

OWNERS:  
EDGAR P. CALLAWAY  
AND WIFE  
CHARLIE J. CALLAWAY  
WARRANTY DEED  
VOLUME 714, PAGE 397  
D.R.P.C.T.

LOT 3, BLOCK 3  
LEAH SEE ADDITION  
CABINET "A" SLIDE 523  
P.R.P.C.T.

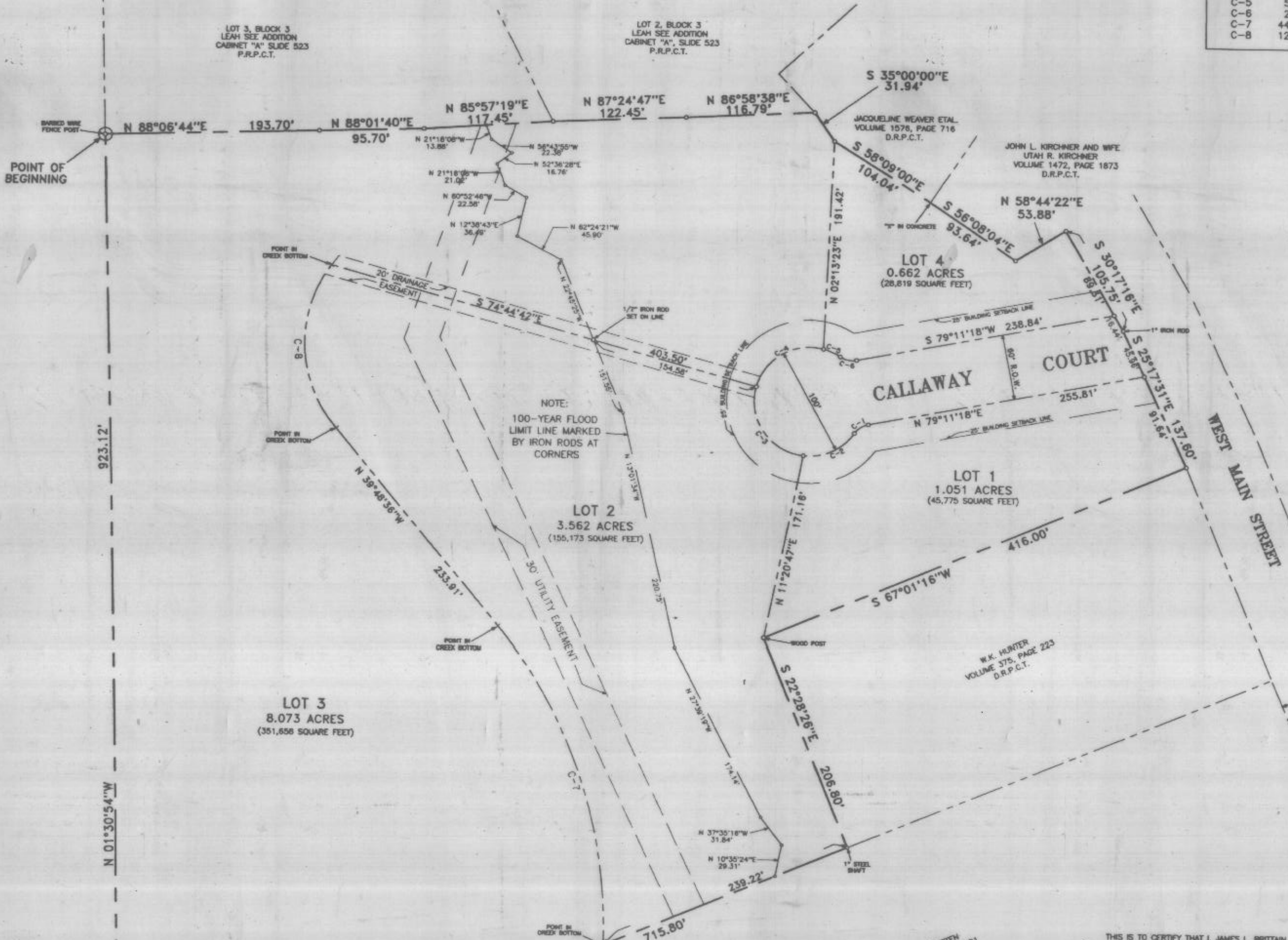
LOT 2, BLOCK 3  
LEAH SEE ADDITION  
CABINET "A" SLIDE 523  
P.R.P.C.T.

