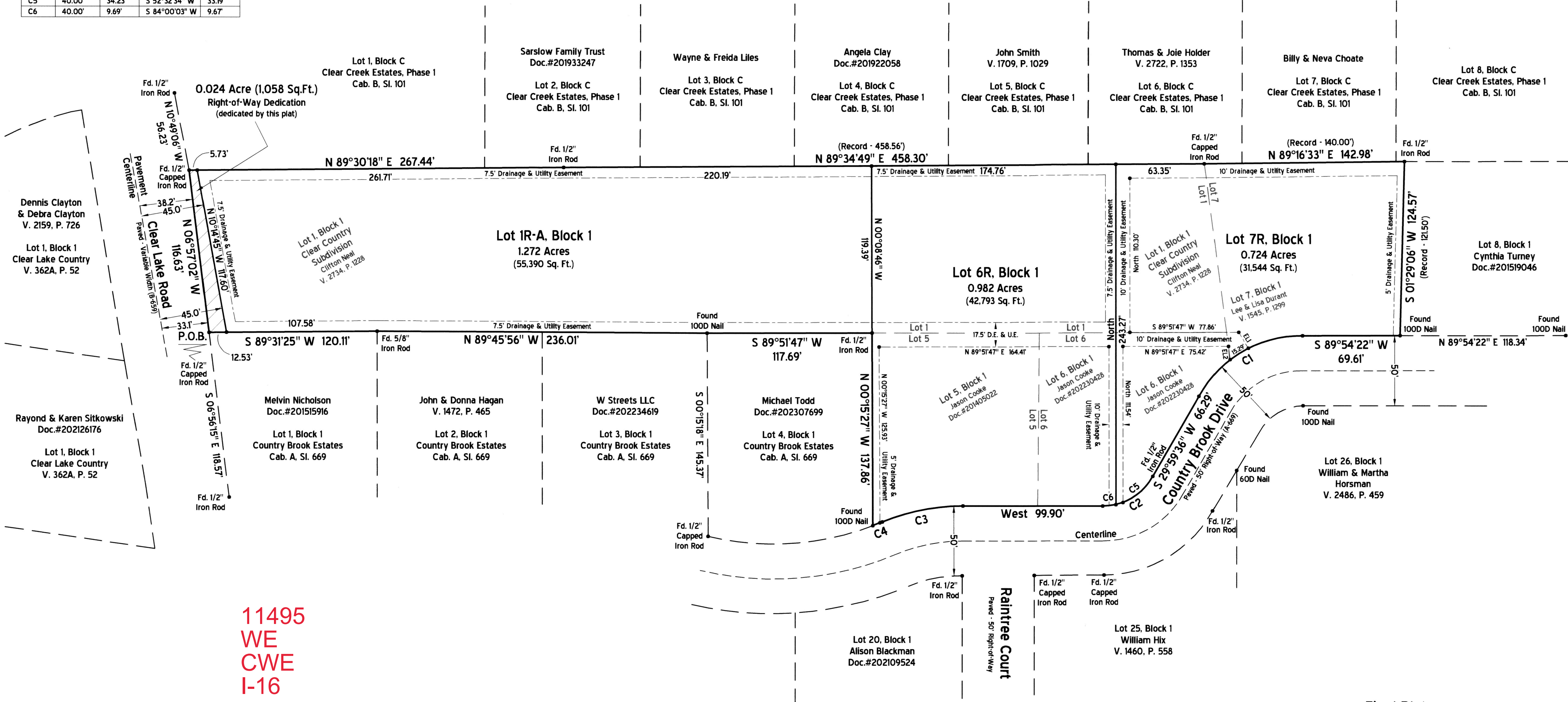


CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	82.54'	90.14'	S 59°39'37" W	85.73'
C2	40.00'	43.92'	S 59°29'09" W	41.75'
C3	150.03'	59.08'	S 78°38'05" W	58.70'
C4	205.00'	7.28'	S 68°28'40" W	7.27'
C5	40.00'	34.23'	S 52°32'34" W	33.19'
C6	40.00'	9.69'	S 84°00'03" W	9.67'

LINE	BEARING	DISTANCE
EL1	S 30°32'08" E	13.19'
EL2	S 07°27'06" E	9.60'

