

MIKE MAUNEY
VOL. 1237, PG. 488

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F. EMMA SURVEY
ABSTRACT 421

Lienholder (Texas Bank), P.O. Box 760, Weatherford, Texas, hereby consents to and adopts the plat and dedication of Phillip J. Barnett and James A. Teames, Jr. (Owners) of Westwood Estates Subdivision in Parker County, Texas, and of the streets, roads, and easements shown therein.
Date: 11/15/86
Lienholder

This instrument was acknowledged before me on 15th day of October, 1986, by John J. Good, Vice-President, of Texas Bank, Weatherford, a Texas Corporation, on behalf of said Corporation.

Notary Public, State of Texas.
My commission expires the 30th day of June, 1987.

LEGAL DESCRIPTION

STATE OF TEXAS)
COUNTY OF PARKER)

BEING a tract of land situated in the FERDINAND EMMA SURVEY, Abstract No. 421, Parker County, Texas and being more fully described by metes and bounds as follows:

COMMENCING at a found Rock by a 6" post (set 1/2" iron next to post) being the Northwest corner of the I. SENTELL SURVEY, Abstract No. 1245, said rock being on the East boundary line of the FERDINAND EMMA SURVEY;
THENCE South along the East boundary line of said EMMA SURVEY, 138.39 feet to the Point of Beginning;
THENCE continue South along the East line a distance of 594.00 feet to a point in Newport Road;
THENCE N 89° 59' 07" W a distance of 462.68 feet;
THENCE S 72° 56' 21" W a distance of 230.00 feet;
THENCE North a distance of 229.45 feet;
THENCE N 89° 59' 07" W a distance of 284.48 feet;
THENCE N 03° 19' 47" E a distance of 390.99 feet;
THENCE S 89° 59' 07" E a distance of 160.08 feet;
THENCE N 03° 19' 47" E a distance of 41.81 feet;
THENCE S 89° 59' 07" E a distance of 781.82 feet to the PLACE OF BEGINNING and containing 12.0 acres more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BT DEVELOPMENT CO. does hereby adopt this plat as WESTWOOD ESTATES, an addition to the City of Weatherford, Parker County, Texas, and do hereby dedicate to the public's use the easements indicated hereon.

WITNESS MY HAND at Mineral Wells, Palo Pinto County, Texas, this the 15th day of OCTOBER, 1986.

Phillip J. Barnett
PHILLIP J. BARNETT
James A. Teames, Jr.
JAMES A. TEAMES, JR.

STATE OF TEXAS)
COUNTY OF PALO PINTO)

BEFORE ME, the undersigned authority, on this day personally appeared PHILLIP J. BARNETT and JAMES A. TEAMES, JR., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of October, 1986.

Sandra M. Teames
Notary Public, State of Texas

Expiration Date of Notary's commission 5/14/88

SURVEYOR'S CERTIFICATE

This is to certify that I, B.F. Rivers, Registered Public Surveyor No. 2190, State of Texas, have compiled this plat from an on-the-ground survey, and that all lot corners shall be properly marked on-the-ground, and this plat correctly represents that survey.

B.F. Rivers
Public Surveyor
Texas Registration No. 2190

APPROVED BY: CITY COMMISSION OF
CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

DATE: 12-10-86
Sherry Stinson Mayor
Earl King Member
Carl Berglund Member

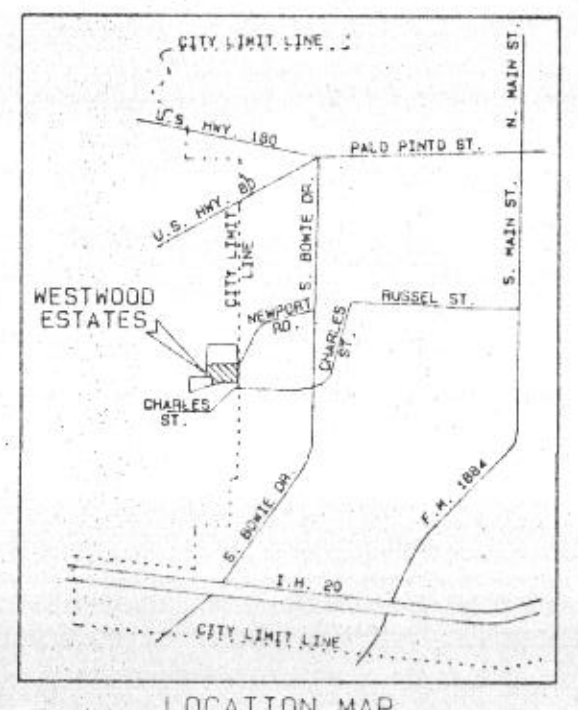
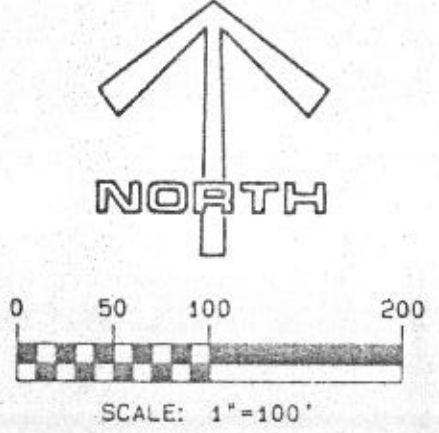


