

300005
Plat Cabinet B
Slide 157

RECEIVED AND FILED
FOR RECORD
1:30 P.M.

SEP 18 1996

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

FIELD NOTES

FIELD NOTES of a 25.203 acre (1,097,842.68 sq. ft.) tract of land being a part of the ROBERT P. BAKER SURVEY, Abstract 150, Parker County, Texas, and being that 24.40 acre tract and that 0.803 acre tract, deeded by Calhoun to Robertson, as recorded in Book 1673, Page 1225, and Book 1685, Page 1172, respectively, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 3/8" steel pin in the NWL of County Road No. 1080 (aka Dickey Road), said point being North, 127.53 ft. and East, 855.04 ft. from the SW corner of the Robert P. Baker Survey, Abstract 150;

THENCE S 61 deg. 50 min. 02 sec. W, with the NWL of said Dickey Road, 44.50 ft. to a set 3/8" steel pin for a corner;

THENCE N 02 deg. 11 min. W, 655.57 ft. to a set 3/8" steel pin for a corner; said point being the SE corner of said 0.803 acre tract;

THENCE West, 374.72 ft. to a set 3/8" steel pin for a corner; said point being the SW corner of said 0.803 acre tract;

THENCE North, 100.0 ft. to a set 3/8" steel pin for a corner; said point being the NW corner of said 0.803 acre tract;

THENCE West, 416.10 ft. to a found 3/8" steel pin in the EBL of Oakwood Estates, an addition in Parker County, Texas according to plat recorded in Volume 361A, Page 29 (now known as Plat Cabinet A, Slide 312), for a corner; said point being the westerly SW corner of said 24.40 acre tract;

THENCE N 00 deg. 04 min. 46 sec. W, with the general line of a fence and with the EBL of the above mentioned Oakwood Estates, 1025.65 ft. to a found angle iron, for a corner; said point being the NE corner of Block 7, said Oakwood Estates and in the SBL of Block 6, said Oakwood Estates; said point being the NW corner of said 24.40 acre tract;

THENCE S 88 deg. 52 min. 33 sec. E, with the general line of a fence and Block 6, said Oakwood Estates, a total distance of 1142.86 ft. to a fence post for a corner; said point being the NE corner of said 24.40 acre tract;

THENCE S 03 deg. 14 min. W, with the general line of a fence, 646.67 ft. to a fence post for a corner; said point being the most easterly SE corner of said 24.40 acre tract;

THENCE N 85 deg. 16 min. W, with the general line of a fence, 272.17 ft. to a found 3/8" steel pin for a corner; said point being an "L" corner of said 24.40 acre tract;

THENCE with the general line of a fence, the following calls:
S 02 deg. 59 min. 46 sec. W, 232.08 ft. to a tree;
S 02 deg. 11 min. E, 883.02 ft. to the point of beginning and containing 25.203 acres (1,097,842.68 sq. ft.) of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, We, Joe Paul Robertson and wife, Caren Robertson, owners of the above described 25.203 acre (1,097,842.68 sq. ft.) tract of land being a part of the ROBERT P. BAKER SURVEY, Abstract 150, Parker County, Texas, DO HEREBY adopt the foregoing plat-to be known as

THE FARM, an addition in 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, AND

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, 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.

Joe P. Robertson
Caren A. Robertson

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 JOE PAUL ROBERTSON and wife, CAREN ROBERTSON, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they 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 10th day of September, 1996.



Cathy L. Owen
Notary Public, State of Texas
Print Name: Cathy L. Owen
Commission Expires: 1-19-97

STATE OF TEXAS :
COUNTY OF PARKER :

I hereby certify that the foregoing plat was duly recorded in the Public Records of Parker County, Texas, on the date and time specified, and that the same is a true and correct copy of the original as the same appears in the Public Records of Parker County, Texas, as by me.

SEP 18 1996

Jeane Brunson
County Clerk, Parker County, Texas

THE STATE OF TEXAS :
COUNTY OF PARKER :

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

Joe P. Robertson
Caren A. Robertson

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

whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they 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 10th day of September, 1996.



Cathy L. Owen
Notary Public, State of Texas
Print Name: Cathy L. Owen
Commission Expires: 1-19-97

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 212.0005, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

Betty Farris
City Secretary, City of Weatherford, Texas
9-10-96
Date

Approved by the City Council, City of Weatherford, Parker County, Texas, this the 10th day of September, 1996.

Tom M. Laughlin
Mayor
Carina Nelson
City Council

Approved by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the 24th day of August 1996.