202331848 PLAT Total Pages: 1



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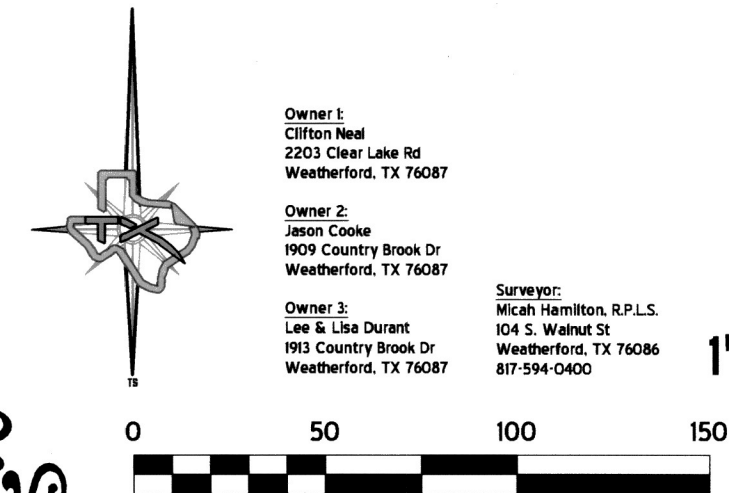
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Final Plat
Lots 1R-A, 6R and 7R, Block 1
Country Brook Estates
an addition to the City of Weatherford,
Parker County, Texas

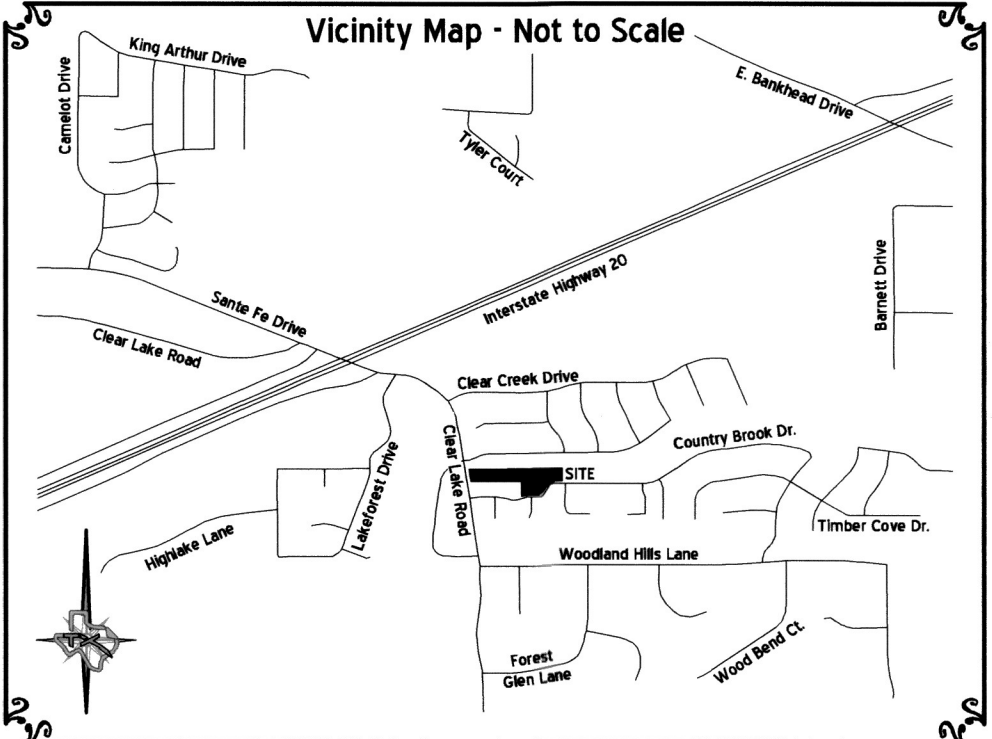
Being a 3.002 acres tract of land situated in the ELIJAH BLANTON SURVEY, ABSTRACT NO. 37, Parker County, Texas, being all of Lot 1, Block 1, Clear Country Subdivision, according to the Plat as recorded in Plat Cabinet B, Slide 659, Plat Records, Parker County, Texas; and being all of Lot 5, Lot 6 and Lot 7, Block 1, Country Brook Estates, according to the Plat as recorded in Plat Cabinet A, Slide 669, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Clifton Neal in V. 2734, P. 1228 (Lot 1, Block 1, Clear Country Subdivision), Jason Cooke in Doc.#201405022 (Lot 5, Block 1, Country Brook Estates) & Doc.#202230428 (Lot 6, Block 1, Country Brook Estates) and Lee & Lisa Durant in V. 1545, P. 1299 (Lot 7, Block 1, Country Brook Estates), Real Property Records, Parker County, Texas

