

VICINITY MAP

DEVELOPER:
Jack and Irene McKinster
1010 Austin Court
Weatherford, TX 76086
(817) 594-5751

399642
B-527

AUSTIN COURT
(50' ROW)

LOT 1-R AND LOT 18-R, AUSTIN HEIGHTS ADDITION, A REPLAT OF LOT 1, AUSTIN HEIGHTS, PHASE FIVE AND LOT 18, BLOCK 2, AUSTIN HEIGHTS, PHASE THREE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER
The undersigned, as lien holder on the garage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared _____ to me by the person whose name is subscribed to above and foregoing instrument, and acknowledged me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2000.
Notary Public in and for the State of Texas

Doc 00399642 Bk OR Vol 1891 Pg 1560

Plat C. B-527

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 06, 2000 at 10:28

Document Number: 00399642
Amount: .00

By: Bonnie Harris

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.

Oct 06, 2000

Jeanne Brusson, County Clerk
Parker County

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JACK MCKINSTER AND IRENE MCKINSTER being the sole owners of Lot 18, Block 2, AUSTIN HEIGHTS, PHASE THREE ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 151, Plat Records, Parker County, Texas and O. W. Wood being the sole owner of Lot 1, AUSTIN HEIGHTS, PHASE FIVE, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 297, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east line of Roberts Bend at the northwest corner of said Lot 1, said iron being the northwest corner of said Austin Heights, Phase Five and the south, 80.0 feet from the intersection of the south right of way line of Austin Court and the east right of way line of said Roberts Bend;
THENCE S 89°27'07" E, with the north line of said Austin Heights, Phase Five and the south line of said Austin Heights, Phase Three Addition, 99.99 feet to an iron rod found at the southwest corner of said Lot 18;
THENCE N 00°05'18" E, 80.0 feet to the northwest corner of said Lot 18 in the south right of way line of said Austin Court;
THENCE S 89°54'45" E, with the south line of said Austin Court, 50.0 feet to an iron rod set;
THENCE S 00°05'15" W, with the east line of said Lot 18, 80.0 feet to an iron rod found at the southeast corner of said Lot 18;
THENCE S 89°54'45" E, 30.49 feet to an iron rod found at the northeast corner of said Lot 1;
THENCE S 16°34'42" E, with the east line of said Lot 1, 49.59 feet to an iron rod found at the southeast corner of said Lot 1;
THENCE S 73°25'18" W, with the south line of said Lot 1, 203.07 feet to an iron rod set in the east line of said Roberts Bend;
THENCE North, with the east line of said Roberts Bend, 106.55 feet to the POINT OF BEGINNING and containing 0.427 acres (18618 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JACK MCKINSTER AND IRENE MCKINSTER do hereby adopt this plat designating the hereinabove described real property as LOT 1-R AND LOT 18-R, AUSTIN HEIGHTS ADDITION, A REPLAT OF LOT 1, AUSTIN HEIGHTS, PHASE FIVE AND LOT 18, BLOCK 2, AUSTIN HEIGHTS, PHASE THREE ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Texas this 24th day of August, 2000.
Jack McKinster
Irene McKinster
O. W. Wood

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared JACK MCKINSTER known to me by 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 consideration expressed and in the capacity therein stated.

