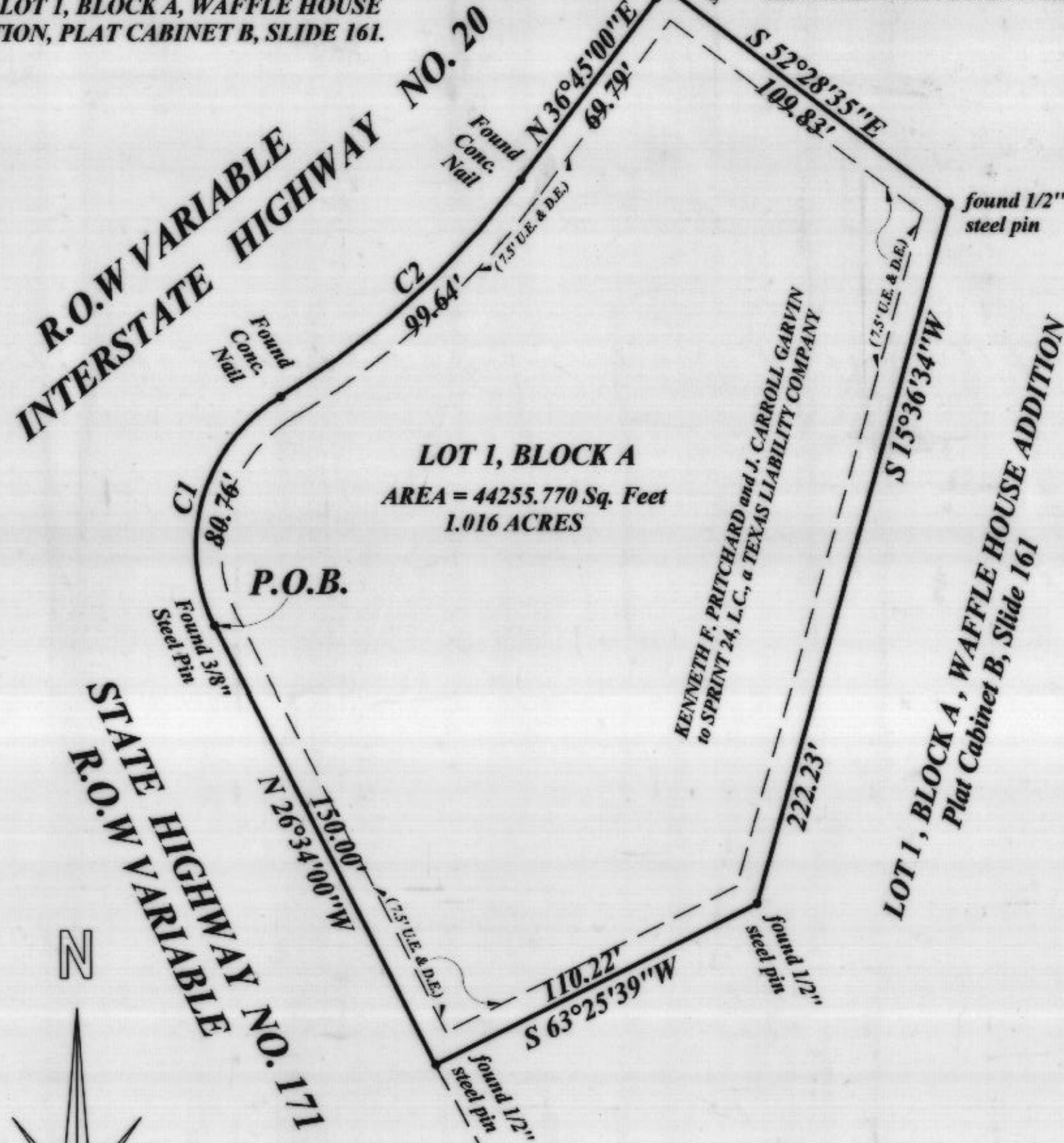


CURVE	DELTA ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
1	85°41'17"	54.00	50.08	73.44	N 16°16'40" E
2	22°22'22"	255.18	99.64	50.46	N 47°56'10" E
3	1°10'27"	203.18	4.16	2.08	N 37°01'33" E

A.M. KROUSE SURVEY ABSTRACT 785

NOTE: BEARINGS ARE CORRELATED WITH LOT 1, BLOCK A, WAFFLE HOUSE ADDITION, PLAT CABINET B, SLIDE 161.



LOTS-1, BLOCK-A "SPRINT ADDITION"

AN ADDITION TO THE CITY OF WEATHERFORD BEING A 1.016 ACRE TRACT OF LAND BEING A PART OF THE A.M. KROUSE SURVEY, ABSTRACT 785, IN THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

SCALE:
1" = 40'

RECEIVED AND FILED FOR RECORD
JAN 10 2000
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

By *B. Messer*

NOTE: FOR REAR, SIDE, AND FRONT BUILDING SETBACK LINES PLEASE SEE CURRENT CITY ZONING PLANS.

DEDICATION
WHEREAS, SPRINT 24, L.C., a Texas Limited Liability Company acting by and through the undersigned, its duly authorized officer(s), is the sole owner of an 1.016 acre tract of land being a part of the A.M. Krouse Survey, Abstract 785, Parker County, Texas, and being that tract of land (as now exists) deeded by Stennis Wayne Carter and wife Maxine Carter to Kenneth F. Pritchard, Book 1721, Page 378, R.R.P.C.T., and also deeded by Kenneth F. Pritchard and J. Carroll Garven to SPRINT 24, L.C., a Texas Limited Liability Company, Book 1771, Page 1067, R.R.P.C.T., and being more fully described by metes and bounds as follows:

BEGINNING: at a found 3/8" steel pin, said point being the intersection of the SEBL of Interstate Highway 20 and NEBL of State Highway 171, said point also being the SW corner of that 11.686 acre tract of land deeded by Alford to the State of Texas as recorded in Volume 379, Page 225, Deed Records, Parker County, Texas.

