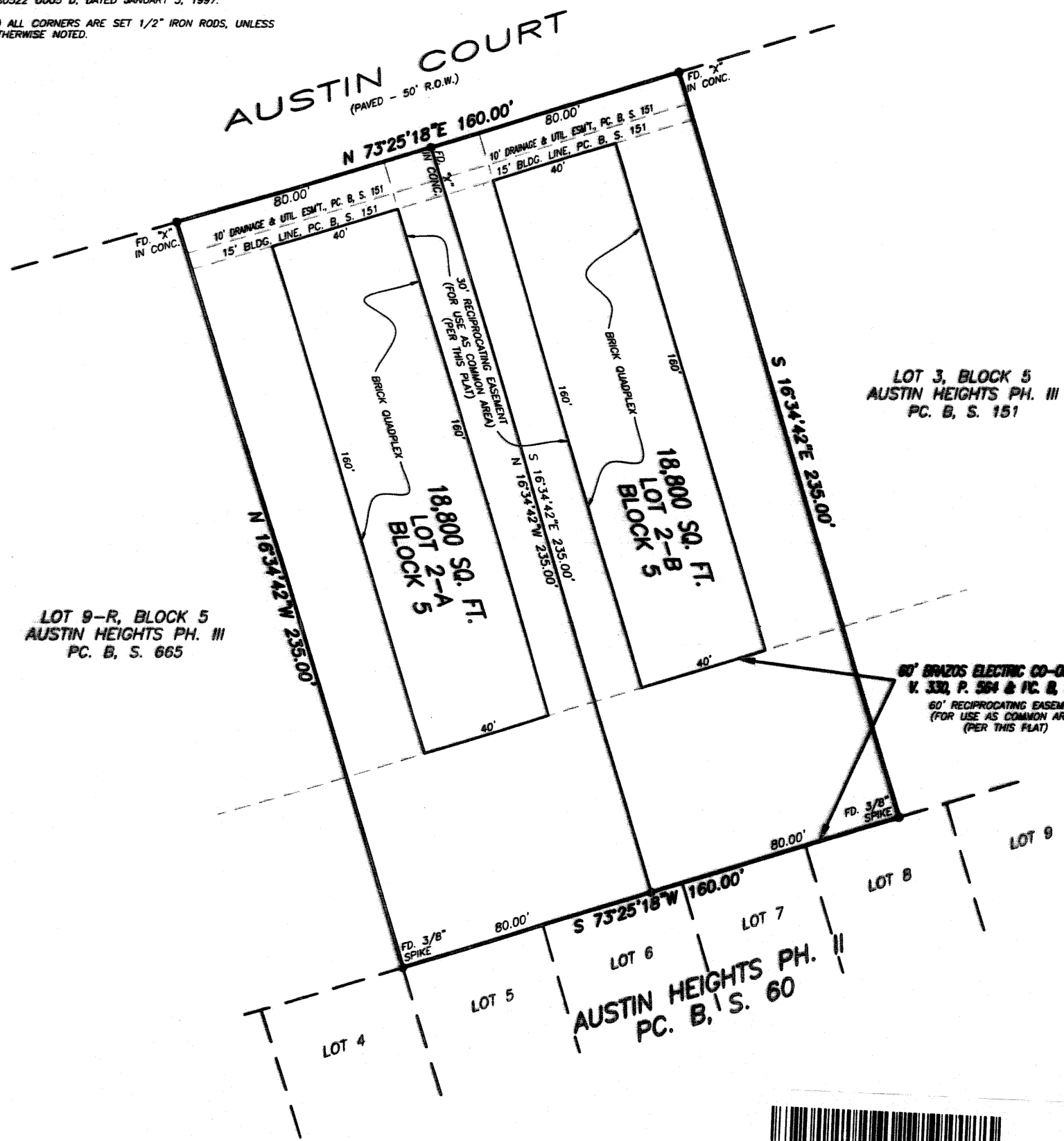


NOTES:
 1) THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO F.L.R.M. COMMUNITY PANEL NO. 480322 DATED JANUARY 3, 1997.
 2) ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

C-395

Doc# 592324
 Book 2424 Page 400



STATE OF TEXAS

COUNTY OF PARKER Harris

WHEREAS, TERESA F. LAFUZE, being the sole owner of a 0.863 acres tract of land known as all of Lot 2, Block 5, AUSTIN HEIGHTS, PHASE III, 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; being all of that certain tract described in Volume 2332, Page 1118, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found "X" in concrete in the south right of way line of Austin Court (a paved surface) at the northeast corner Lot 9-R, Block 5, AUSTIN HEIGHTS, PHASE III, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 665, Plat Records, Parker County, Texas, same being the northwest corner of said Lot 2, for the northwest and beginning corner of this tract.

THENCE N 73°25'18" E along the south right of way line of said Austin Court and the north line of said Lot 2, at 80.00 feet pass a found "X" in concrete, continuing for a total distance of 160.00 feet to a found "X" in concrete at the northwest corner of Lot 3, Block 5, (P.C. B, S. 151, P.R.P.C.T.) same being the northeast corner of said Lot 2, for the northeast corner of this tract.

THENCE S 16°34'42" E 235.00 feet along the west line of said Lot 3, Block 5, and the east line of said Lot 2, to a found 3/8" spike in the north line of AUSTIN HEIGHTS, PHASE III, according to the plat recorded in Plat Cabinet B, Slide 60, (P.R.P.C.T.), at the southeast corner of said Lot 2, for the southeast corner of this tract.