NOTE: ALL PROPERTY CORNERS ARE 1/2" IRON  
RODS, UNLESS OTHERWISE SPECIFIED.

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	20.00'	8.16'	15.50'	44°24'55"	286°28'44"	15.12'	S 56°58'50"W
C-2	50.00'	29.53'	53.35'	61°08'18"	114°35'30"	50.86'	S 65°20'31"W
C-3	50.00'	58.90'	86.69'	99°20'39"	114°35'30"	76.24'	N 34°25'02"W
C-4	50.00'	49.25'	77.79'	89°08'23"	114°35'30"	70.18'	N 59°49'23"E
C-5	50.00'	8.46'	16.76'	19°12'32"	114°35'30"	16.68'	S 66°00'03"E
C-6	20.00'	8.16'	15.50'	44°24'55"	286°28'44"	15.12'	S 78°36'15"E
C-7	440.00'	164.62'	315.05'	41°01'32"	13°01'18"	308.37'	N 19°17'50"W
C-8	120.00'	96.33'	162.34'	77°30'38"	47°44'47"	150.24'	N 02°09'05"W

**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
(817) 926-0211 - METRO 429-5112  
P.O. BOX 11374 - 3906 SOUTH FREWAY  
FORT WORTH, TEXAS 76110



PC B169  
301966  
RECEIVED AND FILED  
FOR RECORD  
12-65 O'Clock P.M.  
OCT 22 1995  
Jeane Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By Pamela Lott, Deputy

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that the instrument was filed  
on this date and time according to the law and  
the rules of this office and that the same  
has been recorded in the public records of  
this county as shown hereon.  
OCT 22 1995  
Jeane Brunson  
County Clerk, Parker County, Texas

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, EDGAR P. CALLAWAY and wife CHARLIE J. CALLAWAY are the sole owners of a tract of land located in the LEAH SEE SURVEY, ABSTRACT NO. 805, by the deed recorded in Volume 714, Page 397 of the Deed Records of Parker County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 13.873 acres of land located in the LEAH SEE SURVEY, Abstract No. 805, Parker County, Texas, and being the same tract of land conveyed to Edgar P. Callaway and wife Charlie J. Callaway by deed at a point lying 2,088.40 feet from the Southwest corner of Lot 3, Block 3 LEAH SEE ADDITION to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 523 of the Plat Records of Parker County, Texas.

BEGINNING at a fence post at the Northwest corner of said Callaway Tract lying in the West boundary line of said LEAH SEE SURVEY and being located by deed at a point lying 2,088.40 feet from the Southwest corner of Lot 3, Block 3 LEAH SEE ADDITION to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 523 of the Plat Records of Parker County, Texas.

THENCE Along the North boundary line of said Callaway Tract being the South boundary line of Lot 2 and 3 of said Block 3 LEAH SEE ADDITION as follows:

1. N 88° 06' 44" E 193.70 feet to a 1/2" iron rod;
2. N 88° 01' 40" E 95.70 feet to a 1/2" iron rod;
3. N 85° 57' 19" E 117.45 feet to a 1/2" iron rod at the Southwest corner of Lot 2 of said Block 3;
4. N 87° 24' 47" E 122.45 feet to a 1/2" iron rod;
5. N 86° 58' 38" E 116.79 feet to a 1/2" iron rod in the Southwest boundary line of the Tract of land conveyed to Jacqueline Weaver, et al by the deed recorded in Volume 1576, Page 716 of the Deed Records of Parker County, Texas;

THENCE Along the Southwest boundary line of said Weaver Tract as follows:

1. S 30° 00' 00" E 31.94 feet to a 1/2" iron rod set;
2. S 56° 08' 04" E 104.04 feet to an "X" in concrete at the South corner of said Weaver Tract being the West corner of the Tract of land conveyed to John L. Kirchner and wife, Utah R. Kirchner by the deed recorded in Volume 1472, Page 1873 of the Deed Records of Parker County, Texas;

THENCE Along the South boundary line of said Kirchner Tract as follows:

