

N. of Springtown from Left 4th St. GO West.

**FIELD NOTES**

FIELD NOTES of a 91.518 acre tract or parcel of land being a portion of the John M. Patterson Survey, Abstract No. 1049, the T & P.R.R. Co. Survey, Section No. 69, Abstract No. 1480, the J.A. Pewitt Survey, Abstract No. 1087 and all of the J.A. Pewitt Survey, Abstract No. 2341, situated in Parker County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at intersection for the S.W. corner of the tract herein described, said pin also being the S.W. corner of the J.A. Pewitt Survey, Abstract No. 2341 and the N.W. corner of the Z. Burris Survey, Abstract No. 57, Parker County, Texas;

**THENCE** North 00 degrees - 00 minutes - 22 seconds East, with the general line of a fence, 1681.07 feet to an iron pin for a corner;

**THENCE** South 88 degrees - 54 minutes - 53 seconds East, 1428.53 feet to an iron pin for a corner;

**THENCE** South 07 degrees - 29 minutes - 53 seconds East, 316.30 feet to an iron pin for a corner;

**THENCE** North 89 degrees - 01 minutes - 05 seconds East, with the general line of a fence, 1090.44 feet to an iron pin for a corner in the West R.O.W. line of County Road No. 1027 (Alleson Road);

**THENCE** South 02 degrees - 15 minutes - 30 seconds East, along said West R.O.W. line of County Road, 1386.80 feet to an iron pin for a corner;

**THENCE** North 89 degrees - 25 minutes - 00 seconds West, passing an iron pin at a fence corner at 941.21 feet, said pin being the S.E. corner of the J.A. Pewitt Survey, Abstract No. 2341 and the N.E. corner of the Z. Burris Survey, Abstract No. 57, and continuing, with the general line of a fence, a total distance of 2614.86 feet to the point of beginning containing 91.518 acres of land, more or less.

**NOTES:**

- 1) All building lines are 60 feet
- 2) All cul-de-sacs have 50 foot radii
- 3) There is a ten foot (10.0') Utility Easement along front property line of all tracts

**DEDICATION**

THE STATE OF TEXAS:

COUNTY OF PARKER:

That we, The Earl Burns, Jr. Excavating and Clearing Company, the owners of the property described herein, do hereby adopt the foregoing plat to be known as WESTRIDGE ADDITION, located in Parker County, Texas and do hereby dedicate to the public use, forever, all the streets and easements shown thereon.

IN TESTIMONY WHEREOF THIS DEDICATION IS EXECUTED this the 24th day of September, 1981.

Earl Burns, Jr. PRESIDENT

THE STATE OF TEXAS:  
COUNTY OF PARKER:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Earl Burns, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of September, 1981.

Notary Public NOTARY PUBLIC

**DEDICATION**

THE STATE OF TEXAS:  
COUNTY OF TARRANT:

The undersigned, as lien holders on the acreage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.

ASSOCIATE INVESTMENT GROUP

Trustee TRUSTEE

THE STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles T. Clayton known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of September, 1981.

Notary Public NOTARY PUBLIC

**NOTE:** There is a 37.0 foot by 10.0 foot utility easement for electric company guy wires wherever such wires may be required.

**CENTERLINE CURVE DATA**

NO.	DELTA	RAD.	TAN
A	56° 49' 32"	184.85'	100.00'
B	17° 00' 00"	184.18'	100.00'
C	20° 30' 00"	127.41'	30.00'
D	20° 30' 00"	212.34'	50.00'
E	38° 39' 35"	142.44'	50.00'
F	38° 39' 35"	142.54'	50.00'
G	89° 28' 30"	130.92'	130.00'
H	27° 30' 00"	102.17'	25.00'
I	11° 06' 40"	162.44'	100.75'
J	14° 16' 00"	405.05'	100.75'
K	7° 07' 25"	1018.28'	100.75'
L	40° 07' 40"	86.36'	70.00'
M	20° 00' 00"	85.07'	15.00'
N	15° 00' 00"	179.79'	50.00'
O	25° 00' 00"	225.54'	50.00'
P	11° 31' 30"	1938.62'	40.00'
Q	30° 00' 00"	127.52'	50.00'
R	11° 00' 00"	455.74'	60.00'
S	29° 10' 40"	234.80'	60.00'

**PARKER COUNTY COMMISSIONERS**  
APPROVED [Signature], 1981.

Accepted By: [Signature] County Judge

- (1) [Signature]
- (2) [Signature]
- (3) [Signature]
- (4) [Signature]

**DEDICATION**

THE STATE OF TEXAS:  
COUNTY OF TARRANT:

The undersigned, as lien holders on the acreage subdivided according to this plat, hereby consents to such subdivision, and joins in the dedication of the streets and easements.

