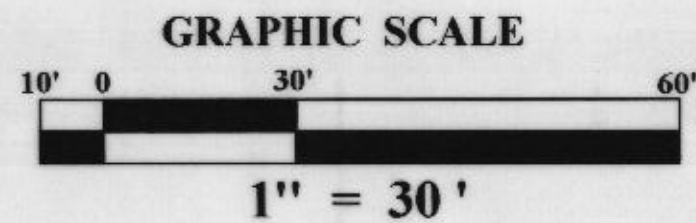
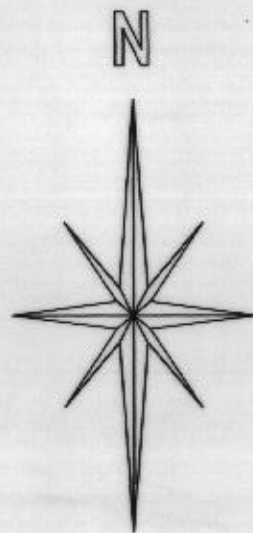


Plat Cab. B Slide 672

DEVELOPER - James Scott  
1639 Roberts Bend  
WEATHERFORD, TEXAS.  
817- 596 - 3528

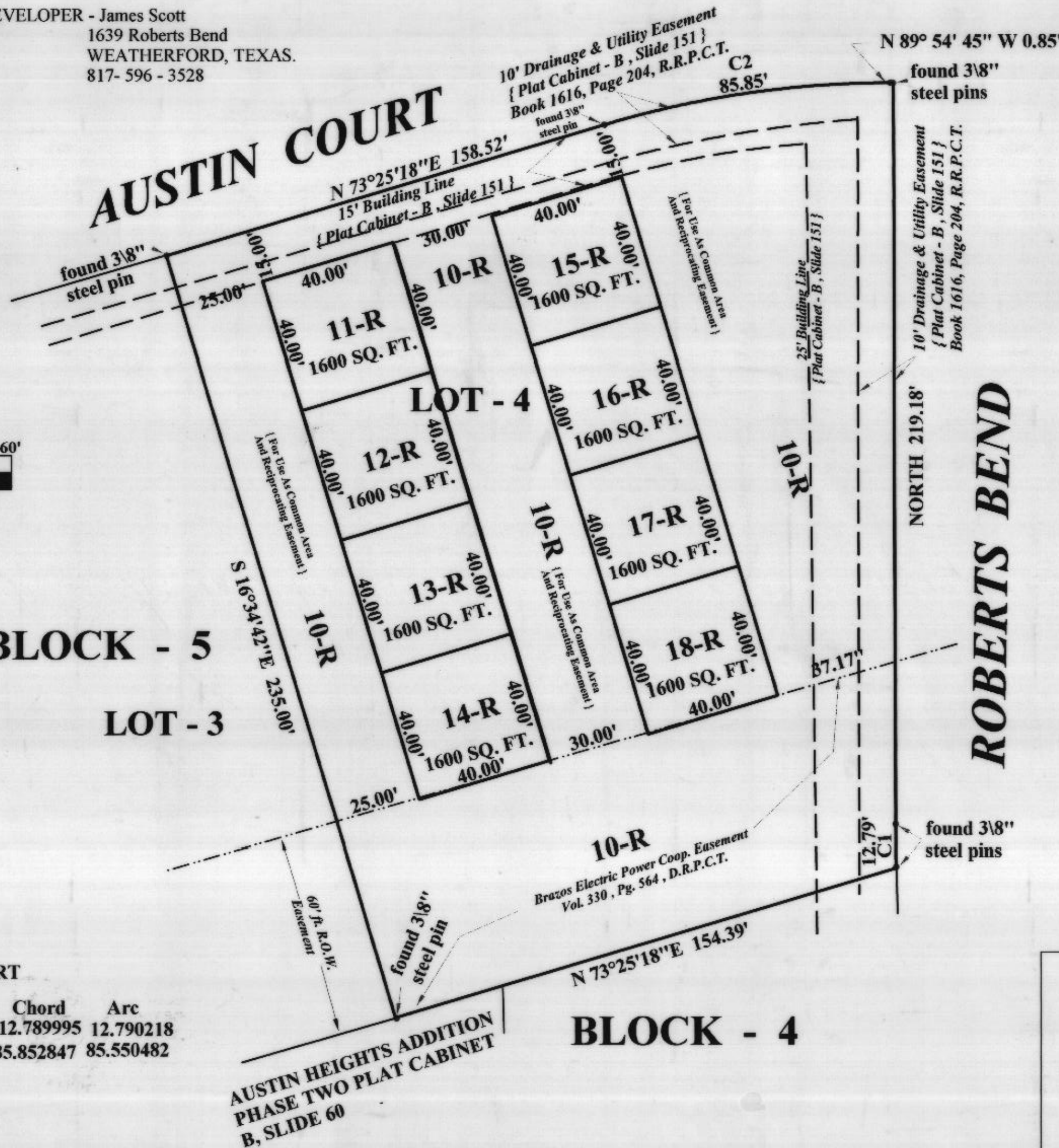


# AUSTIN COURT

**BLOCK - 5**  
**LOT - 3**

**BLOCK - 4**  
**LOT - 4**

**ROBERTS BEND**



**CURVE CHART**

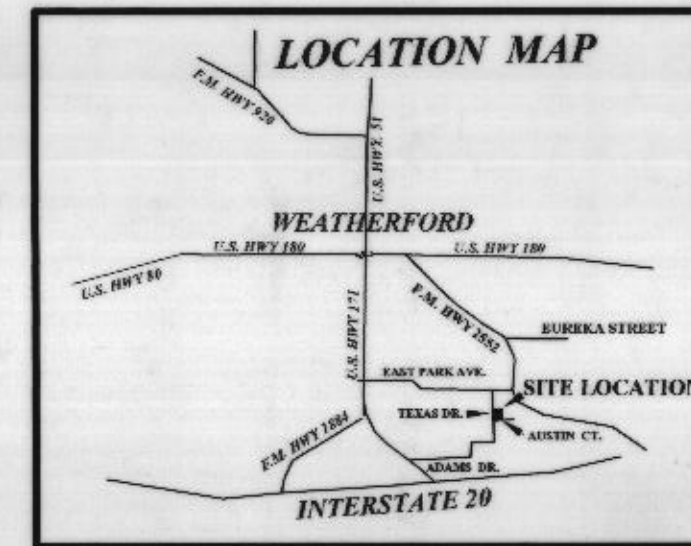
| Curve | Radius     | Chord Bearing | Chord     | Arc       |
|-------|------------|---------------|-----------|-----------|
| 1     | 625.015503 | N 0°32'13" W  | 12.789995 | 12.790218 |
| 2     | 295.141785 | S 81°45'09" W | 85.852847 | 85.550482 |

NOTE: The division lines between Lots 11-R thru 14-R as well as 15-R thru 18-R are intended to follow the center of the walls that separate the units that exist on said tracts.

**LOTS - 10-R THRU 18-R BLOCK 5, AUSTIN HEIGHTS ADDITION PHASE THREE BEING A REPLAT OF LOT 4, BLOCK 5, AUSTIN HEIGHTS ADDITION PHASE THREE IN THE CITY OF WEATHERFORD ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 151, P.R.P.C.T., PARKER COUNTY, TEXAS.**

\*\*\*\* THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.

NO. 480522 0005 C  
DATE: SEPT. 14, 1990



NOTE: FOR FILING AND RECORDING OF PUBLIC RECORDS

|          |    |      |     |
|----------|----|------|-----|
| Doc      | Bk | Vol  | Pg  |
| 00439560 | OR | 1993 | 288 |

