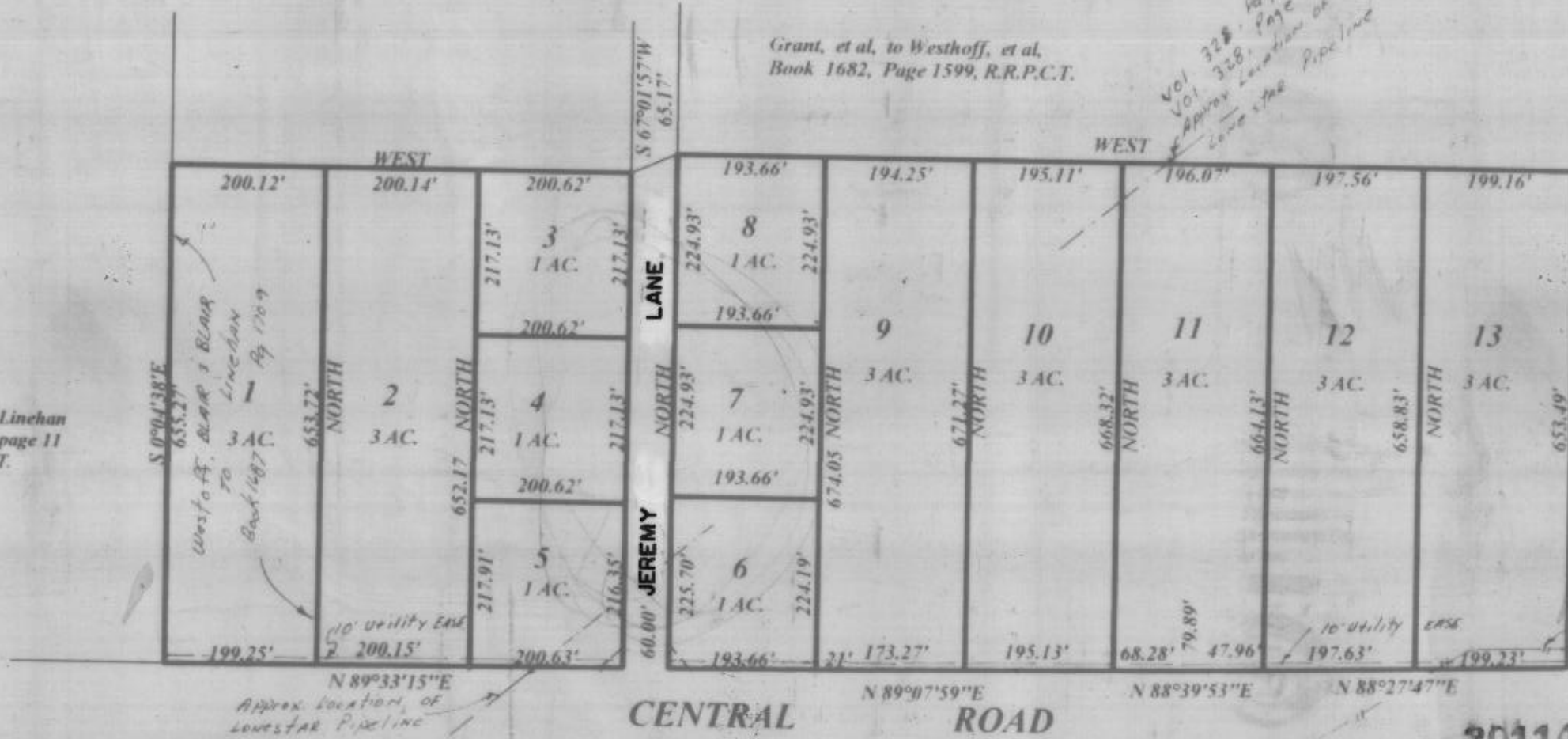


Note: 3/8" steel rods set at the corners of all tracts.

N

Ellis to Linehan
vol. 463, page 11
R.R.P.C.T.



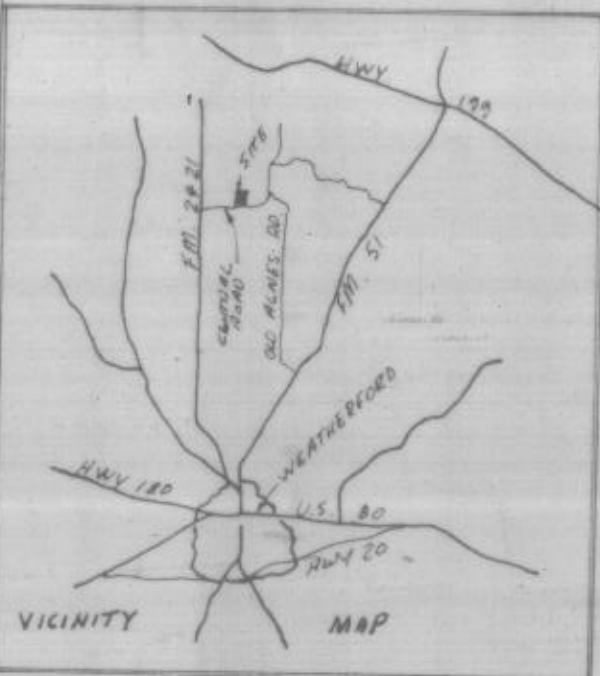
NOTE:
There shall be provided at the intersection
of all public streets, visibility triangles.
Each street side thereof having a length of
not less than twenty-five (25) feet measured
at the right-of-way boundary.

