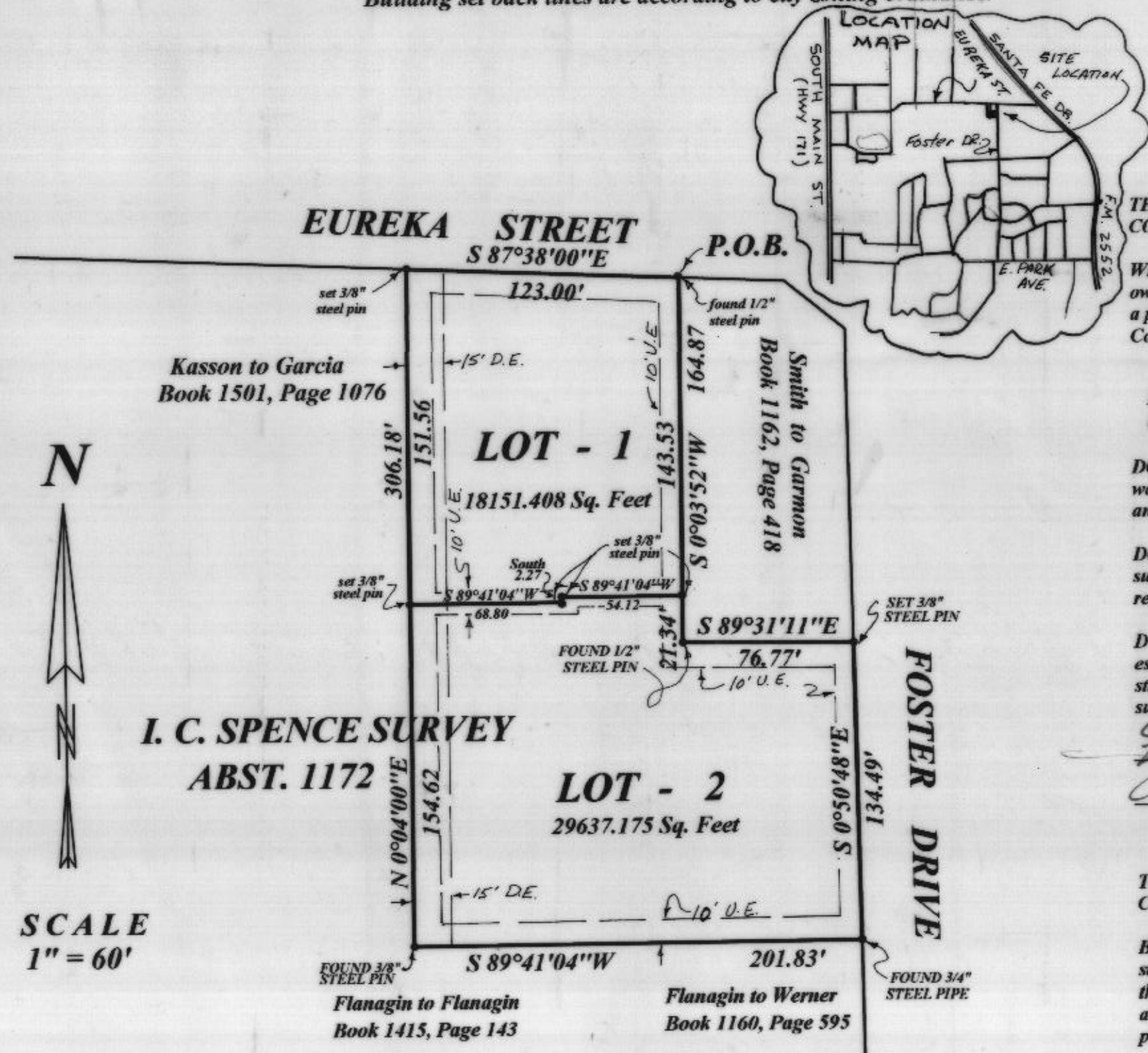


NOTE :
Building set back lines are according to city zoning ordinance.



PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION

1.097 acres being a part of the Isaac C. Spence Survey, Abstract 1172, City of Weatherford, Parker County, Texas.

Note: Bearings are correlated with the W.B.L. of Book 1689, Page 1665. R.R.P.C.T.

FIELD NOTES

FIELD NOTES of a 1.097 acre (47,788.583 sq. ft.) tract of land being a part of the I. C. SPENCE SURVEY, Ab. 1172, and being that tract of land conveyed by Peter H. Morgan to F. Lee McLemore, Michael F. Zide and John Stella as recorded on Book 1689 Page 1665, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

- BEGINNING at a found 5/8" steel pin, said point being South, 20.0 ft. and S 87 deg. 38 min. E, 1823.77 ft., from the NW corner of the I.C. Spence Survey, Abstract 1172;
- THENCE S 00 deg. 03 min. 52 sec. W, 164.87 ft. to a found 1/2" steel pin for a corner;
- THENCE S 89 deg. 31 min. 11 sec. E, 76.77 ft. to a set 3/8" steel pin in the WBL of Foster Drive, for a corner;
- THENCE S 00 deg. 50 min. 48 sec. E, with the WBL of said Foster Drive, 134.49 ft. to a found 3/4" steel pipe for a corner;
- THENCE S 89 deg. 41 min. 04 sec. W, 201.83 ft. to a found 3/8" steel pin for a corner;
- THENCE N 00 deg. 04 min. E, with the general line of a fence, 306.18 ft. to a set 3/8" steel pin in the SBL of said Eureka Street for a corner;
- THENCE S 87 deg. 38 min. E, with the SBL of said Eureka Street, 123.0 ft. to the point of beginning and containing 1.097 acres (47,788.583 sq. ft.), more or less.

RECEIVED AND FILED FOR RECORD
3:25 O'clock P.M.

APR - 3 1998

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

By *JC* Deputy



STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the official records of Parker County as stamped herein by me.

RECORDED APR - 3 1998



Jeane Brunson
County Clerk, Parker County, Texas

DEDICATION

THE STATE OF TEXAS:
COUNTY OF PARKER:

WHEREAS, We, F. Lee McLemore, Michael F. Zide, and John Stella, are the sole owners of the herein described 1.097 acre (47,788.583 sq. ft.) tract of land being a part of the I. C. SPENCE SURVEY, Abstract 1172, City of Weatherford, Parker County, Texas, DO HEREBY adopt the foregoing plat to be known as

**Lots 1 and 2
PARKER COUNTY PROFESSIONAL BUILDING SUBDIVISION
an addition in the City of Weatherford, Parker County, Texas**

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.

F. Lee McLemore
Michael F. Zide
John Paul Stella

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 F. LEE McLEMORE, 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 in the capacity indicated for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF March, 1998.



Craig Towson
Notary Public, State of Texas

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 MICHAEL F. ZIDE, 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 in the capacity indicated for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF March, 1998.



Craig Towson
Notary Public, State of Texas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JOHN STELLA, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he executed the same in the capacity indicated for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF March, 1998.



John Stella
Notary Public, State of Texas

STATE OF TEXAS:
COUNTY OF PARKER:

THAT, N/A, by and through the undersigned, its duly authorized agent, as lien holder on the hereinabove described real property subdivided according to this plat, does hereby consent to and has no objections to, such subdivision and joins in the dedication of the streets and easements.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ 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/she (they) executed the same in the capacity indicated for the purposes and considerations therein expressed.

Notary Public, State of Texas

Printed Name: _____

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS A DEVELOPMENT IN THE EXTRA-TERRITORIAL JURISDICTION OF 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.

Bettye Farris
Bettye Farris
City Secretary, City of Weatherford, Texas

4-3-98
Date



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594 - 5374 or 596 - 0214 Home 613 - 1164

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 prevarications other than those shown on the plat.

Date 2-17-98 No. 17,371

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