Charles T. Clayton

THE STATE OF TEXAS:  
COUNTY OF TARRANT:

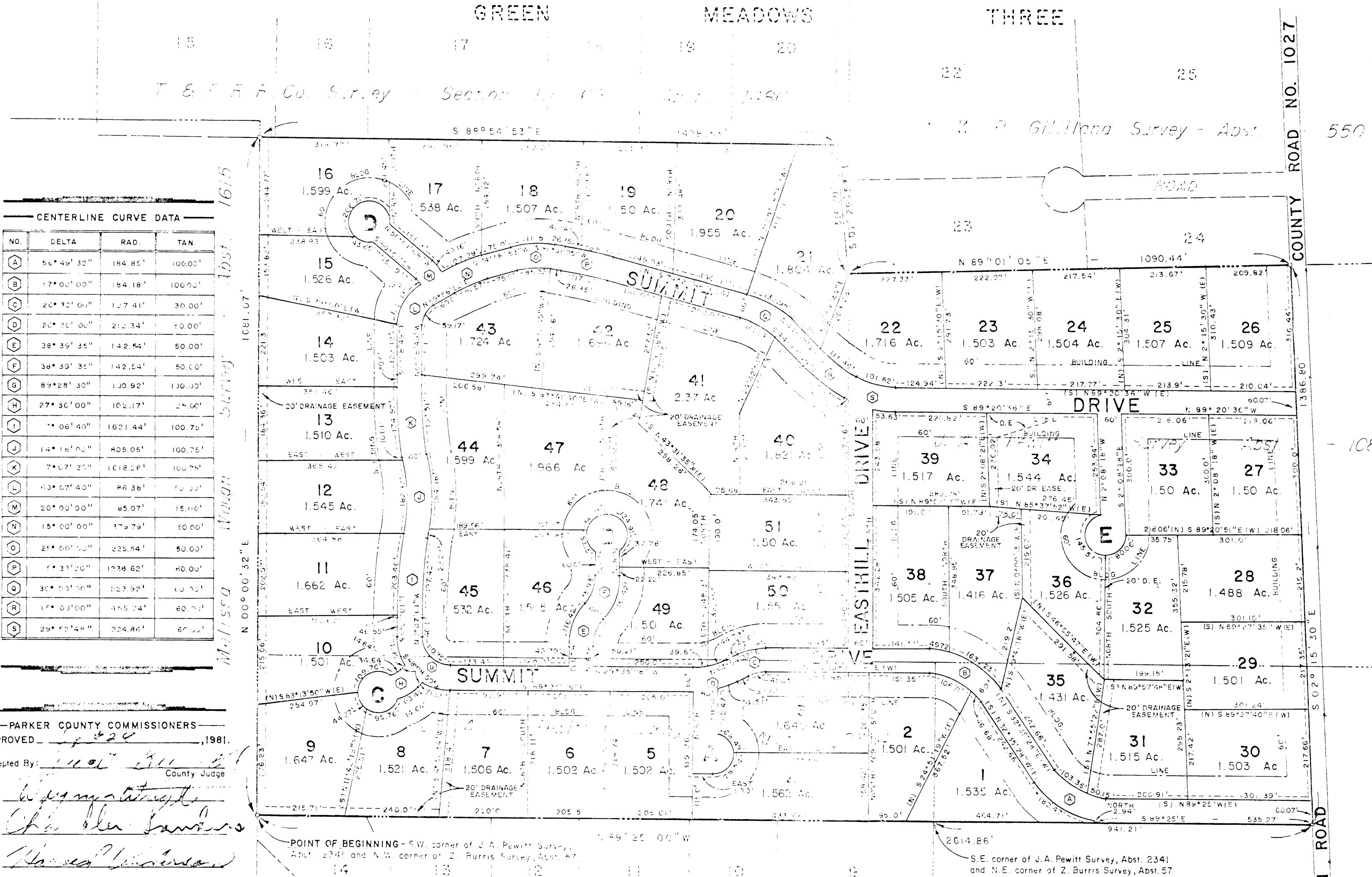
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles T. Clayton and wife, Joann Clayton, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of September, 1981.

Notary Public NOTARY PUBLIC

**CUL-DE-SACS**

- (A) PLEASANT VIEW COURT
- (B) MEANDERING COURT
- (C) SHADY VALLEY COURT
- (D) RIDGECREST COURT
- (E) SUNCREST COURT



A SUBDIVISION BEING A PART OF THE T. & P.R.R. CO. SURVEY, SECTION 69, ABST. 1480, THE JOHN M. PATTERSON SURVEY, ABST. 1049, THE J.A. PEWITT SURVEY, ABST. 1087, AND ALL OF THE J.A. PEWITT SURVEY, ABST. 2341, SITUATED IN PARKER COUNTY, TEXAS.

I certify that this map was prepared from an actual survey made on the ground and to the best of my knowledge and belief represents said survey.

[Signature] A.G. PORTERFIELD, R.P.S.

DATE SEPTEMBER 24, 1981  
JOB NO. 81-1027

RECEIVED AND FILED FOR RECORD  
11:55 O'clock  
DEC 17 1981  
CARRIE REED, Co. Clerk  
PARKER COUNTY, TEXAS

RECORDED DEC 17 1981  
[Signature] County Clerk, Parker County, Tex.

SCALE 1" = 200'

**THE SURVEYING CO.**

LAND SURVEYING - OILFIELD SURVEYING  
CONSTRUCTION LAYOUT

807 East Park Avenue Office 817-599-8800  
Weatherford, Texas 76086 Night 817-624-8350