137819
PCA 601
RECEIVED AND FILED
FOR RECORD
10:21 O'Clock A.M.
FEB 05 1987

CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By CR Deputy

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
RECORDED FEB 05 1987

Carrie Reed
County Clerk, Parker County, Tex.



LINE TABLE

LABEL	BEARING	DISTANCE
T3	S 70° 16' 46" E	28.46
T4	S 89° 59' 07" E	8.17
T5	S 00° 00' 00" E	34.5
T7	S 70° 16' 46" E	28.46
T9	N 56° 19' 12" E	37.49
T10	N 69° 31' 02" W	38.65
T11	S 70° 16' 46" E	28.46
T12	S 89° 59' 07" E	9.94
T13	S 70° 16' 46" E	28.46
T14	N 86° 06' 36" W	75.70
T16	S 69° 31' 02" E	38.65
T17	S 69° 31' 02" E	38.65
T18	S 00° 00' 00" E	55.5
T19	S 89° 59' 07" E	41.31
T20	S 69° 31' 02" E	11.72
T21	S 69° 31' 02" E	26.93
T22	S 89° 59' 07" E	15.01
T23	N 72° 56' 21" E	10.33

CURVE TABLE

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	TAN. LENGTH
C1	350	12° 22' 26"	75.59	37.94
C2	350	04° 37' 34"	28.26	14.14
C3	300	04° 07' 41"	21.61	10.81
C4	300	12° 52' 19"	67.4	33.84
C5	64.5	06° 38' 54"	7.48	3.75
C6	64.5	37° 20' 41"	42.04	21.80
C7	64.5	33° 16' 04"	37.45	19.27
C8	64.5	13° 10' 38"	14.83	7.45
C9	14.5	90° 00' 53"	22.78	14.5
C10	350	17° 00' 00"	103.85	52.31
C11	300	17° 00' 00"	89.01	44.84
C12	64.5	90° 00' 53"	101.33	64.52
C14	300	17° 00' 00"	89.01	44.84
C15	350	17° 00' 00"	103.85	52.31
C16	300	17° 00' 00"	89.01	44.84
C17	350	17° 00' 00"	103.85	52.31
C18	14.5	90° 00' 53"	22.78	14.5
C21	350	04° 33' 19"	27.83	13.92
C22	350	12° 26' 41"	76.02	38.16
C23	300	14° 33' 40"	76.24	38.33
C24	350	12° 04' 04"	73.72	37.00
C25	350	04° 55' 56"	30.13	15.07
C26	300	02° 26' 20"	12.77	6.39
C27	300	17° 00' 00"	89.01	44.84
C28	350	17° 00' 00"	103.85	52.31
C29	64.5	90° 00' 53"	101.33	64.52
C30	300	05° 29' 17"	28.74	14.38
C31	300	11° 30' 43"	60.28	30.24
C32	350	07° 32' 08"	46.03	23.05
C33	350	09° 27' 52"	57.81	28.97
C34	300	12° 33' 46"	65.78	33.02

PREPARED BY-
BARNETT TEAMES & ASSOCIATES, INC.
CONSULTING ENGINEERS--PLANNERS--DESIGNERS
P.O. BOX 1485 MINERAL WELLS, TEXAS 76067
817/325-9417

EASEMENT REQUIREMENTS:
Along the rear of all outside lots there shall be a ten foot utility and drainage easement. A five foot utility and drainage easement shall be in all lots adjacent to another lot located along that adjacent lot line.

BUILDING LINE:
The front of all lots shall have a 25 foot building line and the corner lots shall have a 20 foot building line.

FINAL PLAT
OF
LOTS 1 THRU 43, BLOCK ONE
WESTWOOD ESTATES
CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS