

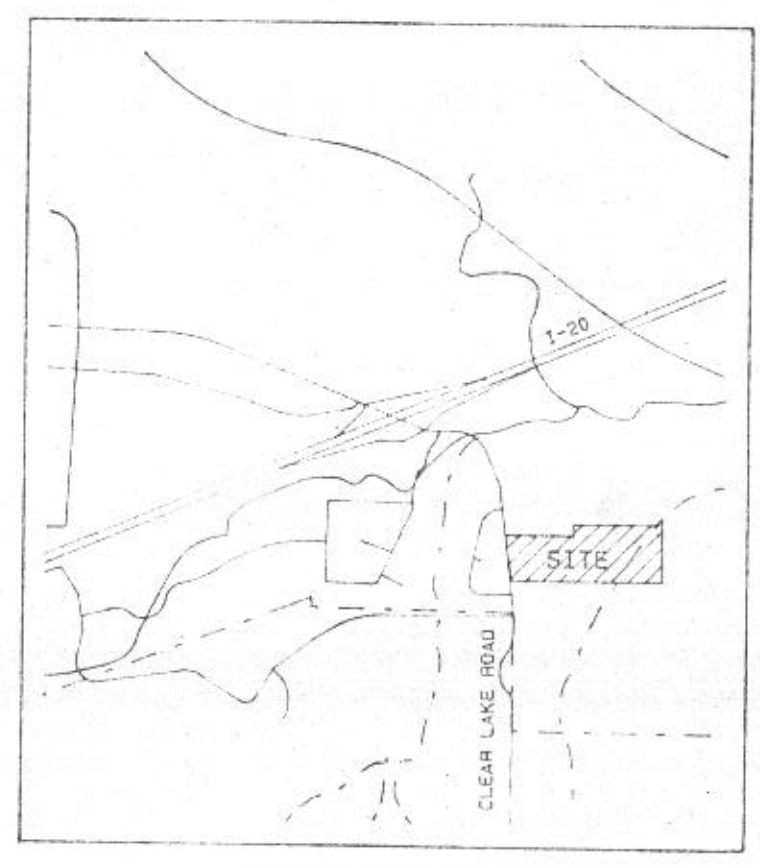
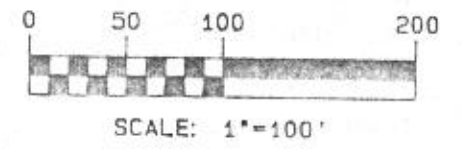
LABEL	RADIUS	CEN. ANGLE	ARC	TAN
C1	205.00'	20°00'00"	71.56'	36.15'
C2	255.00'	42°30'00"	189.15'	99.16'
C3	100.00'	22°30'00"	39.27'	19.69'
C4	90.00'	60°00'00"	94.25'	51.96'
C5	36.60'	60°00'00"	36.33'	21.13'
C6	70.00'	90°00'00"	109.96'	70.00'
C7	20.00'	90°00'00"	31.42'	20.00'
C8	86.60'	60°00'00"	90.69'	50.00'
C9	40.00'	60°00'00"	41.69'	23.09'
C10	150.00'	22°30'00"	58.90'	29.84'
C11	205.00'	42°30'00"	152.06'	79.72'
C12	255.00'	20°00'00"	89.01'	44.96'

Lienholder (Texas Bank), P.O. Box 760, Weatherford, Texas, hereby consents to and adopts the plat and dedication of John P. Gause (owner) of Country Brook Estates Subdivision in Parker County, Texas, and of the streets, roads, and easements shown therein.

