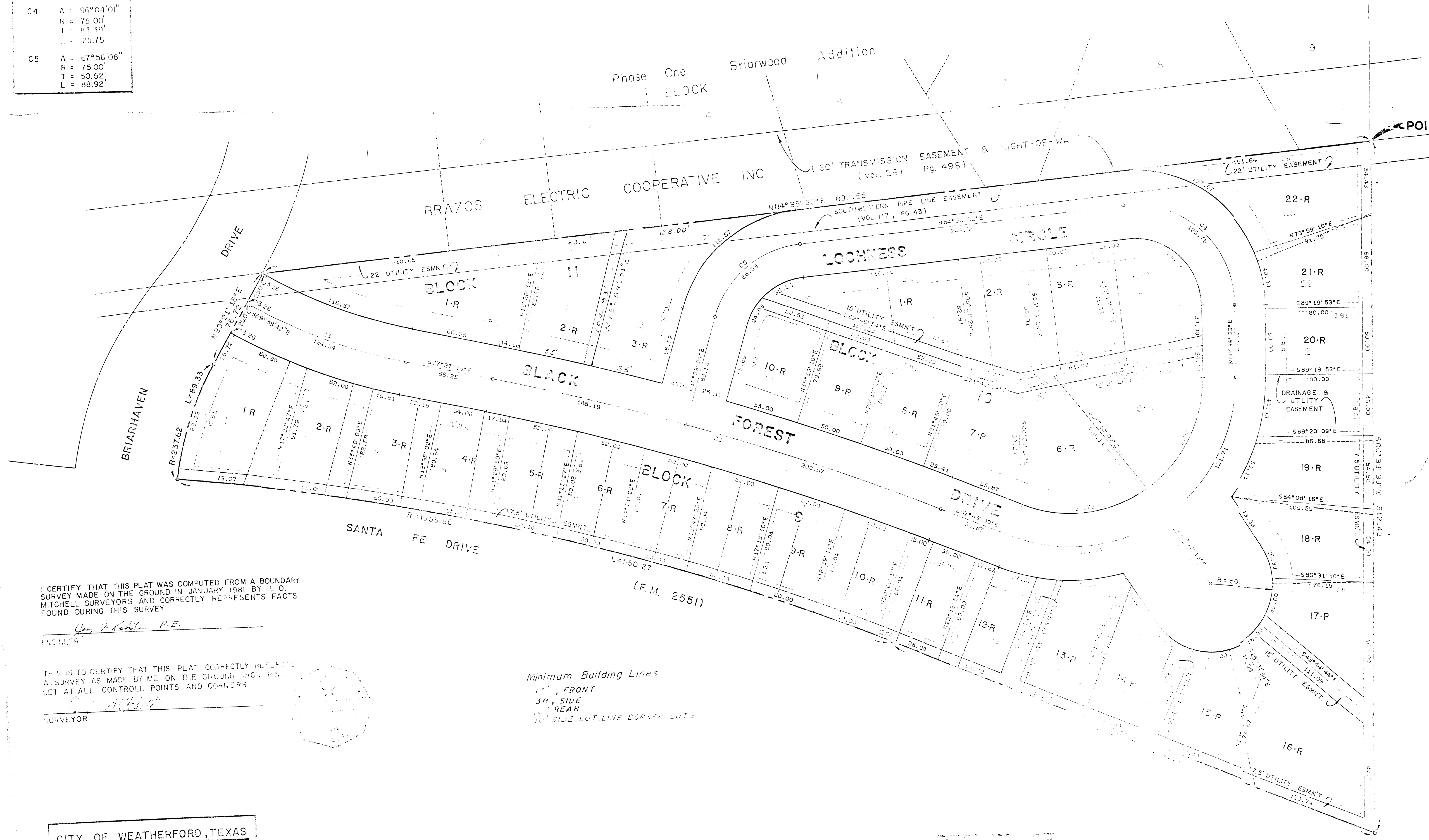


C1	A = 129°31'17"
	R = 821.09'
	T = 62.67'
	L = 124.34'
C2	A = 03°41'19"
	R = 2064.83'
	T = 175.00'
	L = 349.16'
C3	A = 111°34'27"
	R = 125.00'
	T = 183.84'
	L = 243.41'
C4	A = 98°04'01"
	R = 75.00'
	T = 43.33'
	L = 125.75'
C5	A = 67°56'08"
	R = 75.00'
	T = 50.52'
	L = 88.92'



