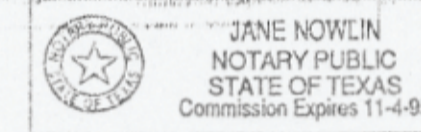
DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :
WHEREAS, WE, Higginbotham Bros Co THE OWNER(S) OF the above described 0.513 acre (22,357.50 sq. ft.) tract of land, being a part of Block 12, COLLEGE PARK ADDITION, an addition in the City of Weatherford, Parker County, Texas DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS Lot 1A, Block 12, being a revision of a part of Block 12, College Park Addition, an addition to the City of Weatherford, Parker County, Texas, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

There are no lien holders on this property as of this date.
We hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.
We 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.

Bill Robinson
Executive Vice President

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 Bill Robinson known to me to be the person(s) whose name(s) is/are subscribed to the above and expressed, in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st day of FEBRUARY, 1995.



Jane Nowlin
Notary Public, State of Texas
Print Name: JANE NOWLIN
Commission Expires: 11-04-95

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 Jane Brunson known to me to be the person(s) whose name(s) is/are subscribed to the above and expressed, in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ day of ___, 1994.

Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1991-1, AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VARIATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

John Wood
City Secretary, City of Weatherford, Texas
Date: 2-27-95

THIS TRACT Does Not APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.
NO. 480522 0005
DATE: Sept. 14, 1990

TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 594-2165

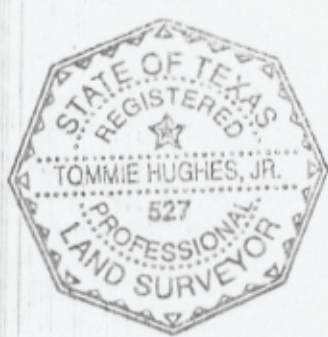
This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey, and is not intended to imply that any adjoining tracts referenced 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.

I Tommie Hughes, Jr. certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision 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 Dec. 20, 1994 No. 16,293

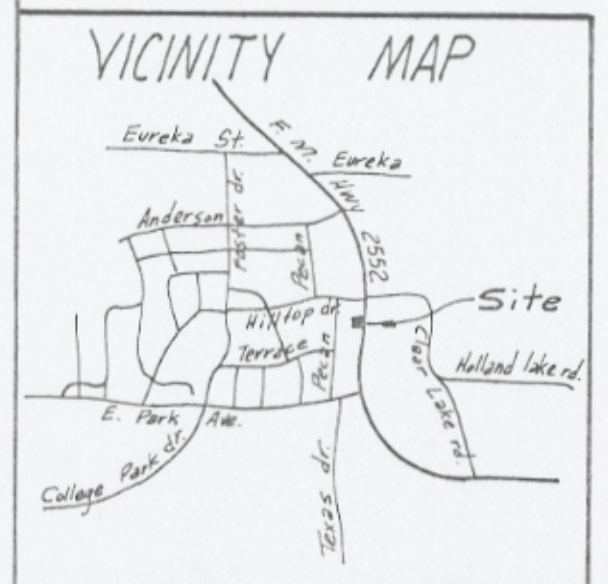


RECEIVED AND FILED FOR RECORD
9:35 O'clock A.M.
MAR 8 1995
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
Jay Stowe County Clerk

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County, as stamped hereon by me.
RECORDED MAR 8 1995
Jeane Brunson
County Clerk, Parker County



LOT-1 A, BLOCK-12
BEING A REVISION OF A PART OF BLOCK -12, COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS



NOTE: BEARINGS ARE CORRELATED WITH F. M. HWY. 2552 DATUM.

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