

Tract 1 - FIELD NOTES of a 150.113 Acre tract of land, being a part of the Desiderio de la Cruz Survey, Abstract 223, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an iron pipe, said point being the SW corner of the R. P. Baker Survey, Abstract 156;

THENCE N 01 deg. 16 min. 24 sec. W, with the general line of a fence, 1891.6 ft. to a steel rod for a corner;

THENCE N 89 deg. 55 min. 36 sec. E, with the general line of a fence, 547.59 ft. to a steel rod for a corner;

THENCE N 0 deg. 35 min. 35 sec. W, 387.75 ft. to a steel rod for a corner on a cul-de-sac;

THENCE, with the above mentioned cul-de-sac, to the Right (50 ft. Radius) 157.08 ft. to a steel rod for a corner;

THENCE N 0 deg. 35 min. 35 sec. W, 477.31 ft. to a steel rod for a corner;

THENCE N 89 deg. 46 min. 54 sec. W, 1520.73 ft. to a steel rod for a corner, in the SEBL of a County Road;

THENCE, with the general line of a fence and with the SEBL of the above mentioned County Road, the following calls:

S 75 deg. 39 min. 25 sec. W, 69.51 ft.
S 77 deg. 44 min. 57 sec. W, 544.41 ft.
S 58 deg. 37 min. 41 sec. W, 92.17 ft.
S 37 deg. 39 min. 42 sec. W, 236.5 ft.
S 41 deg. 39 min. 46 sec. W, 584.71 ft. to a steel rod for a corner;

THENCE S 01 deg. 32 min. 42 sec. E, 2085.96 ft. to a steel rod for a corner;

THENCE, with the general line of a fence, the following calls:

N 89 deg. 51 min. 41 sec. E, 290.41 ft.
N 89 deg. 56 min. 29 sec. E, 293.81 ft.
N 89 deg. 40 min. 23 sec. E, 835.44 ft.
N 89 deg. 51 min. 29 sec. E, 307.07 ft.
S 89 deg. 55 min. 48 sec. E, 243.22 ft.
N 89 deg. 35 min. 01 sec. E, 232.44 ft. to the place of beginning and containing 150.113 Acres of land, more or less.

Tract 2 - FIELD NOTES of a 0.95 Acre tract of land, being a part of the Sarah Monk Survey, Abstract 906, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a point, said point being South 7.22 ft. and West 1911.96 ft. from the SW corner of the R. P. Baker Survey, Abstract 156;

THENCE S 0 deg. 6 min. 41 sec. E, 517.63 ft. to an iron rod for a corner;

THENCE S 89 deg. 18 min. 0 sec. W, 80 ft. to an iron rod for a corner;

THENCE N 0 deg. 6 min. 41 sec. W, 518.41 ft. to an iron rod for a corner;

THENCE N 89 deg. 51 min. 42 sec. E, 80 ft. to the place of beginning and containing 0.95 Acres of land, more or less.

Tract 3 - FIELD NOTES of a 0.69 Acre tract of land, being a part of Block 1, Larger Sub-division of the Sarah Monk Survey, Abstract 906, Parker County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a steel rod, said point being S 89 deg. 35 min. 01 sec. W, 232.19 ft. from the SW corner of the R. P. Baker Survey, Abstract 156;

THENCE N 89 deg. 35 min. 01 sec. E, 70 ft. to a steel rod for a corner;

THENCE S 00 deg. 58 min. 38 sec. E, 391.86 ft. to a steel rod for a corner;

THENCE S 30 deg. 57 min. 23 sec. E, 17.68 ft. to a steel rod for a corner in the NWBL of Dickey Road;

THENCE S 61 deg. 05 min. W, with the NWBL of the above mentioned Dickey Road, 89.23 ft. to a steel rod for a corner;

THENCE N 00 deg. 58 min. 38 sec. W, 449.67 ft. to the place of beginning and containing 0.69 Acres of land, more or less.

Be it understood that Tract One is not in the City Limits of Weatherford, tracts two and three are in the City Limits of Weatherford.

STATE OF TEXAS DEDICATION

COUNTY OF PARKER

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, I James E. Duncan, the owner of the above described tracts of land, do hereby adopt the foregoing plat to be known as Oakwood Estates, an addition to Parker County, Texas and do hereby dedicate to the public use forever the streets, and easements shown thereon.

IN WITNESS THEREOF THIS DEDICATION IS EXECUTED

this the 30th day of JUNE, 1978

James E. Duncan

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 James E. Duncan, known to me to be the person whose name is subscribed to on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th day of JUNE, 1978

James E. Duncan
Notary Public

STATE OF TEXAS

COUNTY OF PARKER

the undersigned, as lien holders on the acreage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.

William L. Lee, Jr.
William L. Lee, Jr.

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 William L. Lee, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st day of JULY, 1978

Paula Davis
Notary Public

CITY OF WEATHERFORD
CHAIRMAN OF PLANNING AND ZONING BOARD
PARKER COUNTY, TEXAS

Paul Phillips

CITY COMMISSION OF WEATHERFORD
PARKER COUNTY, TEXAS

Approved this the 30th day of June, 1978

ACCEPTED

BY: *Stan Hunt* *Robert Hall*

Jack R. Edison *Jimmy Humphill*

Attest: *Bernice Wood*

APPROVED BY THE PARKER COUNTY COMMISSIONERS this the 30th day of June, 1978

ACCEPTED

BY: *James Sidwell*
County Judge

Chandler Sanders

Waymon Wright
L. J. McLaughlin

HUGHES AND ASSOCIATES
LAND SURVEYING
CIVIL ENGINEERING
LAND PLANNING
131 W. CHURCH STREET - WEATHERFORD, TEXAS
OFFICE 594-5374 HOME 594-2165

James Sidwell certify that this map was prepared from field notes of an actual survey made by me or under my supervision and to the best of my knowledge and belief represents said survey.

Date JUNE 1978 No. 7518