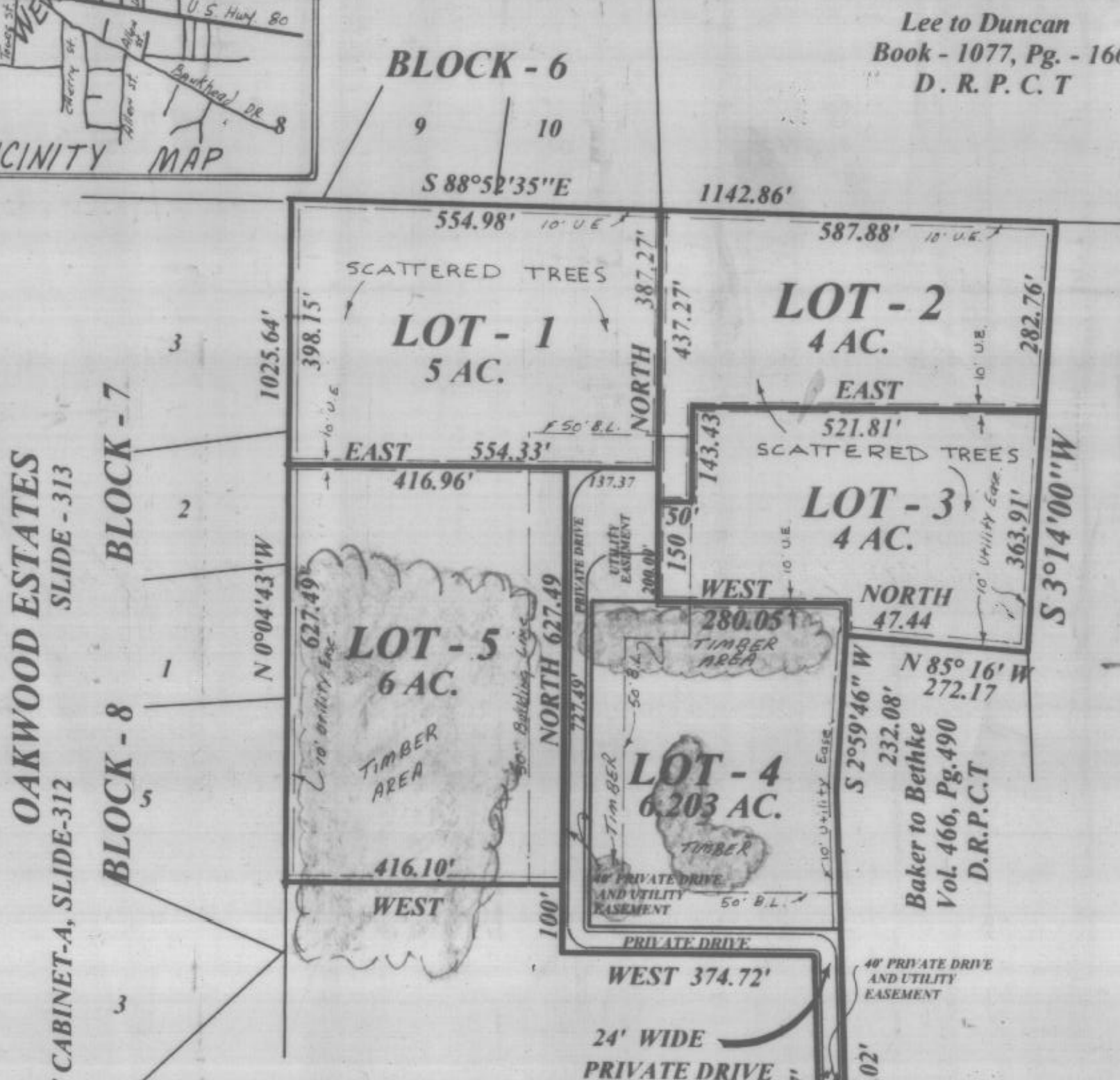
Waymon Hamilton
Chairman



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 613-1164

I, Tommie Hughes, Jr., certify that this map was prepared from a true and correct copy of a 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.



Note: Bearings are correlated with tract of land deeded by Calhoun to Robertson, Book 1673, Page 1225, R.R.P.C.T.

SCALE
1" = 200'

Edwards to Bullock
Vol. 1126 Pg. 530
D.D.P.C.T.

Baker to Bethke
Vol. 466, Pg. 490
D.R.P.C.T.

BLOW UP
SCALE 1" = 30'

STATEMENT - BUILDING RESTRICTIONS AND HOME OWNER COVENANTS WILL BE FILED CONCURRENTLY WITH THIS PLAT IN THE REAL RECORDS OF 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. 480520 0200 B
DATE: 9/27/91

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.

"THE FARM"
BEING A SUBDIVISION OF A PART OF THE ROBERT P. BAKER SURVEY, ABST. 150, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.