

T & P Partnership to Haney
Book 1654, Pg 357, R.R.P.C.T.

P of B

APPROVED BY THE PARKER COUNTY COMMISSIONERS, this the 2 day of

JUNE, 1997.

FIELD NOTES

ACCEPTED BY:

Bar Long
County Judge
DeWalt Commissioner Precinct #1
Wachi Datta Commissioner Precinct #2
Charlie Norton Commissioner Precinct #3
Rena Fiden Commissioner Precinct #4

NOTES:

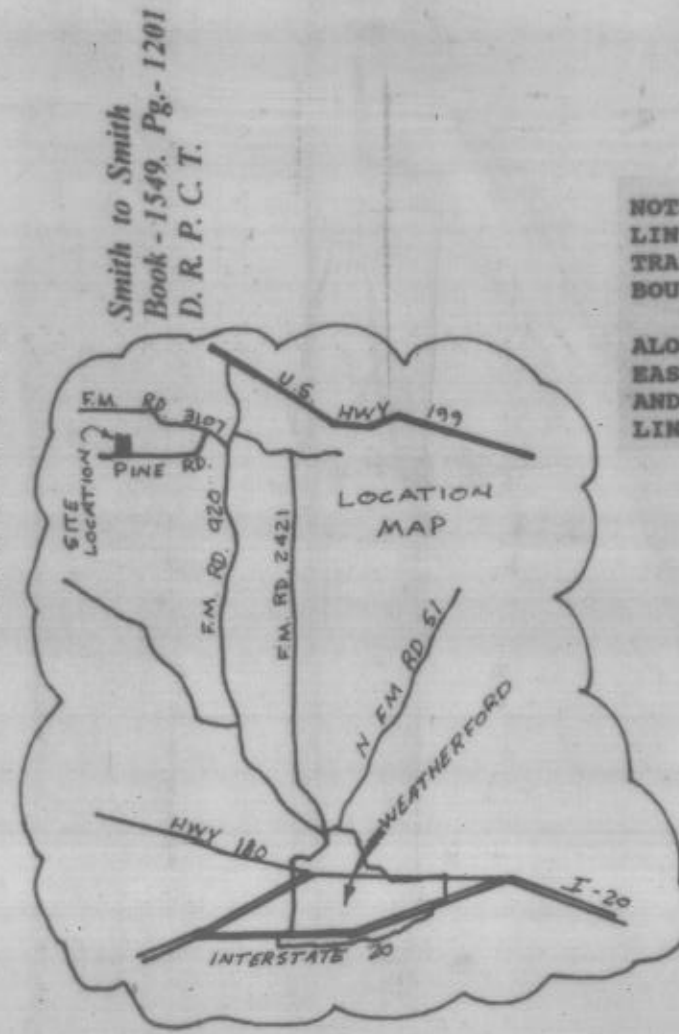
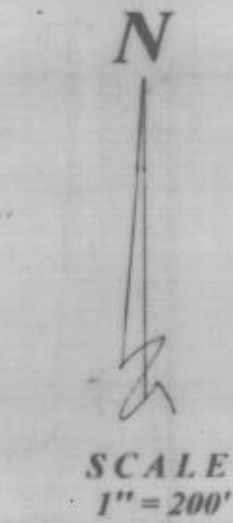
1. STEEL PINS SET AT ALL LOT CORNERS (EXCEPT AS NOTED) UPON COMPLETION OF CONSTRUCTION.
2. BUILDING LINES SET AS SHOWN.
3. NO BUILDING OR OBSTRUCTION (INCLUDING TREES, SHRUBS, ETC.) SHALL BE BUILT, ERECTED, OR PLACED IN ANY DRAINAGE OR UTILITY EASEMENTS.

NOTE: THERE SHALL BE A 75 FT. SET BACK BUILDING LINE ON ALL BOUNDARY LINES BORDERING TIMBERLINE TRAIL AND A 50.0 FT. SET BACK BUILDING LINE ON BOUNDARY LINES BORDERING PINE ROAD.
THERE SHALL BE A 10.0 FT. UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, A 5.0 FT. UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10.0 FT. UTILITY EASEMENT ON BOUNDARY LINES BORDERING PINE ROAD.

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 0050 B
DATE: Sept. 27, 1991

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.



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
2	24°10'58"	485.929	206.097	104.098	203.578	N 12°52'58" W
3	8°14'22"	485.929	69.879	35.000	69.819	N 29°05'38" W
4	27°31'49"	343.161	164.886	84.067	163.305	N 19°26'54" W
5	23°39'27"	343.161	141.691	71.870	140.687	N 6°08'43" E
6	11°32'49"	991.593	199.838	100.258	199.500	N 12°12'02" E
7	12°26'50"	991.593	215.421	108.136	214.997	N 0°12'13" E
8	3°30'27"	991.593	60.705	30.362	60.695	N 7°46'26" W
9	69°31'40"	60.000	72.809	41.645	68.423	N 34°45'50" W
10	90°24'33"	60.000	94.676	60.430	85.155	N 45°12'17" E
11	89°35'27"	60.000	93.819	59.573	84.549	S 44°47'43" E
12	50°28'20"	60.000	52.854	28.280	51.162	S 25°14'10" W
13	21°16'59"	545.929	202.789	102.577	201.625	N 11°25'58" W
14	11°08'22"	545.929	106.139	53.237	105.972	N 27°38'38" W
15	26°19'14"	283.161	130.079	66.208	128.938	N 20°03'12" W
16	24°52'01"	283.161	122.895	62.431	121.933	N 5°32'26" E
17	11°54'54"	1051.593	218.686	109.739	218.292	N 12°01'00" E
18	11°44'04"	1051.593	215.373	108.065	214.997	N 0°11'30" E
19	3°51'08"	1051.593	70.703	35.365	70.690	N 7°36'06" W

NOTE: The bearings are correlated with F. M. Hwy. 3107 datum.

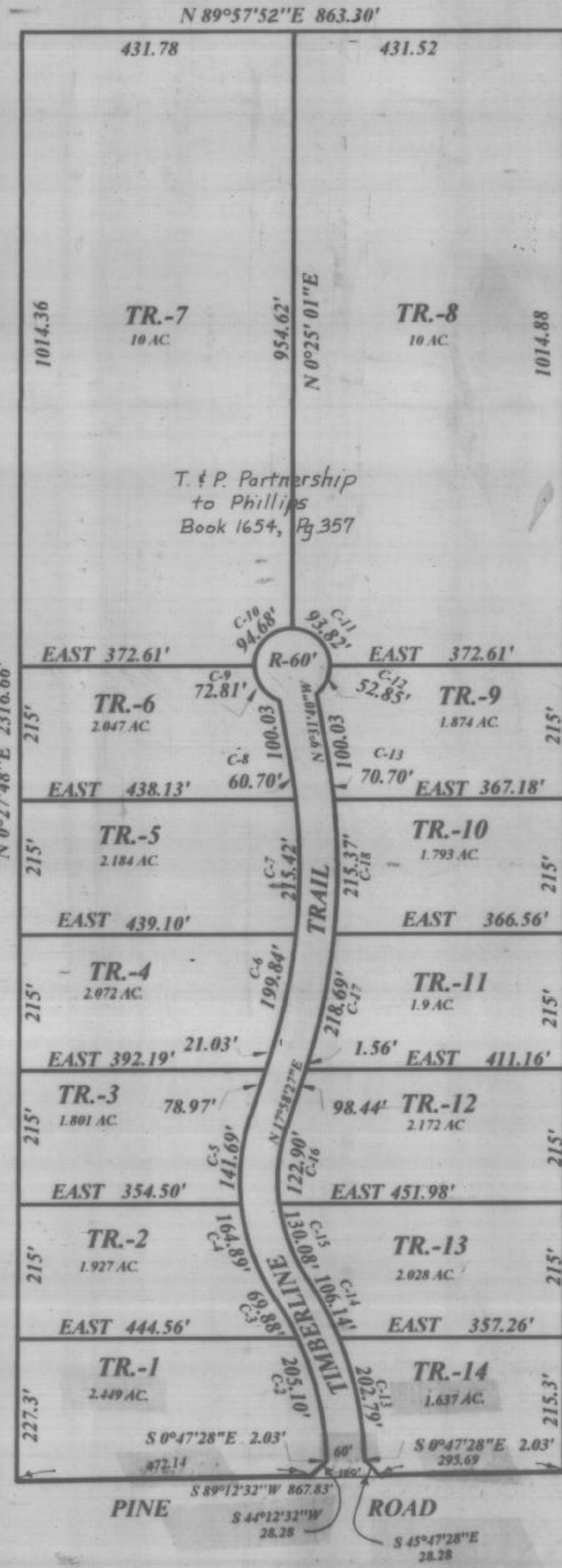
TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

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

I, *Tommie Hughes*, certify that this map was prepared from 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.

Date May 20, 1997 No. 17,157

OWNER:
Todd Phillips
904 Courts Street
Weatherford, Texas



TIMBERLINE

BEING A SUBDIVISION OF A 45.91 ACRE TRACT OF LAND BEING A PART OF BLOCK 21, OF THE JOSEPH TURNER SURVEY, ABSTRACT 1283, PARKER COUNTY, TEXAS.

FIELD NOTES of a 45.91 acre tract of land being a part of Block 21, of the JOSEPH M. TURNER SURVEY, Abstract 1283, Parker County, Texas, and being that tract of land deeded by T & P Partnership to Todd Phillips, as recorded in Book 1682, Page 229, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rod, said point being South, 54.86 ft., S 89 deg. 38 min. W, 1761.73 ft., S 00 deg. 27 min. 00 sec. W, 2261.43 ft., and S 89 deg. 32 min. 19 sec. W, 1736.11 ft. from the NE corner of said Block 17;

THENCE S 89 deg. 57 min. 52 sec. W, 863.30 ft. to a found 3/8" steel pin for a corner;

THENCE S 00 deg. 27 min. 50 sec. W, 2316.66 ft. to a found 3/8" steel pin in the NBL of Pine Road, for a corner;

THENCE N 89 deg. 12 min. 32 sec. E, with the general line of a fence and with the NBL of the above mentioned Pine Road, 867.82 ft. to a found 1/2" steel rod, for a corner;

THENCE N 00 deg. 21 min. 19 sec. E, 2305.18 ft. to the point of beginning and containing 45.91 acres of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

Whereas, I, Todd Phillips, the owner of above described 45.91 acre tract of land being a part of Block 21 of the JOSEPH M. TURNER SURVEY, Abstract 1283, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS

TIMBERLINE

an addition in 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

I 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

I do hereby certify that said 45.91 acre tract of land is not within the Extra-Territorial Jurisdiction of any incorporated city or town, AND

Todd Phillips
Todd Phillips

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 TODD PHILLIPS, 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 27 day of May, 1997.



Elizabeth Ann Ballow
Notary Public, State of Texas
Print Name: Elizabeth Ann Ballow

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.

FIRST NATIONAL BANK OF WEATHERFORD
Don F. Duffield
Lienholder
DON F. DUFFIELD
PRESIDENT & CEO

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 Don F. Duffield, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same in the capacity indicated as the act and deed of said corporation for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th day of May, 1997.



Elizabeth Ann Ballow
Notary Public, State of Texas
Print Name: Elizabeth Ann Ballow