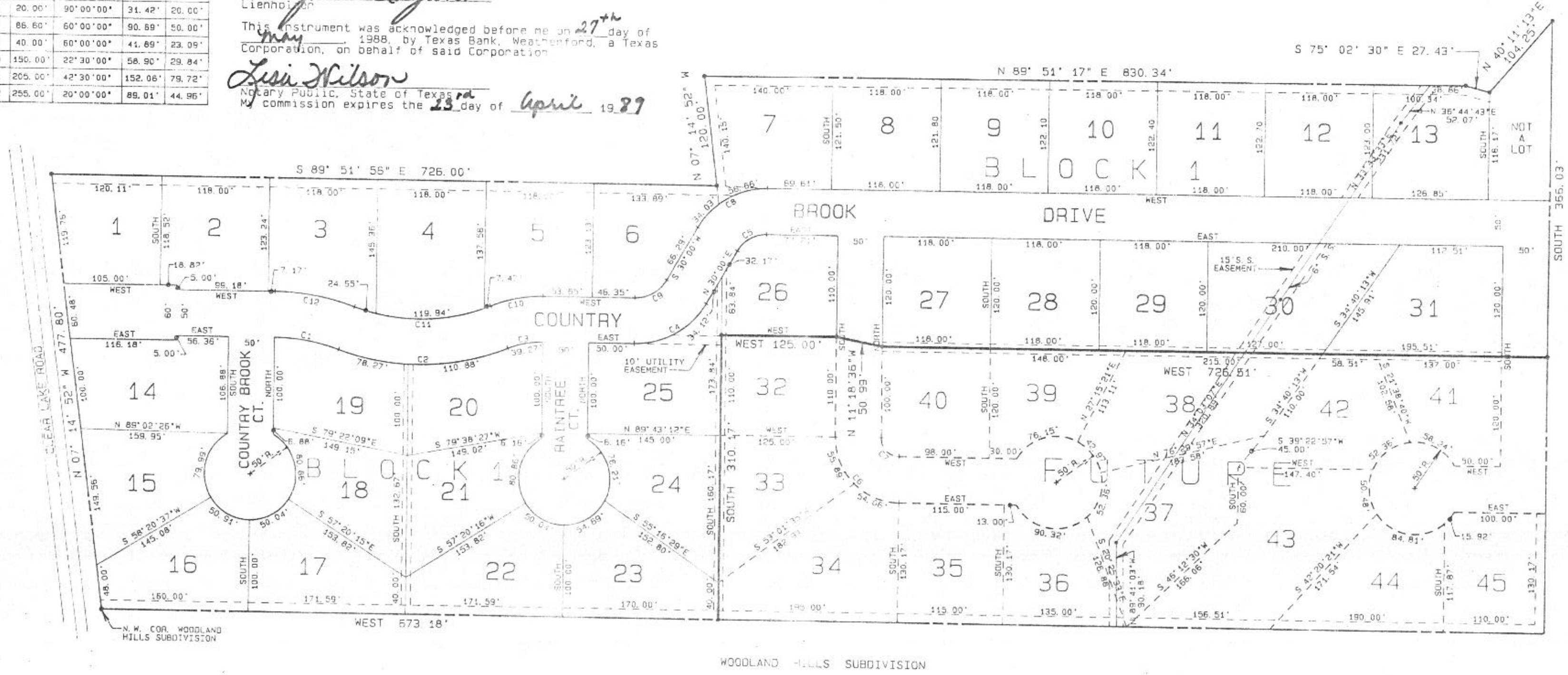
Date: 5-27-1988  
*Wayne Bryant*  
 Lienholder

This instrument was acknowledged before me on 27<sup>th</sup> day of May, 1988, by Texas Bank, Weatherford, a Texas Corporation, on behalf of said Corporation.

*Lisa Wilson*  
 Notary Public, State of Texas  
 My commission expires the 23<sup>rd</sup> day of April, 1987



LOCATION MAP



**LEGAL DESCRIPTION**

Being a 13.753 acre tract of land out of the E. Blanton Survey, Abstract No. 37, Parker County, Texas and more particularly described as follows:

BEGINNING at the northwest corner of Woodland Hills Subdivision as recorded on slice 614 of the plat records Parker County, Texas:

THENCE N 07° 14' 52" W a distance of 477.80 feet;  
 THENCE S 89° 51' 56" E a distance of 726.0 feet;  
 THENCE N 07° 14' 52" W a distance of 120.0 feet;  
 THENCE N 89° 51' 17" E a distance of 830.34 feet;  
 THENCE S 75° 02' 30" E a distance of 27.43 feet;  
 THENCE N 40° 11' 13" E a distance of 104.25 feet;  
 THENCE South a distance of 366.03 feet;  
 THENCE West a distance of 726.51 feet;  
 THENCE N 11° 18' 36" W a distance of 50.99 feet;  
 THENCE West a distance of 125.00 feet;  
 THENCE South a distance of 310.17 feet;  
 THENCE West a distance of 673.18 feet to the PLACE OF BEGINNING and containing 13.753 acres more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, JOHN P. GAUSE PROPERTIES, INC. does hereby adopt this plat as COUNTRY BROOK ESTATES, an addition to the City of Weatherford, Parker County, Texas, and do hereby dedicate to the public's use the easements indicated hereon.

WITNESS MY HAND at Weatherford, Parker County, Texas, this 27<sup>th</sup> day of May, 1988.

*John P. Gause*  
 JOHN P. GAUSE

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared JOHN P. GAUSE, 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 considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27<sup>th</sup> day of May, 1988.

*Lisa Wilson*  
 Notary Public, State of Texas

Expiration Date of Notary's commission 4-23-89

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Bill F. Rivers, Registered Public Surveyor No. 2190, State of Texas, have compiled this plat from an on-the-ground survey, and that all lot corners shall be properly marked on-the-ground, and this plat correctly represents that survey.

*Bill F. Rivers*  
 Public Surveyor  
 Texas Registration No. 2190



APPROVED BY: CITY COUNCIL  
 CITY OF WEATHERFORD,  
 PARKER COUNTY, TEXAS

DATE: 5-10-88

MAYOR  
 MEMBER

MEMBER  
 MEMBER

MEMBER

**EASEMENT REQUIREMENTS:**

Along the rear of all outside lots there shall be a ten 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.

180033  
 PCA655  
 RECEIVED AND FILED FOR RECORD  
 JUN 09 1988  
 CARRIE REED, Co. Clerk  
 PARKER COUNTY, TEXAS  
 By *Carrie Reed* Deputy  
 35.000

STATE OF TEXAS  
 COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED JUN 09 1988  
*Carrie Reed*  
 County Clerk, Parker County, Tex.

FINAL PLAT  
 OF  
 COUNTRY BROOK ESTATES  
 CITY OF WEATHERFORD  
 PARKER COUNTY, TEXAS