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Mar 01, 2002 at 01:18P  
Document Number: 00439560  
Amount: .00  
By: Sherry Jackson

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 herein by me.  
Mar 01, 2002  
Cab B Slide 672  
JERNE BRANSON, COUNTY CLERK  
PARKER COUNTY

**Special Notes**

All Building Set Back Lines Shall Conform To Current Zoning Ordinances Of The City Of Weatherford, Parker County, Texas.  
All Drainage and Utility Setback Lines Shall Conform To Current Zoning Ordinances Of The City Of Weatherford, Parker County, Texas.

NOTE: There shall be provided at the intersection of all public streets, 25' visibility triangle as required by section 8.7 of the Subdivision Ordinance of the City of Weatherford.

Any development upon any lot parcel, tract or replat of Lots 10-R through 18-R, Block 5 Austin Heights Phase III Addition, is subject to all subdivision regulations of the City of Weatherford including, but not limited to, to provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and appurtenances.

**TOMMIE HUGHES AND ASSOCIATES P.C.**  
Registered Professional Land Surveyors  
1414 South Main Street, Weatherford, Texas 76086  
(817)594-5374 or (817)596-0212



I, Tommie Hughes, Jr. certify that this map was prepared from field notes of an actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date 12-4 - 2001 No. 18,280