

NOTE: BEARINGS ARE CORRELATED WITH THAT TRACT OF LAND DEEDED BY BIEN TO THE CITY OF W'FORD, BOOK-1621, PG- 830 D. R. P. C. T.

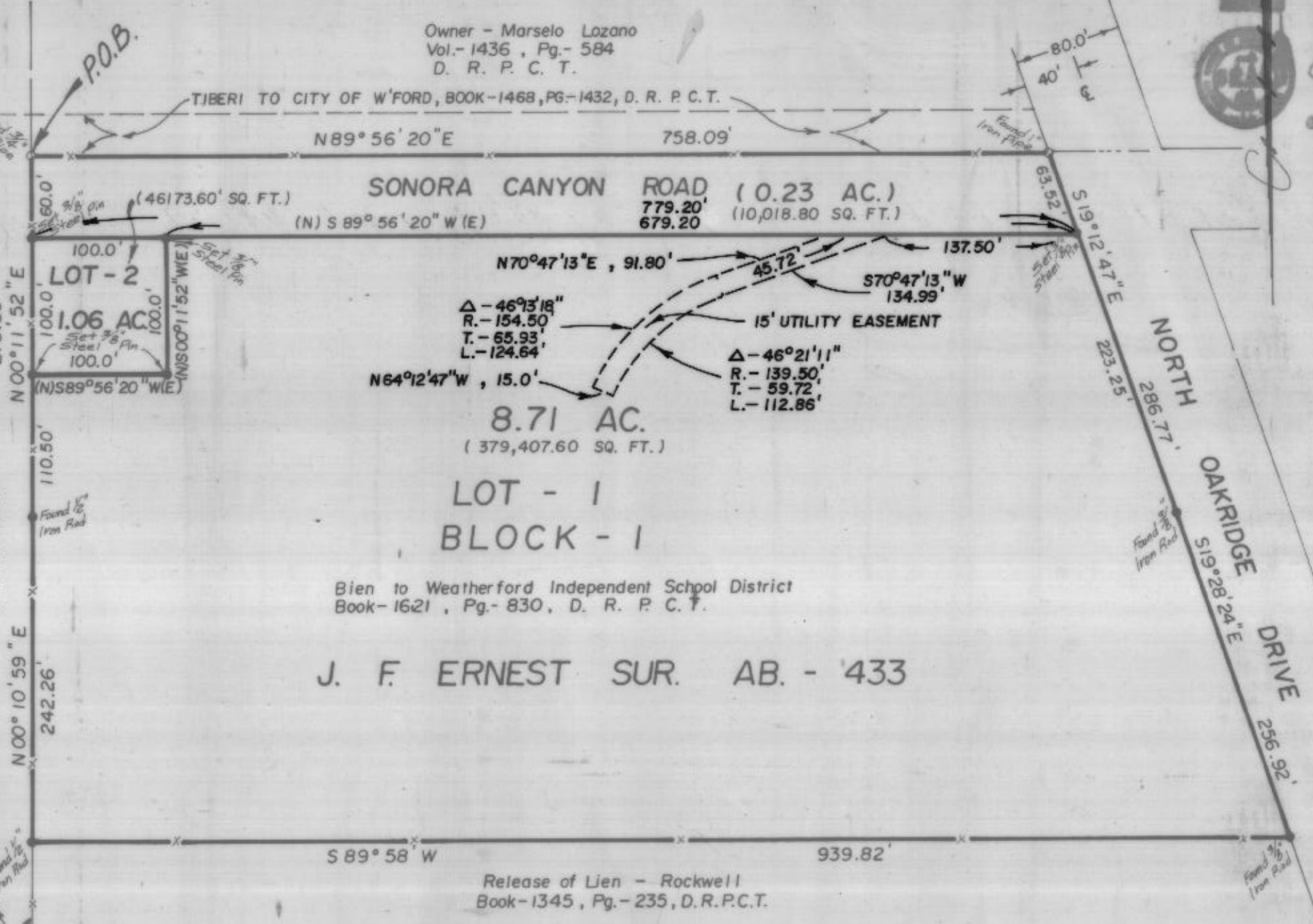
PC B141
295575
RECEIVED AND FILED FOR RECORD
8:55 O'Clock A.M.
JUL 15 1996
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

