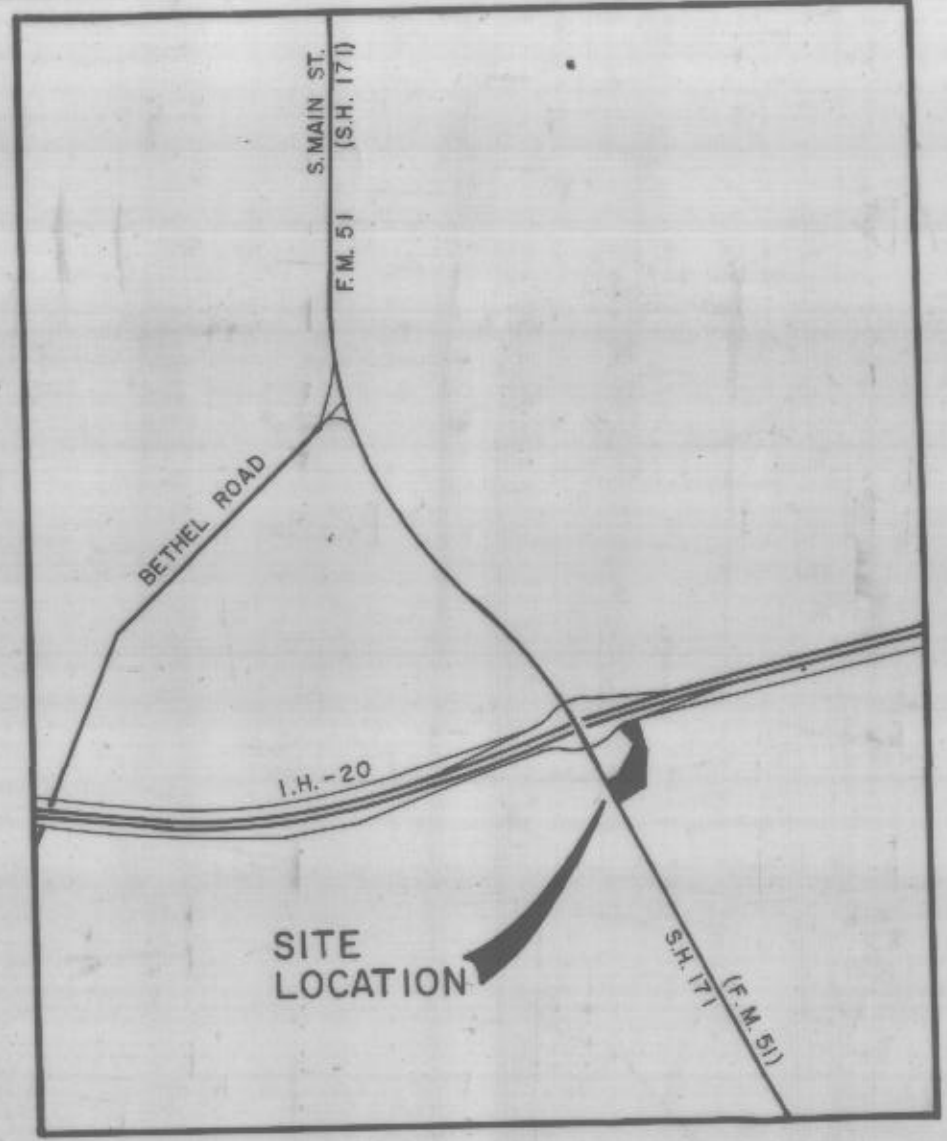


W.M. ALFORD
VOL. 213, PG. 163
(REMAINDER)



BOUNDARY DESCRIPTION

BEING a tract of land situated in the A.M. Krouse Survey, Abstract No. 785, City of Weatherford, Parker County, Texas, said tract being part of that tract conveyed to W.M. Alford by deed recorded in Volume 213, Page 163 of the Deed Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the intersection of the south line of that tract conveyed to Stennis W. Carter by deed recorded in Volume 1328, Page 1427, Deed Records, Parker County, Texas, with the East line of State Highway No. 171;

THENCE North 63°25'39" East, along said South line for a distance of 110.22 feet to a found 1/2 inch iron rod for corner;

THENCE North 15°36'34" East, continuing along said South line for a distance of 222.23 feet to a found 1/2 inch iron rod for corner;

THENCE North 52°28'35" West, along the East line of said Carter tract for a distance of 109.83 feet to a found 1/2 inch iron rod for corner in the south line of Interstate Highway 20;

THENCE North 55°37'37" East, along said south line for a distance of 78.80 feet to a set 1/2 inch iron rod for corner;

THENCE South 26°34'00" East, leaving said south line for a distance of 138.98 feet to a set 1/2 inch iron rod for corner;

THENCE South 04°56'50" East, for a distance of 262.68 feet to a set 1/2 inch iron rod for corner;

THENCE South 63°25'48" West, for a distance of 192.72 feet to a set 1/2 inch iron rod for corner in said East line of S.H. No. 171;

THENCE North 26°34'00" West, along said East line for a distance of 109.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 42,740 square feet or 0.98 acres of land, more or less.

GENERAL NOTES:

- All lot corners are 1/2 inch iron rods unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- 25' Rear Yard
- Side Yard: 10% of lot width measured at street right-of-way; 15 feet maximum, 7.5 feet minimum.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HELEN FULLER, by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK A, WAFFLE HOUSE ADDITION, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets, and easements shown thereon.

WITNESS MY HAND this 26th day of AUGUST, 1996

Helena A. Fuller
Printed Name: HELENA FULLER

STATE OF Texas
COUNTY OF Muskege

Before me, the undersigned authority, on this day personally appeared Helen A. Fuller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of August, 1996

Shirley Murphy
Notary Public in and for the State of Texas
My Commission Expires October 26, 1998

SURVEYOR'S CERTIFICATE

This is to certify that I, Charles F. Stark, 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, points of curve, and benchmarks have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark
Charles F. Stark, RPLS 8-23-96



300364

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on this date and that it complies with the provisions of the Act concerning the recording of plats of subdivisions of land.
SEP 25 1996

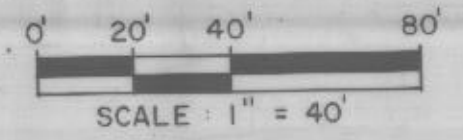
Jeane Brunson
County Clerk, Parker County, Texas

RECEIVED AND FILED FOR RECORD
10:30 O'Clock A.M.

SEP 25 1996
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
Pamela Love, Deputy

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 VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

Betty Farris 9-23-96
Betty Farris Date
City Secretary, City of Weatherford, Texas



FINAL PLAT
LOT 1, BLOCK A, WAFFLE HOUSE ADDITION
A.M. KROUSE SURVEY, ABSTRACT NO. 785
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