THENCE: with the SEBL of said Interstate Highway 20 and with the curve to the right, said curve having the following datum: Radius 54.00 ft., Chord N 16 deg. 16 min. 40 sec. E, 73.44 ft., a distance of 80.76 ft. to a found concrete nail for a corner, said point being the PRC of a curve to the left;

THENCE: with the SEBL of said Interstate Highway 20 and with the above mentioned curve to the left, said curve having the following datum: Radius 255.18 ft., Chord N 47 deg. 56 min. 10 sec. E, 99.64 ft., a distance of 99.64 ft. to a found concrete nail for a corner;

THENCE: with N 36 deg. 45 min. E, with the SEBL of said Interstate Highway 20, 69.79' to a found 3/8" steel pin for a corner; said point being the PC of a curve to the Right;

THENCE: with the SEBL of said Interstate Highway 20 and with the above mentioned curve to the right, said curve having the following datum: Radius 203.18 ft., Chord N 37 deg. 01 min. 33 sec. E, 4.16 ft. a distance of 4.16 ft. to a found 1/2" steel pin for a corner, said point being the most northerly west corner of Waffle House Addition, an addition in the City of Weatherford, Parker County, Texas, according to Plat Cabinet B, Slide 161, Plat Records, Parker County, Texas;

THENCE: S 52 deg. 28 min. 35 sec. E, with the SWBL of the above mentioned Waffle House Addition, 109.83 ft. to a found 1/2" steel pin for a corner;

THENCE: S 15 deg. 36 min. 34 sec. W, with the WBL of said Waffle House Addition, 222.23 ft. to a found 1/2" steel pin for a corner;

THENCE: S 63 deg. 25 min. 39 sec. W, with the most southerly NWBL of said Waffle House Addition, 110.22 ft. to a found 1/2" steel pin in the NEBL of State Highway 171 for a corner;

THENCE: N 26 deg. 34 min. 00 sec. W, with the NEBL of the above mentioned State Highway 171, 150.00 ft. to the place of beginning and containing 1.016 acres of land, more or less.

DOES HEREBY adopt the foregoing plat to be known as

LOTS-1, BLOCK-A "SPRINT ADDITION"
an addition in the City of Weatherford, Parker County, Texas,

and DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON, and 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 only.

AND 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.

AND DOES DECLARE THAT ALL TAXES ON THE HEREIN ABOVE DESCRIBED REAL PROPERTY ARE PAID TO DATE.

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 *Jeane Brunson* 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 THE 15th DAY OF December, 1999.

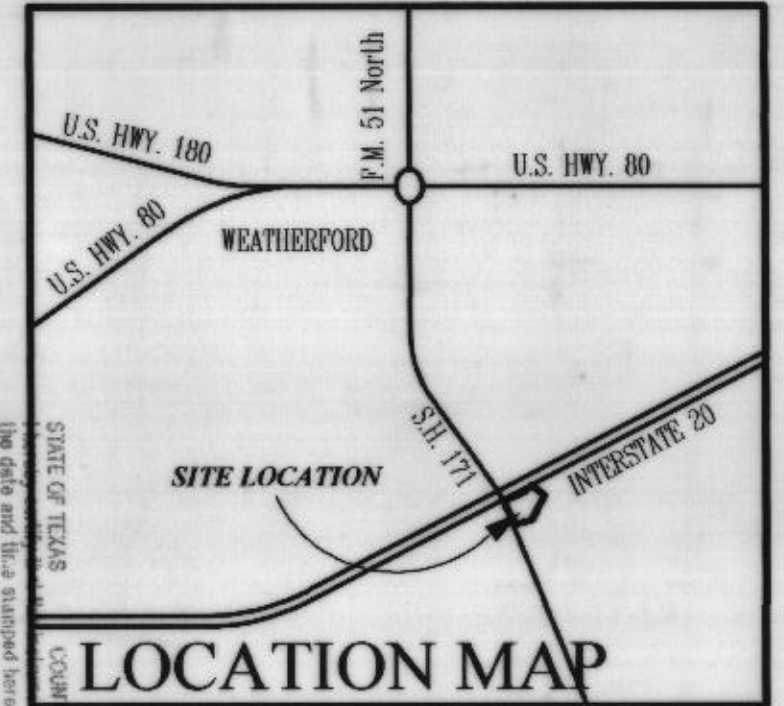
JEANETTE LUDWIG
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 07-30-2003

APPROVED BY THE CITY OF WEATHERFORD, PARKER COUNTY, 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, OR MINOR PLATS AS DESCRIBED THEREIN.

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

January 3, 2000
Date

379698
B-440



RECORDED
JAN 10 2000

SEAL OF NOTARY PUBLIC
JEANETTE LUDWIG
COUNTY OF PARKER
STATE OF TEXAS

THE STATE OF TEXAS:
COUNTY OF PARKER

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

Wayne Carter
Lienholder

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 *Wayne Carter* 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 THE 15th DAY OF December, 1999.

Jeannette Ludwig
Notary Public, State of Texas
Print Name: Jeannette Ludwig

JEANETTE LUDWIG
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 07-30-2003

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 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.

**** 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. 580522 0001-0015
DATE: SEPTEMBER, 1990

TOMMIE HUGHES AND ASSOCIATES, P.C.
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 613-1164

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 NOVEMBER 18, 1999 No. 17,207R

PTM2 C:\SIMPLCTYSURVEYS\17207R.ZAK
PTM2 D:\17207R.ZAK

#17279