

BASE BEARING PER GPS OBSERVATIONS - NORTH
TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL
ZONE 4202.

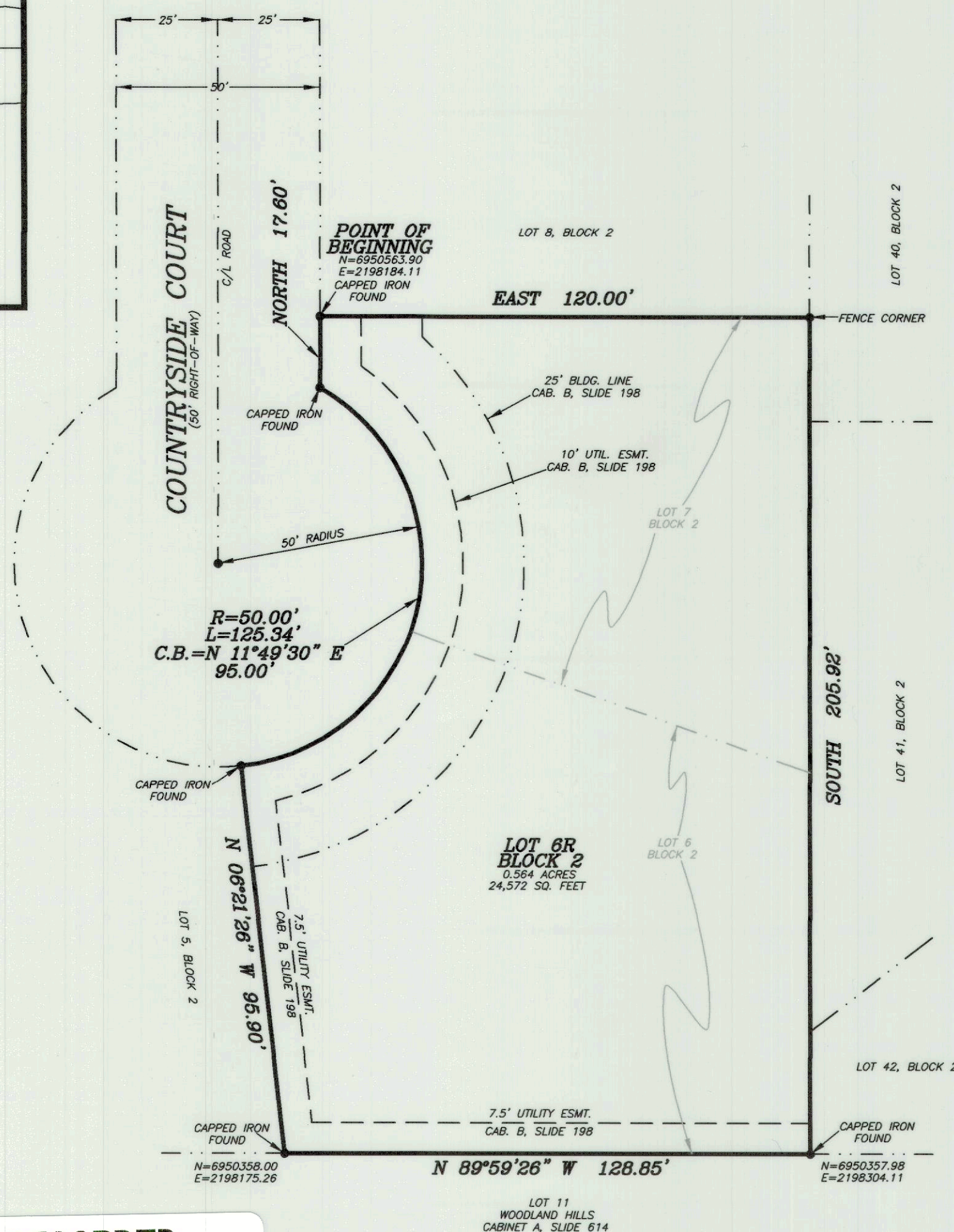
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF
UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS
OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE
DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.L.R. MAP, PANEL NO.
48367C0380-F, DATED APRIL 05, 2019, SUBJECT
PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD
HAZARD.

SELLING A PORTION OF ANY LOT IN THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF CITY
ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES
AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS
HAVE BEEN VACATED OR INCORPORATED INTO THE
CREATION OF THIS PLAT.

