

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land, a part of the Richard Nowling Survey, Abstract No. 998, Parker County, Texas, and more fully described as follows:

Commencing at an iron pin corner South, 319.12 feet and West 947.17 feet from the Northwest corner of the H. Inman Survey, Abstract No. 724.

THENCE N 88° 48' 24" W a distance of 264.55 feet to an iron pin for a corner;

THENCE N 2° 32' 09" E a distance of 452.95 feet to an iron pin;

THENCE N 1° 39' 40" E a distance of 1173.78 feet to the POINT OF BEGINNING said point being the Northwest corner of Briarwood Section II;

THENCE continue N 1° 39' 40" E a distance of 338.25 feet to the Northwest corner and the South right-of-way of the Texas Pacific Railroad;

THENCE S 54° 59' E along said railroad right-of-way a distance of 246.03 feet, to the beginning of a curve to the left;

THENCE continue along said railroad right-of-way curve having a delta of 12° 31' 15", a radius of 2,906.42 feet and a length of 635.14 feet;

THENCE S 11° 4' 33" W a distance of 171.12 feet to an iron pin for a corner;

THENCE N 77° 59' 11" W a distance of 18.42 feet;

THENCE S 11° 50' 10" W a distance of 50.0 feet;

THENCE S 11° 50' 10" W a distance of 155.57 feet;

THENCE S 0° 38' W a distance of 327.17 feet;

THENCE S 75° 20' 57" W a distance of 60.32 feet;

THENCE N 89° 45' 56" W a distance of 69.18 feet;

THENCE S 88° 38' 35" W a distance of 214.83 feet;

THENCE S 1° 32' 04" W a distance of 24.77 feet;

THENCE N 79° 03' 24" W a distance of 24.05 feet;

THENCE N 0° 39' 10" E a distance of 158.07 feet;

THENCE N 1° 39' 40" W a distance of 522.0 feet;

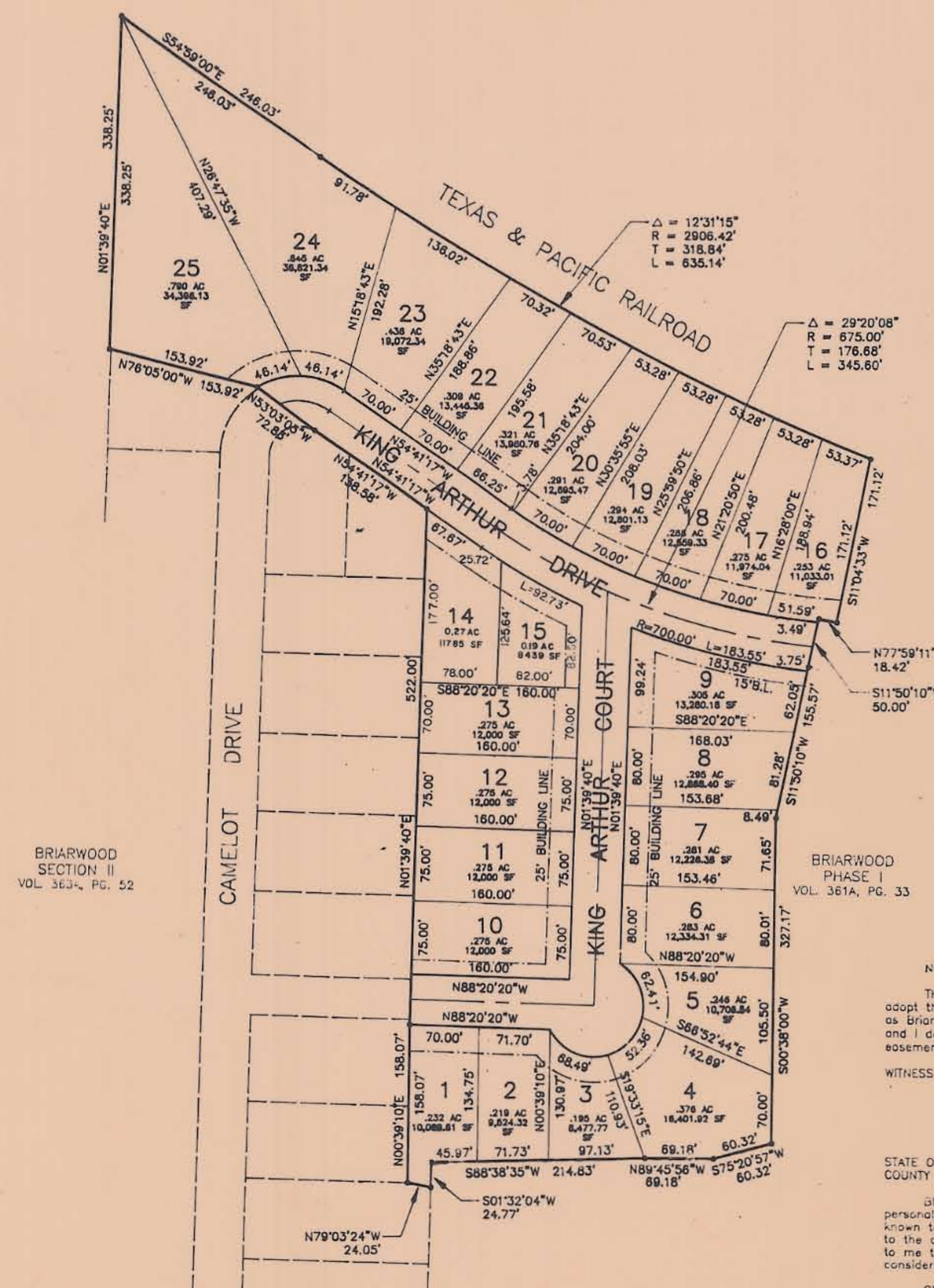
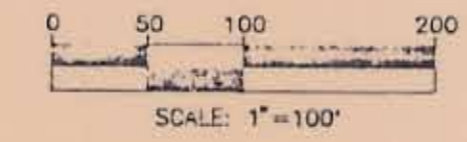
THENCE N 54° 41' 17" W a distance of 138.58 feet;