1. S 56° 08' 04" E 93.64 feet to a 1/2" iron rod;
2. N 58° 44' 22" E 53.88 feet to a 1/2" iron rod in the Southwest right-of-way line of West Main Street (a 70 foot wide right-of-way);

THENCE Along the Southwest right-of-way line of said West Main Street, as follows:

1. S 30° 17' 16" E 105.75 feet to a 1" iron rod;
2. S 25° 17' 31" E 137.60 feet to a 1/2" iron rod at the most Easterly corner of said Callaway Tract being the North corner of the Tract of land conveyed to W. K. Hunter by the deed recorded in Volume 375, Page 223 of the Deed Records of Parker County, Texas;

THENCE S 67° 01' 16" W 416.00 feet along the Northwest boundary line of said Hunter Tract to a wooden fence post at the West corner thereof;

THENCE S 22° 28' 28" E 206.80 feet along the Southwest boundary line of said Hunter Tract to a 1" steel nail at the South corner thereof lying in a North boundary line of the Tract of land conveyed to Jerry D. Cotton by the deed recorded in Volume 716, Page 581 of the Deed Records of Parker County, Texas;

THENCE S 87° 09' 10" W 715.80 feet along the Southwest boundary line of said Callaway Tract to a fence post at the Southwest corner of said Callaway Tract lying in the West boundary line of the aforesaid LEAH SEE SURVEY and also lying in the East boundary line of the Tract of land conveyed to Karl D. Dwyer by the deed recorded in Volume 304, Page 111 of the Deed Records of Parker County, Texas;

THENCE N 01° 30' 54" W 923.12 feet along the West boundary line of said LEAH SEE SURVEY and the common boundary line between said Dwyer and Callaway Tracts to THE PLACE OF BEGINNING, containing 13.873 acres (604,302 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EDGAR P. CALLAWAY and wife CHARLIE J. CALLAWAY do hereby adopt this plat designating the hereinabove described property as LOTS 1 THRU 4, CALLAWAY COURT, an addition to the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Azle, Parker County, Texas, this 10th day of October 1995.

Edgar P. Callaway  
Charlie J. Callaway

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EDGAR P. CALLAWAY and wife CHARLIE J. CALLAWAY, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of October 1995.

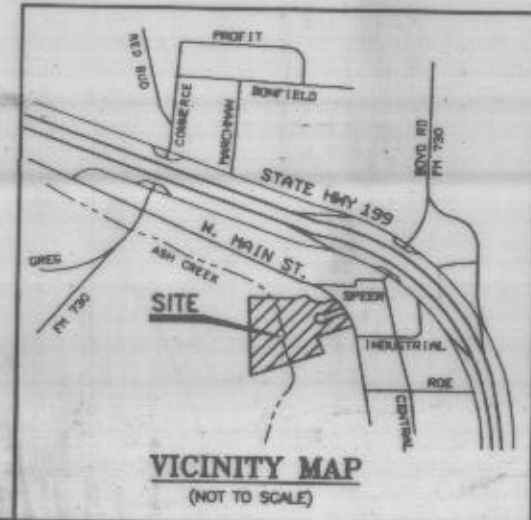
Kim Shelton  
Notary Public in and for  
the State of Texas  
My Commission Expires 11/3/2000

JERRY D. COTTON  
VOLUME 716, PAGE 581  
D.R.P.C.T.

THIS IS TO CERTIFY THAT I, JAMES L. BRITTAIN, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curves are properly marked on the ground and that this plat correctly represents that survey made by me.

James L. Brittain  
JAMES L. BRITTAIN, R.P.L.S.  
State of Texas No. 1674

PLANNING AND ZONING  
COMMISSION APPROVED: 9/5/96  
BY CHAIR PERSON: *[Signature]*  
BY SECRETARY: *[Signature]*  
CITY OF AZLE APPROVED: 9/17/96  
BY MAYOR: *[Signature]*  
BY SECRETARY: *[Signature]*



THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_

PLAT OF  
LOTS 1 THRU 4  
CALLAWAY COURT  
AN ADDITION TO THE CITY OF  
AZLE, PARKER COUNTY, TEXAS  
BEING 13.873 ACRES OF LAND, LOCATED IN THE  
LEAH SEE SURVEY, ABSTRACT NO. 805  
AZLE, PARKER COUNTY, TEXAS