Note: Bearings are correlated with that tract of land deeded
by Sparkman to Farquhar, Book 1414, Page 800, R.R.P.C.T.

BROWN ADDITION PHASE ONE

BEING A PART OF THE J. W. SULLIVAN
SURVEY, ABSTRACT 2773, PARKER
COUNTY, TEXAS.

SCALE
1" = 200'



FIELD NOTES

FIELD NOTES of a 27.91 acre tract of land being a part of the J. W. SULLIVAN SURVEY, Abstract 2773, Parker County, Texas, and being a part of that 112.18 acre tract deeded by Grant (n/k/a Roland), Brown, Linehan, & Blair, to Westhoff, Blair, & Blair, as recorded in Book 1682, Page 1599, Real Records, Parker County, Texas, and being more fully described by metes and bounds as follows:
BEGINNING at a set 3/8" steel pin in the NBL of Central Road, said point being S 89 deg. 24 min. 09 sec. W, 660.0 ft., N 89 deg. 24 min. 52 sec. W, 1186.61 ft., and S 00 deg. 04 min. 38 sec. E, 2672.32 ft. from the occupied NE corner of the above mentioned J.W. Sullivan Survey, Abstract 2773; said point also being the SW corner of the above mentioned 112.18 acre tract;
THENCE with the NBL of the above mentioned Central Road and with the SBL of said 112.18 acre tract, the following calls:
N 89 deg. 33 min. 15 sec. E, 874.69 ft. to a point;
N 89 deg. 07 min. 59 sec. E, 436.67 ft. to a point;
N 88 deg. 39 min. 53 sec. E, 79.89 ft. to a point;
N 88 deg. 27 min. 47 sec. E, 444.81 ft. to a set 3/8" steel pin in the EBL of said 112.18 acre tract, for a corner;
THENCE North, 653.49 ft. to a set 3/8" steel pin for a corner;
THENCE West, 1175.80 ft. to a set 3/8" steel pin for a corner;
THENCE S 67 deg. 01 min. 57 sec. W, 65.17 ft. to a set 3/8" steel pin for a corner;
THENCE West, 600.88 ft. to a set 3/8" steel pin in the WBL of said 112.18 acre tract, for a corner;
THENCE S 00 deg. 04 min. 38 sec. E, with the WBL of said 112.18 acre tract, 655.27 ft. to the point of beginning and containing 27.91 acres of land, more or less.

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT VIA FLOOD HAZARD BOUNDARY MAP.

NO. 480520 0125B
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 actually been surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

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

I 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 Sept. 9, 1996 No. 16,945A

APPROVED BY THE PARKER COUNTY COMMISSIONERS this the _____ day of September, 1996.

ACCEPTED BY:
County Judge: Wayne Wright
Commissioner Precinct #1: [Signature]
Commissioner Precinct #2: [Signature]
Commissioner Precinct #3: [Signature]
Commissioner Precinct #4: [Signature]



DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :

Whereas, we, John Westhoff, Raymond Blair, Melvyn Blair, Albert Linehan and wife Barbara Linehan, the owners of above described 27.91 acre tract of land being a part of the J. W. Sullivan Survey, Abstract 2773, Parker County, Texas, DO HEREBY ADOPT THE FOREGOING PLAT TO BE KNOWN AS

BROWN ADDITION PHASE ONE

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

We 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

We do hereby certify that said 27.91 acre tract of land is not within the Extra-Territorial Jurisdiction of the City of Weatherford.

Albert Linehan
Barbara Linehan
John Westhoff
Raymond Blair
Melvyn Blair

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 [Signatures], 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 for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th day of October, 1996.



Karen A. Kern
Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

301149
RECEIVED AND FILED FOR RECORD
NO O'CLOCK P

OCT 07 1996

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

STATE OF TEXAS :
COUNTY OF PARKER :

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

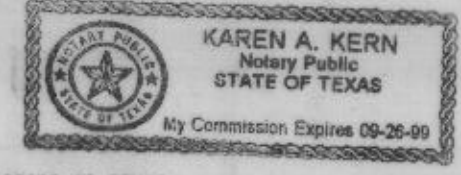


Jeanne Brunson
Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

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 RAYMOND BLAIR, 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 for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th day of October, 1996.



Karen A. Kern
Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

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 MELVYN BLAIR, 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 for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th day of October, 1996.

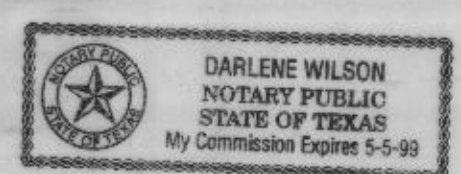


Karen A. Kern
Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

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 ALBERT LINEHAN and wife BARBARA LINEHAN, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that 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 4th day of OCTOBER, 1996.



Darlene Wilson
Notary Public, State of Texas
Print Name: Darlene Wilson
Commission Expires: 5-5-99

THE STATE OF TEXAS :
COUNTY OF PARKER :

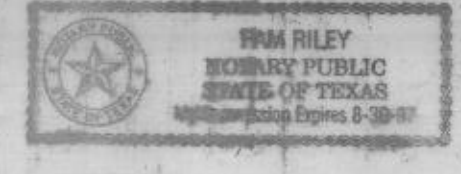
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consent to each subdivision and join in the dedication of the streets and easements.

Wayne Bryant

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 [Signatures], known to me to be the person whose name is subscribed to the above and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th day of October, 1996.



Pam Riley
Notary Public, State of Texas
Print Name: Pam Riley
Commission Expires: 8/30/97

Plat Cabinet B Slide 166