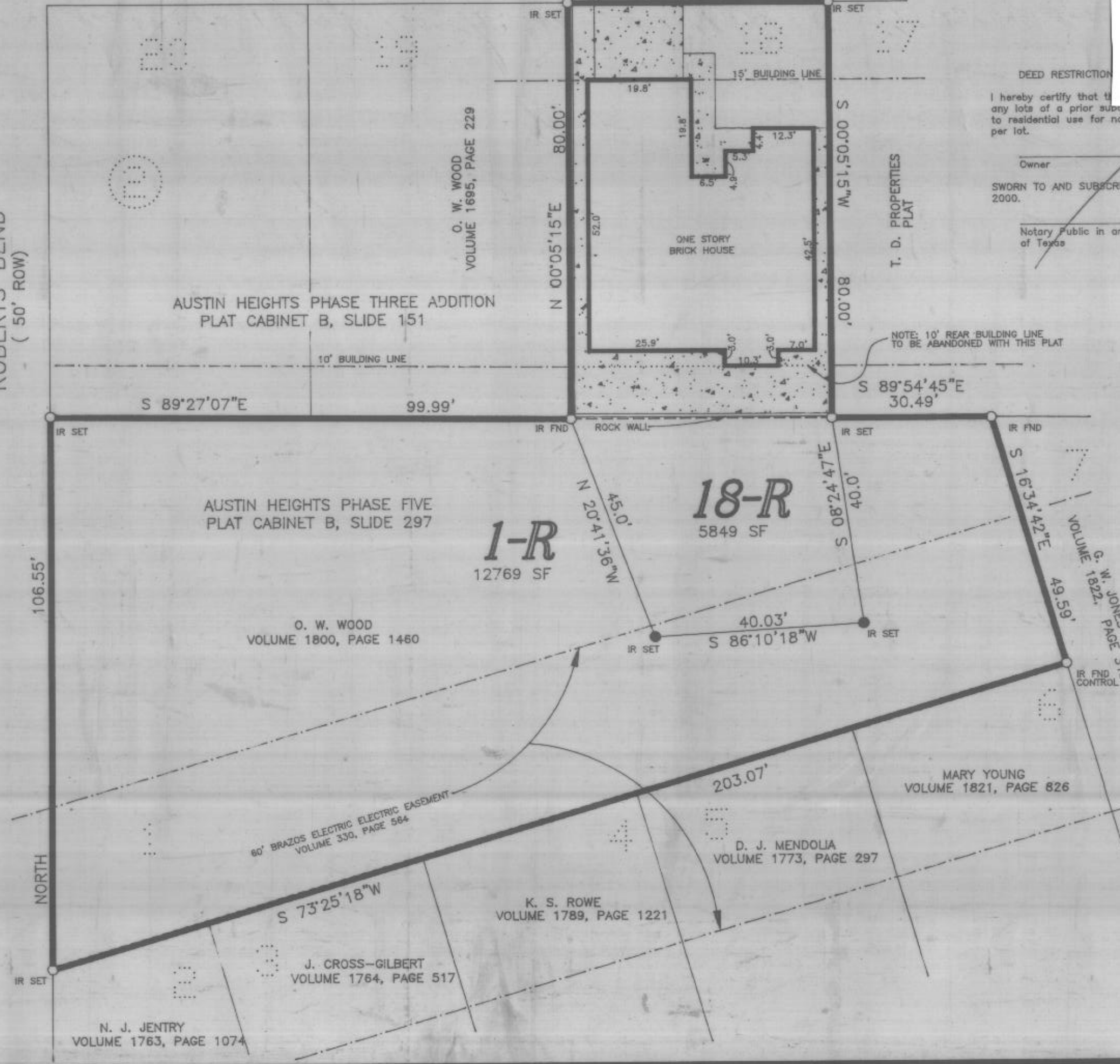
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of August, 2000.
Bilueca Stokes
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Irene McKinster known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of August, 2000.
Bilueca Stokes
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared O. W. Wood known to me by 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of August, 2000.
Bilueca Stokes
Notary Public in and for the State of Texas



DEED RESTRICTION
I hereby certify that if any lots of a prior subdivision intended by deed restriction to residential use for not more than two residential units per lot.

Owner _____
SWORN TO AND SUBSCRIBED before me this _____ day of _____, 2000.
Notary Public in and for the State of Texas

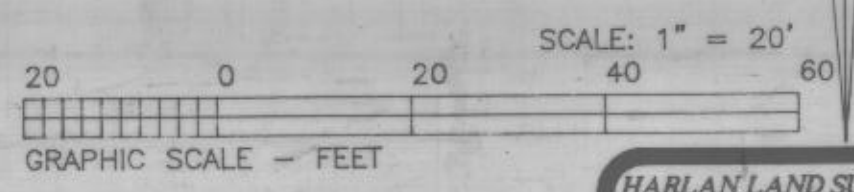
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074 8-4-2000



CITY APPROVAL STATEMENT
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 VARIATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.
DATE: September 28, 2000
CITY SECRETARY: BETTIE FARRIN



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833