FIELD NOTES

FIELD NOTES of a 10.0 acre (43,560.0 sq. ft.) tract of land being a part of Block 2, NORTH OAKRIDGE ACRES, an addition in the City of Weatherford, Parker County, Texas, and being that tract of land deeded by Melba Rae Bien to the Weatherford Independent School District, as recorded in Book 1621, Page 830, Deed Records, Parker County, Texas, and being a part of the J.F. ERNEST SURVEY, Abstract 433, Parker County, Texas, and being more fully described by metes and bounds as follows:
BEGINNING at a found 3/4" iron pipe, said point being the NW corner of said J.F. Ernest Survey, Abstract 433;
THENCE N 89 deg. 56 min. 20 sec. E, with the general line of a fence, 758.09 ft. to a found 1" iron pipe in the WBL of North Oakridge Drive, for a corner;
THENCE with the WBL of the above mentioned North Oakridge Drive, the following calls:
S 19 deg. 12 min. 47 sec. E, 286.77 ft. to a found 3/8" iron rod;
S 19 deg. 28 min. 24 sec. E, 256.92 ft. to a found 3/8" iron rod for a corner;
THENCE S 89 deg. 58 min. W, with the general line of a fence, 939.82 ft. to a found 1/2" iron rod for a corner;
THENCE N 00 deg. 10 min. 59 sec. E, 242.26 ft. to a found 1/2" iron rod for a corner;
THENCE N 00 deg. 11 min. 52 sec. E, 270.50 ft. to the point of beginning and containing 10.0 acres (43,560.0 sq. ft.) of land, more or less!

Owner - B. F. Pearson
Vol-221, Pg-301
D. R. P. C. T.
PEARSON TO CITY OF W'FORD
BOOK-1472, Pg-1520, D. R. P. C. T.

J. M. SAWYER SUR. AB. - 2791



J. F. ERNEST SUR. AB. - 433

" OAKRIDGE SCHOOL SUBDIVISION "
BEING A PART OF BLOCK - 2, NORTH OAKRIDGE ACRES, AN ADDITION IN PARKER COUNTY TEXAS AND BEING A PART OF THE J. F. ERNEST SUR. AB. - 433.
BEING AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

NOTE: Prior to the beginning of any construction, the owners of underground pipelines, cables, etc. that affect this property should be contacted to verify their location and depth.

NOTE: There shall be provided at the intersection of all public streets, visibility triangles. Each street side thereof having a length of not less than twenty-five (25) feet measured at the right-of-way boundary.



DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :
WHEREAS, the Weatherford Independent School District, OWNER OF the above described 10.0 acre tract of land, being a part of Block 2, North Oakridge Acres, an addition in the City of Weatherford, Parker County, Texas, and being a part of the J.F. Ernest Survey, Abst. 433, Parker County, Texas, DOES HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS OAKRIDGE SCHOOL SUBDIVISION, an addition in the City of Weatherford, Parker County, Texas, AND DOES 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.

Does hereby certify there are no lien holders on this property as of this date.
Does 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.
Does 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 M. Lyson, Sr.
Superintendent, Weatherford ISD

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 Lyson, 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 12th day of July, 1996
Betty Jo Farris
Notary Public, State of Texas
Print Name: BETTY JO FARRIS
Commission Expires: 6-28-2000

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 212.0055, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS, OR MINOR PLATS AS DESCRIBED THEREIN.

Gloria Wood
Gloria Wood
City Secretary, City of Weatherford, Texas

5-25-95
Date



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 594-2165

Tommie Hughes

I, *Tommie Hughes*, 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 May 11, 1995 No. 16,507

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: Sept. 27, 1991