202407517 PLAT Total Pages: 1



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11497.002.006.00

FILED AND RECORDED

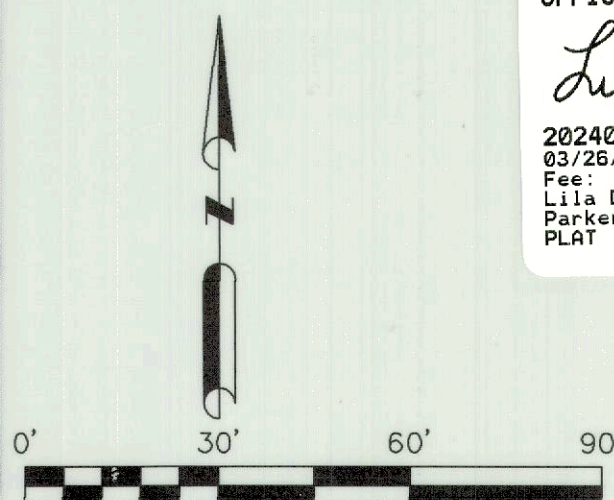
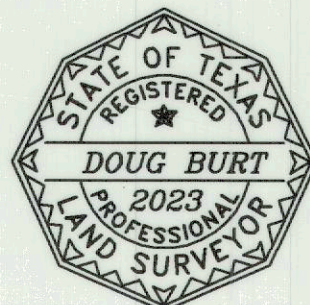
OFFICIAL PUBLIC RECORDS

Lila Deakle

202407517
03/26/2024 01:51 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Burt, 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.



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

THIS PLAT PREPARED ON JUNE 22, 2023.

CITY OF WEATHERFORD
CITY APPROVAL OF RE PLAT

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

Dated this the 26th day of March, 2024.

By: Jamie Moon
Development and Neighborhood Services Staff

ATTEST:
Development and Neighborhood Services Staff

STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION

COUNTY OF PARKER }

We, Mack Dobbs and Darla Dobbs, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for a tract of land being all of Lots 6 & 7, Block 2, Country Brook Park Estates, Phase I, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 198, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Northwest corner of said Lot 7, Block 2 and the Southwest corner of Lot 8, Block 2 and being in the East line of Countryside Court;

thence East, with the common line of said Lot 7 & 8, Block 2, 120.00 feet to a fence corner at the Northeast corner of said Lot 7, Block 2 and the Southeast corner of said Lot 8, Block 2 and being in the West line of Lot 40, Block 2;

thence South, with the East line of said Lots 7 & 6, Block 2 and with the West line of Lots 40, 41 & 42, Block 2, 205.92 feet to a capped iron found at the Southeast corner of said Lot 6, Block 2 and the Southwest corner of said Lot 42, Block 2 and being in the North line of Woodland Hills, an addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Cabinet A, Slide 614, Plat Records, Parker County, Texas;

thence N 89°59'26" W, with the South line of said Lot 6, Block 2 and with the North line of said Woodland Hills, 128.85 feet to a capped iron found at the Southwest corner of said Lot 6, Block 2 and the Southeast corner of Lot 5, Block 2;

thence N 06°21'26" W, with the common line of said Lot 5 & 6, Block 2, 95.90 feet to a capped iron found at the most Southerly Northwest corner of said Lot 6, Block 2 and for the Northeast corner of said Lot 5, Block 2 and being in the South line of said Countryside Court and being for the beginning of a curve to the left whose radius is 50.00 feet;

thence with said Countryside Court and with said curve to the left with an arc length of 125.34', with a radius of 50.00', with a chord bearing of N 11°49'30" E, with a chord length of 95.00' feet to a capped iron found;

thence North, with the East line of said Countryside Court, 17.60 feet to the POINT OF BEGINNING and containing 0.564 acres (24,572 sq. feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mack Dobbs & Darla Dobbs, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 6R, Block 2, COUNTRY BROOK PARK ESTATES, Phase I, an addition to the City of Weatherford, Parker County, Texas, and do 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 for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use 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, Texas.

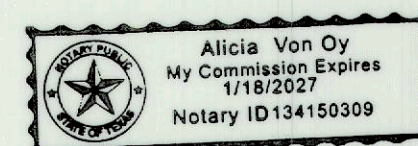
Mack Dobbs
Darla Dobbs

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Mack Dobbs, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of March, 2024.

Notary Public
Parker County, Texas.

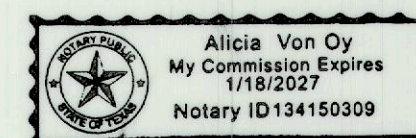


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Darla Dobbs, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of March, 2024.

Notary Public
Parker County, Texas.



Re-Plat
Lot 6R, Block 2,
COUNTRY BROOK PARK ESTATES, Phase I,
an Addition to the City of Weatherford, Parker County,
Texas, and being all of Lots 6 & 7, Block 2, Country
Brook Park Estates, Phase I, recorded in Plat Cabinet
B, Slide 198, Plat Records, Parker County, Texas.

OWNER/DEVELOPER

MAC DOBBS
DARLA DOBBS
701 WEST SPRING STREET
WEATHERFORD, TEXAS 76086

2023318 RSB