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRIARWOOD DEVELOPMENT CORPORATION, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED PRESIDENT, TRUMAN NOLAN, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND SITUATED IN THE RICHARD NOWLING SURVEY ABSTRACT NO. 998 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0°57'55" WEST A DISTANCE OF 719.10', THENCE NORTH 89°20'27" WEST A DISTANCE OF 652.89', AND THENCE SOUTH 0°39'33" WEST A DISTANCE OF 696.60' FROM THE NORTHWEST CORNER OF THE HINMAN SURVEY ABSTRACT NO. 724, TO THE POINT OF BEGINNING;

THENCE SOUTH 0°39'33" WEST A DISTANCE OF 512.43' TO A POINT FOR A CORNER;

THENCE NORTH 67°46'00" WEST A DISTANCE OF 394.14' AND BEING THE NORTH RIGHT-OF-WAY OF SANTA FE DRIVE (F.M. HWY. NO. 2551) TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1959.86', A CENTRAL ANGLE OF 16°05'13", A CHORD BEARING OF NORTH 75°48'34" WEST, 548.44' A DISTANCE OF 550.27', TO THE END OF THE CURVE AND ALSO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 237.62', A CENTRAL ANGLE OF 21°32'18", A CHORD BEARING OF NORTH 19°35'09" EAST, 88.00' A DISTANCE OF 89.32' TO END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE NORTH 30°21'18" EAST A DISTANCE OF 76.72' TO A POINT FOR A CORNER;

THENCE NORTH 84°35'32" EAST A DISTANCE OF 837.65' AND BEING THE SOUTH RIGHT-OF-WAY OF A BRAZOS ELECTRIC COOPERATIVE INC. 60' TRANSMISSION EASEMENT (VOL. 291 PG. 498), TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES OF LAND, MORE OR LESS AND DESIGNATED HEREIN AS BRIARWOOD TOWNHOMES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER AS ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRAINS, EASEMENTS, RIGHT-OF-WAYS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

I CERTIFY THAT THIS PLAT WAS COMPUTED FROM A BOUNDARY SURVEY MADE ON THE GROUND IN JANUARY 1981 BY L.O. MITCHELL SURVEYORS AND CORRECTLY REPRESENTS FACTS FOUND DURING THIS SURVEY

Jan 21, 1981 P.E.
NOTARIAL PUBLIC

THIS IS TO CERTIFY THAT THIS PLAT CORRECTLY REFLECTS A SURVEY AS MADE BY ME ON THE GROUND, INC. P.M. SET AT ALL CONTROL POINTS AND CORNERS.

Jan 21, 1981
SURVEYOR

Minimum Building Lines
10' FRONT
3" SIDE
5' REAR
10' SIDE LOT LINE CORNER LOTS

CITY OF WEATHERFORD, TEXAS

PLAT APPROVED DATE: _____

BY: _____

MAYOR

CITY MANAGER

COMMISSIONER

COMMISSIONER

COMMISSIONER

A REPLAT OF
BRIARWOOD TOWNHOMES
AN ADDITION TO
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
SHOWING A 6.18 ACRE TRACT OF LAND OUT OF THE
RICHARD NOWLING SURVEY ABSTRACT NO. 998

JANUARY

OWNER / DEVELOPER
BOBBY DALTON
BRIARWOOD DEVELOPMENT CORP.
801 NORTH MAIN STREET
WEATHERFORD, TEXAS 76086

ENGINEER / PLANNER
FARRINGTON & ASSOC., INC.
4410 WEST VICKERY BLVD.
FT. WORTH, TEXAS 76107

