



SHAW SUBDIVISION
OF
A 0.867 AC. TRACT OF LAND BEING A
PART OF THE TIMOTHY FLANNIGAN SUR.
AB.-1743.
WEATHERFORD, PARKER COUNTY, TEXAS



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5379 or 441-7679 Home 594-2165

I, Tommie Hughes certify that this map was prepared from field notes of an actual 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 6/8/92 No. 15,305

RECEIVED AND FILED FOR RECORD
At 11:50 AM
JUN 29 1992
CARRIE REED, Co. Clerk
PARKER COUNTY, TEXAS
By Kathryn Engel Deputy

Scale: 1" = 50'

223002
PCA 757

STATE OF TEXAS
I hereby certify that this plat was filed and on the date and time stated herein and the maps duly recorded in the public records of Parker County, Texas, and are on file in the office of the County Clerk.

RECORDED JUN 8 1992

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 C
DATE: 9/14/90

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 the surveyor will only be responsible for errors in an amount no greater than the fee he charged.

FIELD NOTES

FIELD NOTES of a 0.867 acre tract of land being a part of the TIMOTHY FLANNIGAN Survey, Abstract 1743, said tract of land being conveyed to Ralph Shaw according to the deed recorded in Volume 1528, Page 625, of the Deed Records of Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found steel pipe, said point being the intersection of the NBL of Fourth Street and the EBL of King Street;

THENCE N 00 deg. 32 min E, with the EBL of said King Street, 266.0 ft. to a set steel rod for a corner;

THENCE N 89 deg. 54 min. E, 142.0 ft. to a found steel rod for a corner;

THENCE S 00 deg. 32 min. W, 266.0 ft. to a found steel rod in the NBL of said Fourth Street, for a corner;

THENCE S 89 deg. 54 min. W, with the NBL of said Fourth Street, 142.0 ft. to the point of beginning and containing 0.867 acre (37,769.70 sq. ft.) of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, I (WE) Ralph S. Shaw the owner(s) of a 0.867 acre tract of land being a part of the Timothy Flannigan Survey, Abstract 1743, Parker County, Texas, said tract of land being conveyed to Ralph Shaw according to the deed recorded in Volume 1528, Page 625, of the Deed Records of Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS Lots 1, 2, and 3, Block 1, of the Shaw Subdivision, an addition to the City of Weatherford, Parker County, Texas, do hereby dedicate to the public use forever, the streets and easements shown thereon.

Ralph S. Shaw

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 Ralph S. Shaw 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 for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 25th day of JUNE, 1992.

TAMMY S. SINCLAIR
Notary Public, State of Texas
My Commission Expires Oct. 30, 1992

Print Name: TAMMY S. SINCLAIR
Commission Expires: Oct. 10, 1993

THE STATE OF TEXAS :
COUNTY OF PARKER :
The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

Edna Starnes

THE STATE OF TEXAS :
COUNTY OF PARKER :
BEFORE ME, the undersigned authority, on this day personally appeared EDNA STARNES known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 25 day of June, 1992.

BETTYE J. FARRIS
Notary Public for the State of Texas
Print Name: BETTYE J. FARRIS
Commission Expires: 6-28-92

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.

6-25-92 Gloria Wood
Gloria Wood
City Secretary
City of Weatherford, Texas

*NOTE: I, Ralph S. Shaw, do hereby waiver 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.