December 2023

TEXAS
SURVEYING
INC.
WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM



Plat Cabinet **F** Slide **633**



Whereas Clifton Neal, Jason Cooke, Lee Duran and Lisa Durant, being the owners of a 3.002 acres tract of land situated in the ELIJAH BLANTON SURVEY, ABSTRACT NO. 37, Parker County, Texas, being all of Lot 1, Block 1, CLEAR COUNTRY SUBDIVISION, according to the Plat as recorded in Plat Cabinet B, Slide 659, Plat Records, Parker County, Texas; and being all of Lot 5, Lot 6, and Lot 7, Block 1, COUNTRY BROOK ESTATES, according to the Plat as recorded in Plat Cabinet A, Slide 669, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Clifton Neal in V. 2734, P. 1228 (Lot 1, Block 1), Jason Cooke in Doc.#201405022 (Lot 5) & Doc.#202230428 (Lot 6) and Lee & Lisa Durant in V. 1545, P. 1299 (Lot 7), Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod, in the east line of Clear Lake Road (Paved Surface), being the southwest corner of said Lot 1, Block 1 and the northwest corner of Lot 1, Block 1, said COUNTRY BROOK ESTATES, for the southwest and beginning corner of this tract. WHENCE a found 1/2" iron rod, being the southwest corner of said Lot 1, Block 1, COUNTRY BROOK ESTATES bears S 06°56'15" E 118.57 feet.

THENCE N 06°57'02" W 116.63 feet, with the east line of said Clear Lake Road, to a found 1/2" capped iron rod, being the northwest corner of said Lot 1, Block 1 and the southwest corner of Lot 1, Block C, said CLEAR CREEK ESTATES, PHASE 1, for the northwest corner of this tract. WHENCE a found 1/2" iron rod, being the northwest corner of said Lot 1, Block C bears N 10°49'06" W 56.23 feet.

THENCE N 89°30'18" E at 211.2 feet passing a found 1/2" capped iron rod, being the southeast corner of said Lot 1, Block C and the southwest corner of Lot 2, Block C, said CLEAR CREEK ESTATES, PHASE 1, in total 267.44 feet, to a found 1/2" iron rod, in the south line of said Lot 2, Block C, for a corner of this tract.

THENCE N 89°34'49" E at 54.9 feet, passing a found 1/2" capped iron rod, being the southeast corner of said Lot 2, Block C and the southwest corner of Lot 3, Block C, said CLEAR CREEK ESTATES, PHASE 1, at 164.9 feet, passing a found 1/2" capped iron rod, being the southeast corner of said Lot 3, Block C and the southwest corner of Lot 4, Block C, said CLEAR CREEK ESTATES, PHASE 1, at a 275.0 feet passing a found 1/2" capped iron rod, being the southeast corner of said Lot 4, Block C and the southwest corner of Lot 5, Block C, said CLEAR CREEK ESTATES, PHASE 1, in total 458.30 feet, to a found 1/2" capped iron rod, in the south line of Lot 6, Block C, said CLEAR CREEK ESTATES, PHASE 1, being the northeast corner of said Lot 1, Block 1 and the northwest corner of said Lot 7, Block 1, for a corner of this tract.

THENCE N 89°16'33" E 142.98 feet, to a found 1/2" iron rod, in the south line of Lot 7, Block 1, said CLEAR CREEK ESTATES, PHASE 1, being the northeast corner of said Lot 7, Block 1 and the northwest corner of Lot 8, Block 1, said COUNTRY BROOK ESTATES, for the northeast corner of this tract.
(Continued)

THENCE S 01°29'06" W 124.57 feet, with the east line of said Lot 7, Block 1, to a found 100D nail, in the north line of Country Brook Drive 50' R.O.W.(Cab. A, Sl. 669), being the southeast corner of said Lot 7, Block 1 and the southwest corner of said Lot 8, Block 1, for the southeast corner of this tract. Whence a found 100D nail, being the southeast corner of said Lot 8, Block 1 bears N 89°49'38" E 118.34 feet.

THENCE S 89°54'22" W 69.61 feet, with the north line of said Country Brook Drive, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 82.54 feet, an arc length of 90.14 feet, and whose chord bears S 59°39'37" W 85.73 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", being the southwest corner of said Lot 7, Block 1 for a corner of this tract.

THENCE S 29°59'36" W 66.29 feet, with the west line of said Country Brook Drive, to a found 1/2" iron rod, for a corner of this tract.

THENCE along the arc of a curve to the right, having a radius of 40.00 feet, an arc length of 43.92 feet, and whose chord bears S 59°29'09" W 41.75 feet, with the west line of said Country Brook Drive, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE West 99.90 feet, with the north line of said Country Brook Drive, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the south line of said Lot 5, for a corner of this tract.

THENCE with the north line of said Country Brook Drive and along the arc of a curve to the left, having a radius of 150.03 feet, an arc length of 59.08 feet, and whose chord bears S 78°38'05" W 58.70 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC" in the south line of said Lot 5, for a corner of this tract.

THENCE with the north line of said Country Brook Drive and along the arc of a curve to the right, having a radius of 205.00 feet, an arc length of 7.28 feet, and whose chord bears S 68°28'40" W 7.27 feet, to a found 100D nail being the common south corner of said Lot 5 and Lot 4, said Block 1, COUNTRY BROOK ESTATES, for the most southerly southwest corner of this tract.

