

**FIELD NOTES**

FIELD NOTES of a 1.652 acre (71,959.20 sq. ft.) tract of land being a part of R. Inman Survey, Abstract 725, Parker County, Texas and being more fully described by metes and bounds as follows:

**BEGINNING** at a found 3/8" steel rod, said point being the NE corner of Lot 1, Block 1, Austin Plaza Phase III, an addition in the City of Weatherford, Parker County, Texas according to plat recorded in Plat Cabinet B, Slide 35, Plat Records, Parker County, Texas; said point also being North, 582.17 ft., West, 2129.6 ft., N 89 deg. 26 min. 12 sec. W, 496.79 ft. and N 01 deg. 14 min. 32 sec. E, 153.75 ft. from the NE corner of the south 1/2 of the Elsberry Miller Survey, Abstract 873;

**THENCE** N 85 deg. 34 min. 49 sec. W, 229.80 ft. to a found 3/8" 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 03 deg. 44 min. 33 sec. E, 130.61 ft., a distance of 130.66 ft. to a set 3/8" steel pin for a corner;

**THENCE** N 06 deg. 36 min. 47 sec. E, with the EBL of said Texas Drive, 28.21 ft. to a set 3/8" steel pin for a corner; said point being the PC of a Curve to the Right;

**THENCE** with the EBL of said Texas Drive and with the above mentioned Curve to the Right, said curve having the following datum: Radius 623.82 ft., Chord N 14 deg. 06 min. 08 sec. E, 162.62 ft., a distance of 163.08 ft. to a point in the SBL of that tract of land deeded by Sunbelt Savings and Loan Association to Merchants and Farmers State Bank, as recorded in Book 1304, Page 1200, Deed Records, Parker County, Texas, for a corner;

**THENCE** with the SBL of the above mentioned tract of land deeded to Merchants and Farmers State Bank, the following calls:

S 57 deg. 33 min. 41 sec. E, 35.59 ft. to a point;  
 N 78 deg. 47 min. 56 sec. E, 60.22 ft. to a point;  
 N 23 deg. 32 min. E, 38.0 ft. to a point;  
 N 53 deg. 09 min. E, 42.56 ft. to a point;  
 S 35 deg. 36 min. 41 sec. E, 79.61 ft. to a point for a corner;

**THENCE** S 01 deg. 14 min. 32 sec. W, passing a set 3/8" steel pin at 20.8 ft. and continuing, a total distance of 322.11 ft. to the point of beginning and containing 1.652 acres of land, more or less.

**DEDICATION**

THE STATE OF TEXAS :  
 COUNTY OF PARKER :

WHEREAS, I, T.D. TERRY, sole owner of the above described 1.652 acre tract of land, being a part of the R. Inman Survey, Abstract 725, do hereby adopt the foregoing plat to be known as **LOTS 2 AND 3, BLOCK 1, AUSTIN PLAZA PHASE III**, an addition in the City of Weatherford, Parker County, Texas, being located 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.

That, I, T.D. Terry, do 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.

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 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 21st day of June, 1995.



Cathy L. Owen  
 Notary Public, State of Texas  
 Print Name: Cathy L. Owen  
 Commission Expires: 1-19-97

THE STATE OF TEXAS :  
 COUNTY OF PARKER :

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.

none

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(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 \_\_\_ day of \_\_\_, 1995.

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

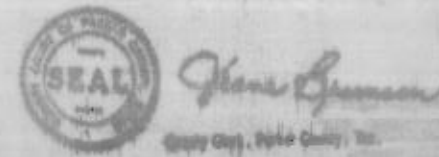
Betty Ferris  
 Deputy City Secretary, City of Weatherford, Texas

6-21-95  
 Date

**LOTS 2 AND 3, BLOCK - 1  
 AUSTIN PLAZA PHASE III  
 BEING A PART OF THE R. INMAN SUR.  
 AB.- 725.  
 CITY OF WEATHERFORD, PARKER COUNTY  
 TEXAS.**

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 JUN 21 1995



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

Tommie Hughes  
 Registered Professional Land Surveyor

Date June 8, 1995 No. 16,554

This property appears to be at a higher elevation than the west limit of the detailed study made by FEMA as shown on Table 3 and Panel 12P in the Flood Insurance Study booklet dated September 14, 1990 (re: Community No. 480522) in regards to the City of Weatherford, Texas.

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.