

308672

Plot Cabinet B
Slide 198

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FEB 26 1997

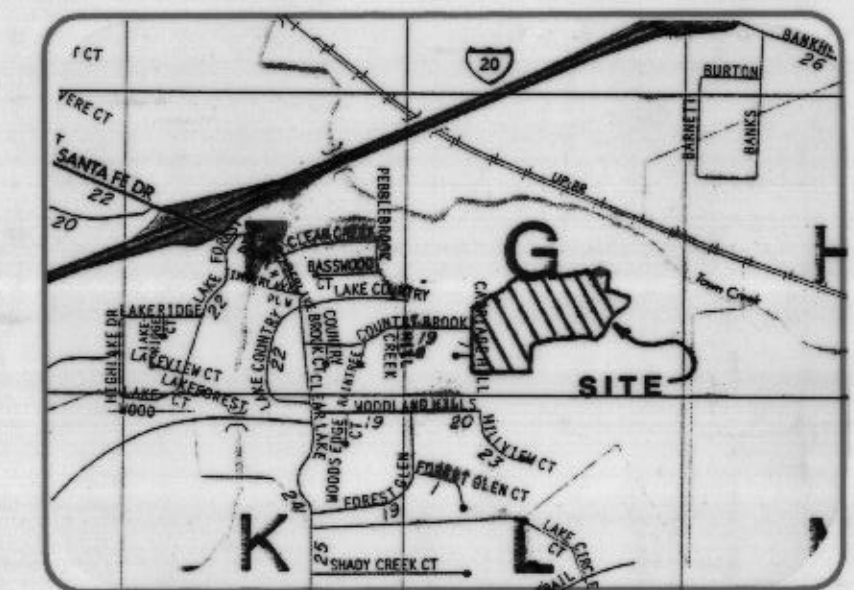
Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS

By *JL*

Δ = 23°57'20"
R = 275.00'
L = 114.98'

Δ = 175°48'59"
R = 65.00'
L = 199.46'

Δ = 12°54'30"
R = 675.00'
L = 152.07'



LOCATION MAP

FINAL PLAT COUNTRY BROOK PARK ESTATES PHASE 1

24.336 ACRE TRACT OF LAND
IN THE E. BLANTON SURVEY ABS. NO. 37
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

VESELKA ENGINEERING CONSULTANTS, INC.

202 E. BORDER ST., SUITE 300
ARLINGTON, TEXAS 76010
PHONE (817) 274-8755
FAX (817) 274-8757
JUNE 1996

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

This tract does not appear to be in a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Map No. 480520-0200 B dated September 27, 1991.

Drainage easements shall be kept clear of fences, buildings, planting and other obstruction to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.

Unless otherwise shown hereon the following drainage easements shall exist along the rear lot lines of the following lots in Block 1:

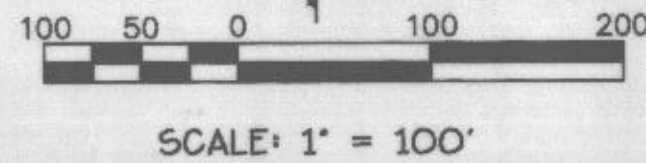
- Lots 1,2,3 - 10' Drainage Easement
- Lots 4,5,6,7 - 15' Drainage Easement
- Lots 8,9,10 - 40' Drainage Easement
- Lots 11,12,13,14,15 - 30' Drainage Easement

OWNER

STEVE MOORE
SSM INVESTMENTS
3209 TANGLEWOOD TRAIL
FT. WORTH TEXAS 76109
(817)923-5304

NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	31°50'37"	249.27'	138.80'	71.25'
2.	30°14'53"	175.00'	92.39'	47.30'
3.	28°24'15"	550.00'	253.46'	129.02'
4.	17°24'52"	750.00'	227.96'	114.86'
5.	34°37'25"	250.00'	151.07'	77.92'
6.	12°54'30"	700.00'	157.70'	79.19'
7.	21°55'56"	200.00'	76.56'	38.75'
8.	17°24'52"	460.00'	139.81'	70.45'
9.	28°24'15"	280.00'	119.82'	60.99'
10.	55°42'03"	200.00'	194.43'	105.67'
11.	02°23'47"	249.27'	10.43'	5.21'

CLEAR CREEK ESTATES, INC.
VOL. 1611, PG. 538
D.R.P.C.T.



STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED FEB 26 1997

Jeanne Brunson
County Clerk, Parker County, Tex.

NOT A LOT

COUNTRY BROOK ESTATES
CABINET A, SLIDE 655
P.R.P.C.T.

COUNTRY BROOK DR.
Δ = 26°33'53"
R = 50.00'
L = 23.18'

COUNTRY BROOK ESTATES
PHASE 2
CABINET A, SLIDE 691
P.R.P.C.T.

LOT 43R & 45R
BLOCK 1

COUNTRY BROOK ESTATES
PHASE 2
CABINET A, SLIDE 792
P.R.P.C.T.

WOODLAND HILLS
CABINET A, SLIDE 614
P.R.P.C.T.

C.L.A. LEASING, INC.
BOOK 1456, PG. 974
D.R.P.C.T.

WOODLAND HILLS LANE