THENCE N 00°15'27" W 137.86 feet, to a found 1/2" iron rod, being the northwest corner of said Lot 5, for an ell corner of this tract.

THENCE S 89°51'47" W 117.69 feet, with the south line of said Lot 1, Block 1 to a found 100D nail, being the northwest corner of said Lot 4, Block 1 and the northeast corner of Lot 3, Block 1, said COUNTRY BROOK ESTATES, for a corner of this tract. WHENCE a found 1/2" capped iron rod, being the southwest corner of said Lot 4, Block 1 bears S 00°15'18" E 145.37 feet.

THENCE N 89°45'56" W 236.01 feet, with the south line of said Lot 1, Block 1, to a found 5/8" iron rod, being the northwest corner of said Lot 2, Block 1 and the northeast corner of said Lot 1, Block 1, said COUNTRY BROOK ESTATES, for a corner of this tract.

THENCE S 89°31'25" W 120.11 feet, with the south line of said Lot 1, Block 1, to the POINT OF BEGINNING.

Now, Therefore, Know All Men By These Presents:

that Clifton Neal, Jason Cooke, Lee Durant and Lisa Durant, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1R-A, 6R and 7R, Block 1, Country Brook Estates, an addition to the City of Weatherford, Parker County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon, the streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used by public utilities being subordinate to the public's and City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

witness, my hand, this the 1st day of December, 2023.

By:

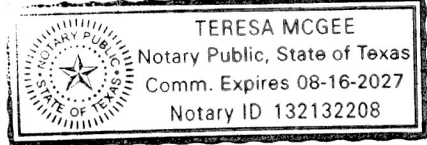
Clifton Neal
Jason Cooke
Lee Durant
Lisa Durant

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Clifton Neal, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of December, 2023.

Teresa McGee
Notary Public in and for the State of Texas

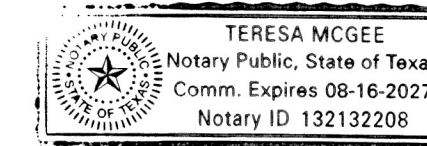


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jason Cooke, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of December, 2023.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lee Durant, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of December, 2023.

Teresa McGee
Notary Public in and for the State of Texas

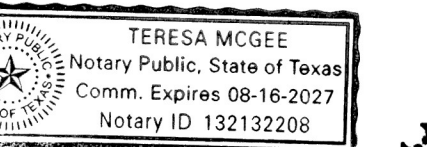


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lisa Durant, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 1st day of December, 2023.

Teresa McGee
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas, as delegated by the City Council, and is hereby approved by such Department.

Approved By:

Monica Johnston
Development & Neighborhood Services Staff

12-13-23
Date

Attest:

Brad R
Secretary

12-13-23
Date

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0385F, dated 4/5/2019, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped TEXAS SURVEYING INC - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

City of Weatherford Notes:

6) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

8) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.

9) All building setback lines shall conform to current zoning ordinances of the City of Weatherford.

10) The owner/developer does hereby waive all claims for damages against the City of Weatherford occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

11) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

12) Water and sanitary sewer services to be provided by the City of Weatherford.

Final Plat Lots 1R-A, 6R and 7R, Block 1 Country Brook Estates an addition to the City of Weatherford, Parker County, Texas

Being a 3.002 acres tract of land situated in the ELIJAH BLANTON SURVEY, ABSTRACT NO. 37, Parker County, Texas, being all of Lot 1, Block 1, Clear Country Subdivision, according to the Plat as recorded in Plat Cabinet B, Slide 659, Plat Records, Parker County, Texas; and being all of Lot 5, Lot 6 and Lot 7, Block 1, Country Brook Estates, according to the Plat as recorded in Plat Cabinet A, Slide 669, Plat Records, Parker County, Texas; being all of those certain tracts conveyed to Clifton Neal in V. 2734, P. 1228 (Lot 1, Block 1, Clear Country Subdivision), Jason Cooke in Doc.#201405022 (Lot 5, Block 1, Country Brook Estates) & Doc.#202230428 (Lot 6, Block 1, Country Brook Estates) and Lee & Lisa Durant in V. 1545, P. 1299 (Lot 7, Block 1, Country Brook Estates), Real Property Records, Parker County, Texas

December 2023

**TEXAS
SURVEYING**
INC.
WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Weatherford.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W221003-RP
Field Date: August 10, 2023
Preparation Date: November 17, 2023



Owner 1:
Clifton Neal
2203 Clear Lake Rd
Weatherford, TX 76087

Owner 2:
Jason Cooke
1909 Country Brook Dr
Weatherford, TX 76087

Owner 3:
Lee & Lisa Durant
1913 Country Brook Dr
Weatherford, TX 76087

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202331848
12/13/2023 02:20 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 633