THENCE N 53° 03' 03" W a distance of 72.83 feet;

THENCE N 76° 05' W a distance of 153.92 feet to the PLACE OF BEGINNING and containing 9.52 acres, 414,691.2 SF, more or less.



LOCATION MAP



BRIARWOOD SECTION II VOL. 3634, PG. 52

BRIARWOOD PHASE I VOL. 361A, PG. 33

OWNER Roy New 110 Edgehill Terrace Weatherford, TX 76086 (817) 594-7905 TRANSFER DATE MAY 11, 1995 VOL. PG.

OWNER'S CERTIFICATE FORM OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roy New, being the sole owner do hereby adopt this plat assigning the hereinabove described property as Briarwood Phase 3 Addition to the City of Weatherford, and I do hereby dedicate to the public's use the streets, and easements shown thereon.

WITNESS my (our) hand(s) this day of 1995.

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Roy New 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of 1995.

Notary Public in and for the State of Texas

DEED RESTRICTION CERTIFICATION STATEMENT

I 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.

Owner Roy New 110 Edgehill Terrace Weatherford, TX 76086 (817) 594-7905 TRANSFER DATE MAY 11, 1995 VOL. PG.

Sworn to and subscribed before me this day of 1995. Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form:

THIS is to certify that I, DAVID MELVIN JR, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyor Date 3-3-96 Texas Registration No. 2074

CITY APPROVAL STATEMENT

APPROVED: City Council, city of Weatherford, Texas

By: Mayor Carter, City Council members

P&Z APPROVAL STATEMENT

APPROVED: P&Z Board, city of Weatherford, Texas

By: P&Z Board members

I, ROY NEW, do 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 the grade established in the subdivision.

EASEMENT REQUIREMENTS: Along the rear of all outside lots there shall be a 7.5 foot utility and drainage easement. A five foot utility and drainage easement shall be in all lots adjacent to another lot located along that adjacent lot line.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES: Visibility triangles shall be provided at the intersections of all public streets, 25' visibility triangles as required by Ordinance of the City.

NOTE: THERE IS A 5 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO THE ROAD.

CORRECTED PLAT BRIARWOOD SECTION III

9.83 acre subdivision, a part of the RICHARD NOWLING Survey, Abstract No. 998 to the City of Weatherford, Parker County, Texas

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