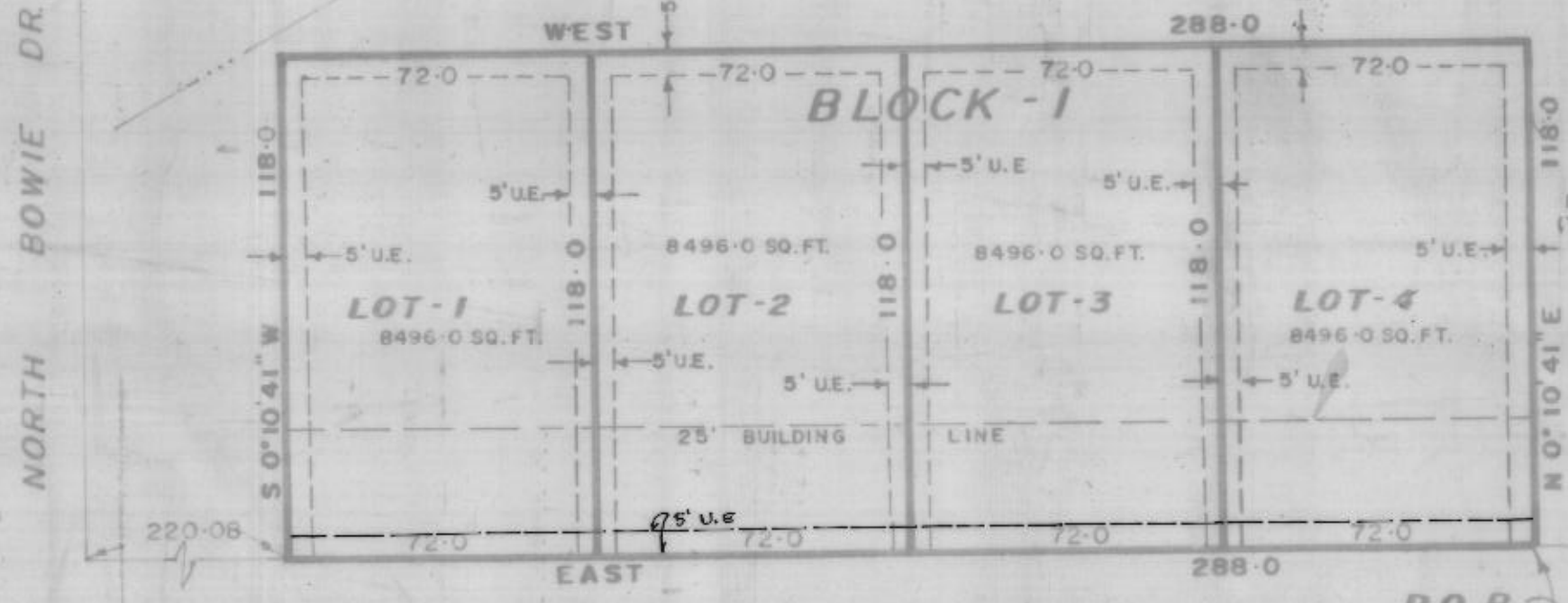


R.F. BRANNON SURVEY
ABST. 207

JAMES VEASY SURVEY
ABST. 1585

VLB TO BANKS
BOOK 1419 PG. 1470
R.R.P.C.T.



DUBOSE AND BROOKSHIRE
(TRUSTEES) TO HEINEMAN
BOOK 1444 PG 1276
R.R.P.C.T.

SPRING STREET P.O.B.

NOTE: 3/8" INCH STEEL PINS ARE SET AT ALL PROPERTY CORNERS OF BANKS SUBDIVISION

NOTE: BEARINGS ARE CORRELATED WITH THE SOUTH LINE OF THE DEED FROM VLB TO BANKS BOOK 1419-PG 1470 R.R.P.C.T.

BANKS SUBDIVISION

BEING A PART OF THE JAMES VEASY SURVEY ABST. 1585, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

FIELD NOTES

FIELD NOTES of a 0.78 acre (33,984 sq. ft.) tract of land being a part of the JAMES VEASY SURVEY, Abstract 1585, Parker County, Texas, and also being a part of that 8.26 acre tract of land deeded by the Veterans Land Board of Texas to Edgar Lawrence Banks, as recorded in Book 1419, Page 1470, Real Records, Parker County, Texas, and being that 0.78 acre tract of land deeded by the Veterans Land Board of the State of Texas to Edgar Lawrence Banks, by severance deed, as recorded in Book 1655, Page 1232, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found 3/8" steel pin in the NBL of Spring Street, said point being N 89 deg. 49 min. 54 sec. W, 51.11 ft., S 01 deg. 38 min. 34 sec. W, 497.79 ft., S 89 deg. 40 min. 17 sec. W, 72.52 ft., S 00 deg. 20 min. 45 sec. W, 204.49 ft., West, 75.23 ft., S 00 deg. 10 min. 41 sec. W, 31.95 ft., West, 125.0 ft., and S 00 deg. 10 min. 41 sec. W, 118.0 ft., from the NW corner of Block 6, Ball's First Addition, an addition in the City of Weatherford, Parker County, Texas, according to plat recorded in Book 18, Page 200, Deed Records, Parker County, Texas; said point also being the most southerly SE corner of the above mentioned 8.26 acre tract; said point also being the SW corner of that 0.33 acre tract of land deeded by Dubose and Brookshire, to Heineman, as recorded in Book 1414, Page 1276, Real Records, Parker County, Texas;

THENCE W 00 deg. 10 min. 41 sec. E, with the most southerly EBL of said 8.26 acre tract and with the WBL of said 0.33 acre tract, 118.0 ft., to a found 3/8" steel pin for a corner;

THENCE West, 288.0 ft., to a set 3/8" steel pin for a corner;

THENCE S 00 deg. 10 min. 41 sec. W, 118.0 ft., to a set 3/8" steel pin in the NBL of Spring Street and in the SBL of said 8.26 acre tract, for a corner;

THENCE East, with the NBL of Spring Street and with the SBL of said 8.26 acre tract, 288.0 ft., to the point of beginning and containing 0.78 acre of land, more or less.

SCALE 1" = 40'

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, I, EDGAR BANKS, sole owner of the above described 0.78 acre (33,984 sq. ft.) tract of land, being a part of the James Veasy Survey, Abstract 1585, Parker County, Texas do hereby adopt the foregoing plat to be known as **BLOCK 1,**

BANKS SUBDIVISION, an addition in the City of Weatherford, Parker County, Texas, being located the City of Weatherford, Parker County, Texas, 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.

There are no lien holders on this property as of this date.

That, I, Edgar Banks, do hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

That, I, Edgar Banks, 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.

Edgar L. Banks

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 Edgar L. Banks 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 15 day of may, 1998



Laura E. Simonds
Notary Public, State of Texas
Print Name: Laura E. Simonds
Commission Expires: 3-12-2002

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 VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

Betty Spuris
City Secretary, City of Weatherford, Texas

5-15-98
DATE

336004
B-299

RECEIVED AND FILED FOR RECORD
9:55 O'clock A.M.
MAY 18 1998

Jeane Brunson
Clerk

MAY 18 1998
Jeane Brunson, Co. Clerk
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
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 referenced on this document have been actually 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 594-5374 or 596-0212 Home 594-2165

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: JAN. 16, 1996 No. 16,712A