

111RF-bk41 (rev. 1-87) - LOGS (CIV) - ONE-43
DON-1.1.1 (rev. 9/51) 38902 SURV-389-02 DOC. DOT - DN=1-22, 25-58, 60-63
121RF-389-024.000 - LOGS (RD) - ONE-43
PREF=00 \PILOT\LEGAL.PRF - ROT=90, 000000 - SCALE=100, 000200
TBL=00 \BVERS\PENB7701.LOCPEN.TBL
USER=CAD
JOB=951389010 PLOTTED Tue Nov 14 08:41:29 1995

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, SHEFFIELD ASSET MANAGEMENT COMPANY, INC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE RICHARD NOWLING SURVEY, ABSTRACT NO. 998, PARKER COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1543, PAGE 1406, DEED RECORDS, PARKER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 16, BLOCK 1, SECTION 1, BRIARWOOD, AN ADDITION TO THE CITY OF WEATHERFORD AS RECORDED IN VOLUME 361A, PAGE 33, SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 1, BRIARWOOD ADDITION, THE FOLLOWING BEARINGS AND DISTANCES :

S 83°54'59"W, 179.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

N 09°58'08"W, 120.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF YORKSHIRE DRIVE (50 FEET RIGHT-OF-WAY), THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

17.67 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°58'46", A RADIUS OF 1033.76 FEET AND A LONG CHORD OF N 81°40'06"E, 7.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

N 07°50'31"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID YORKSHIRE DRIVE;

N 01°24'42"E, 630.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

N 06°06'37"E, 151.42 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF KING ARTHUR DRIVE (50 FEET RIGHT-OF-WAY);

N 11°12'27"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KING ARTHUR DRIVE;

N 78°47'33"W, 29.13 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET ;

N 11°41'59"E, 136.60 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF THE T & P RAILROAD RIGHT-OF-WAY, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 352.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 06°56'37", A RADIUS OF 2906.42 FEET AND A LONG CHORD OF S 75°29'45"E, 352.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 79°20'26"E, 585.96 FEET CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 761.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°54'54", A RADIUS OF 3378.77 FEET AND A LONG CHORD OF S 72°52'59"E, 759.99 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 89°45'03"W, 819.17 FEET TO A FENCE CORNER;

THENCE S 01°51'30"W, 708.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 89°37'24"W, 653.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 981,169 SQUARE FEET OR 22.525 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

THAT, SHEFFIELD ASSET MANAGEMENT COMPANY, INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS BRIARWOOD ADDITION, PHASE 4 TO THE CITY OF WEATHERFORD, TEXAS AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS 4th DAY OF December, 1995

SHEFFIELD ASSET MANAGEMENT COMPANY, INC.

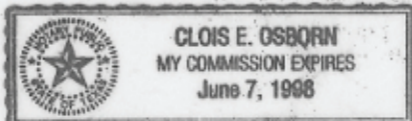
BY Gary Sheffield
GARY SHEFFIELD, PRESIDENT

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHEFFIELD, PRESIDENT OF SHEFFIELD ASSET MANAGEMENT COMPANY, INC., A CORPORATION, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 4th DAY OF December 1995

Clois E. Osborn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DEED RESTRICTION CERTIFICATION

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.

SHEFFIELD ASSET MANAGEMENT COMPANY, INC.

GARY SHEFFIELD, PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 1995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GRADING WAIVER

I, GARY SHEFFIELD, PRESIDENT OF SHEFFIELD ASSET MANAGEMENT, INC., 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

Gary Sheffield
GARY SHEFFIELD, PRESIDENT

LIEN HOLDER CERTIFICATE

STATE OF TEXAS)
COUNTY OF PARKER)

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF STREETS AND EASEMENTS.

David P. Deason

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gary Sheffield, KNOWN TO ME BY 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF December 1995.

Clois E. Osborn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
CLOIS E. OSBORN
MY COMMISSION EXPIRES
June 7, 1998

STATE OF TEXAS)
COUNTY OF PARKER)

THE UNDERSIGNED, AS LIEN HOLDER ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF STREETS AND EASEMENTS.

J.B. Landlin
Landlin Partners, LLP

STATE OF TEXAS)
COUNTY OF PARKER)

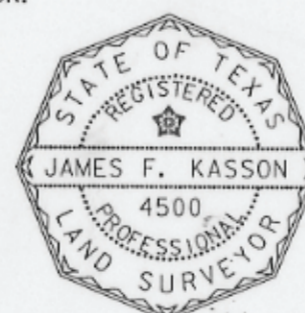
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David P. Deason, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF December 1995.

Clois E. Osborn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

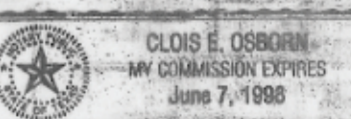
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JAMES F. KASSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED 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.



James F. Kasson
JAMES F. KASSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4500

DATE: 12/1/95



APPROVED: CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

Mayor Sherry Watson

Council [Signature]

Jay W. Hopper

Wayne Cota

Janina Minton

Lothar K. Harris

City Secretary, Date 12-14-95

RECEIVED AND FILED
FOR RECORD
2:35 O'Clock P.M.

DEC 14 1995

Jean Brunson, Co. Clerk
PARKER COUNTY, TEXAS

284001
PCB-096

PROJECT NO.	DATE	REVISIONS
951389-014	D. C.	
	J. F. K.	
	10-09-95	

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	10-09-95	

Carter & Burgess
Consulting Engineers, Architects,
Planning and Surveyors
CARTER & BURGESS, INC.
3880 HULLEN STREET
FT. WORTH, TX 76107-7254

SHEET
2
OF 2 SHEETS