THENCE S 73°25'18" W 160.00 feet along the north line of said AUSTIN HEIGHTS, PHASE II and the south line of said Lot 2, to a found 3/8" spike at the southwest corner of said Lot 2, for the southwest corner of this tract.

THENCE N 16°34'42" W 235.00 feet along the east line of said Lot 9-R and the west line of said Lot 2 to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERESA F. LAFUZE (OWNER), does hereby adopt this plat designating the herein above described real property as LOT 2-A & LOT 2-B, BLOCK 5, AUSTIN HEIGHTS, PHASE III, TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

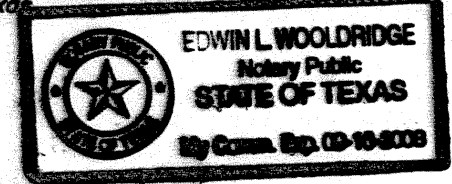
WITNESS my hand at Houston, Parker County, Texas this the 31 day of Mar, 2006.
 Teresa E. Lafuze

STATE OF TEXAS

COUNTY OF PARKER Harris

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 31 day of Mar, 2006.
 Notary Public in and for the State of Texas



STATE OF TEXAS

COUNTY OF PARKER

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

N/A
 Title

STATEMENT ACKNOWLEDGING EASEMENTS:

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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:

There shall be provided at the intersections of all public streets, visibility triangles as required by Section B.7 of the Subdivision Ordinance of the City.

SPECIAL NOTICE:

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY:

Brad Palmer
 SIGNATURE OF CHAIRPERSON

PLANNING AND ZONING BOARD
 CITY OF WEATHERFORD, TEXAS

4-5-06
 DATE OF RECOMMENDATION

APPROVED BY:

Carl M. Jason
 SIGNATURE OF MAYOR

CITY COUNCIL
 CITY OF WEATHERFORD, TEXAS

4/06/06
 DATE OF APPROVAL

ATTEST:

Angela Wiska
 CITY SECRETARY

4.5.06
 DATE

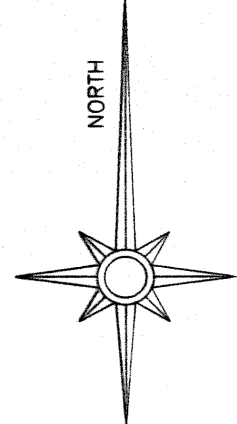
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Patrick Carter
 PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
 817-594-0400 JN060203, FEBRUARY 2006.

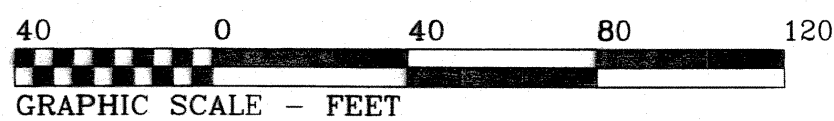
Doc# 592324 Fees: \$66.00
 04/07/2006 11:21AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS

ACCT. NO.: 10281
 SCH. DIST.: WE
 CITY: WE
 MAP NO.: H-16



OWNER:
 TERESA F. LAFUZE
 451 CLAY POINT COURT
 HOUSTON, TEXAS 77024

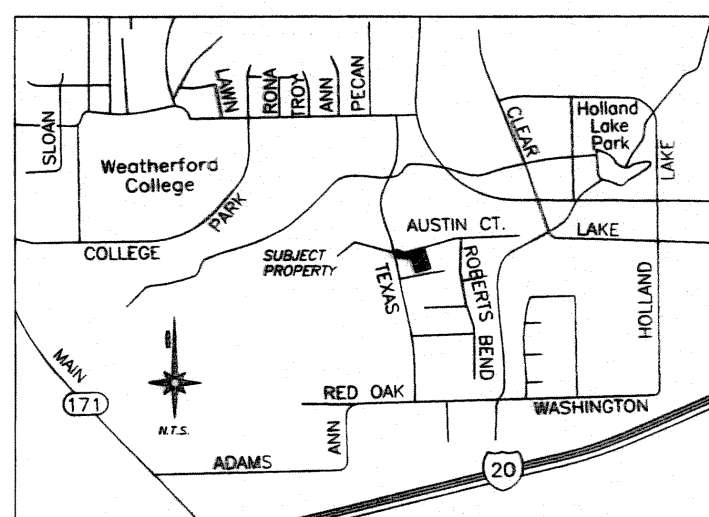
SURVEYOR:
 PATRICK CARTER, R.P.L.S.
 110 A PALO PINTO
 WEATHERFORD, TEXAS 76086
 817-594-0400



LOT SIZES:

LOT 2-A - 0.863 ACRE - 37,600 SQ. FT.

LOT 2-B - 0.863 ACRE - 37,600 SQ. FT.



LOT 2-A & LOT 2-B, BLOCK 5
 AUSTIN HEIGHTS
 PHASE III
 TO THE CITY OF WEATHERFORD
 A REPLAT OF LOT 2, BLOCK 5, AUSTIN HEIGHTS, PHASE III,
 TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
 ACCORDING TO THE PLAT RECORDED IN
 PLAT CABINET B, SLIDE 151, P.R.P.C.T.
 FEBRUARY 2006
CARTER SURVEYING & MAPPING
 110 A Palo Pinto Street
 Weatherford, TX 76086
 817-594-0400 FAX: 817-594-0403