

304856

Plat Cabinet B-182

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and has duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED DEC 13 1996



Jeane Brunson
County Clerk, Parker County, Texas

RECEIVED AND FILED FOR RECORD
1:20 O'Clock P.M.
13

DEC 18 1996

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By A. Brooks Deputy

DEDICATION

STATE OF TEXAS :
COUNTY OF TEXAS :

WHEREAS, I, T.D. Terry, owner of BLOCK 1, AUSTIN HEIGHTS PHASE THREE ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to plat recorded in Plat Cabinet B, Slide 151, Plat Records, Parker County, Texas, DO HEREBY adopt the foregoing plat to be known as

LOTS 1 through 4, BLOCK 1

AUSTIN HEIGHTS PHASE THREE ADDITION

being a replat of said Block 1, 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, AND

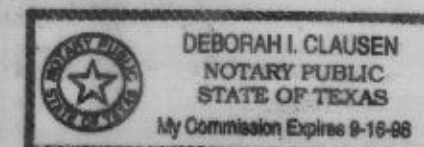
DO HEREBY waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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 THE 19th DAY OF December, 1996.



Deborah I. Clausen
Notary Public, State of Texas

Print Name: Deborah I. Clausen

Commission Expires: 9-16-98

THE STATE OF TEXAS :
COUNTY OF PARKER :

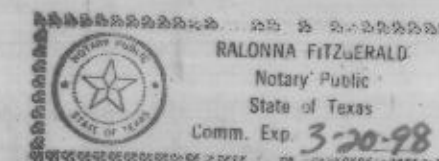
The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

ELDER NATIONAL BANK OF WEATHERFORD
MB
Elder, V.P.

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 MIKE RIGBY, E.V.P. 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 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 13th DAY OF DECEMBER, 1996.



Malonna Fitzgerald
Notary Public, State of Texas

Print Name: Malonna Fitzgerald

Commission Expires: 3-20-98

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, 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.

Bettye Farris
Bettye Farris

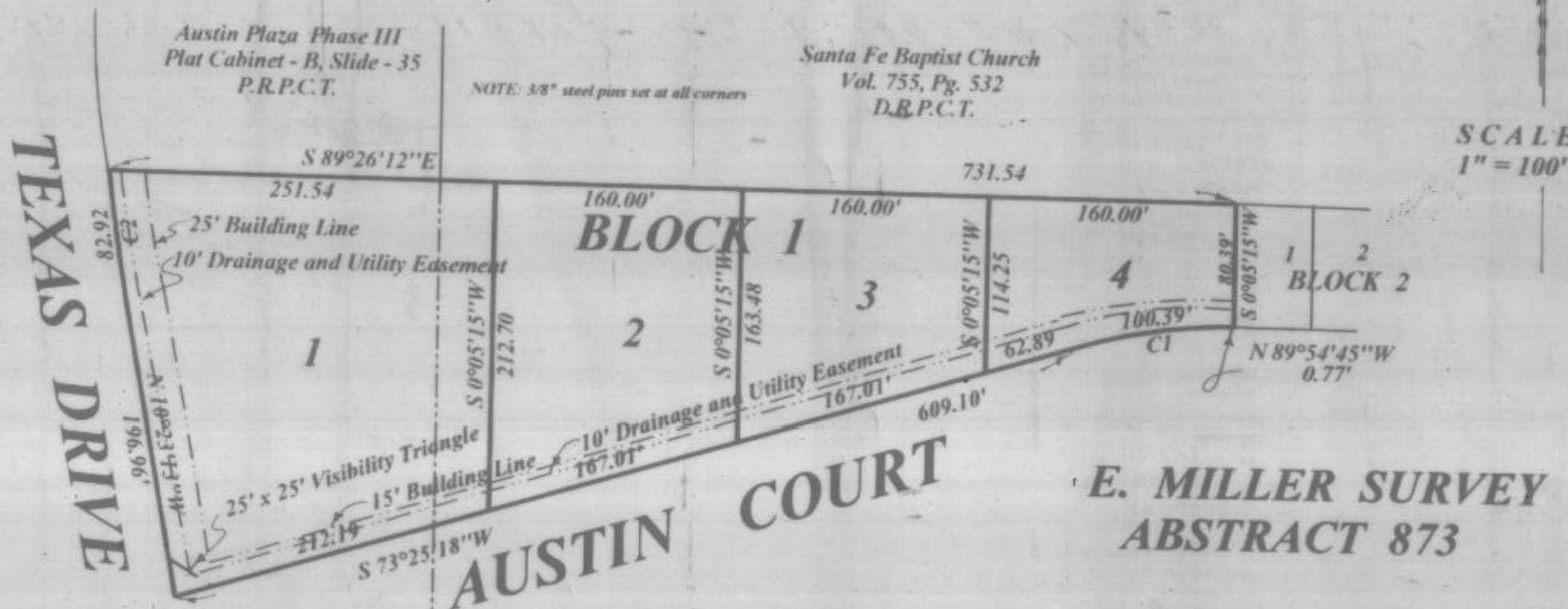
City Secretary, City of Weatherford, Texas

12/13/96
Date

OWNER / DEVELOPER:
T.D. Terry
905 Overton Drive
Weatherford, Texas 76086

ACREAGE CHART	ACRES	SQUARE FEET
LOT - 1	1.298	56534.918
LOT - 2	0.691	30093.249
LOT - 3	0.510	22217.451
LOT - 4	0.341	14859.117

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	16°39'56"	345.14	100.39	50.55	100.04	S 81°45'17" W
2	3°40'53"	1290.57	82.92	41.48	82.91	N 08°32'47" W



R. INMAN SURVEY
ABSTRACT 725

REPLAT OF
BLOCK 1,
AUSTIN HEIGHTS PHASE THREE ADDITION,
an addition in the City of Weatherford, Parker County,
Texas according to plat recorded in Plat Cabinet B,
Slide 151, Plat Records, 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

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 shown on this document have actually been surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

TOMMIE HUGHES AND ASSOCIATES

Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5372 or 596-9242 Home 613-1164

I certify that this map was prepared from a true and correct 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 encumbrances or provisions other than those shown on the plat.

Date December 12, 1996 No. 17,122

