

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"	38.27	19.89
C4	90.00	60°00'00"	94.25	51.96
C5	16.60	60°00'00"	38.33	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"	41.89	23.09
C10	150.00	22°30'00"	58.90	29.84
C11	203.00	42°30'00"	152.06	79.72
C12	253.00	20°00'00"	89.01	44.96
C13	100.00	26°33'54"	49.10	25.00
C14	50.00	26°33'53"	19.64	10.00
C15	100.00	26°33'53"	42.82	21.80
C16	50.00	26°33'54"	25.92	13.20

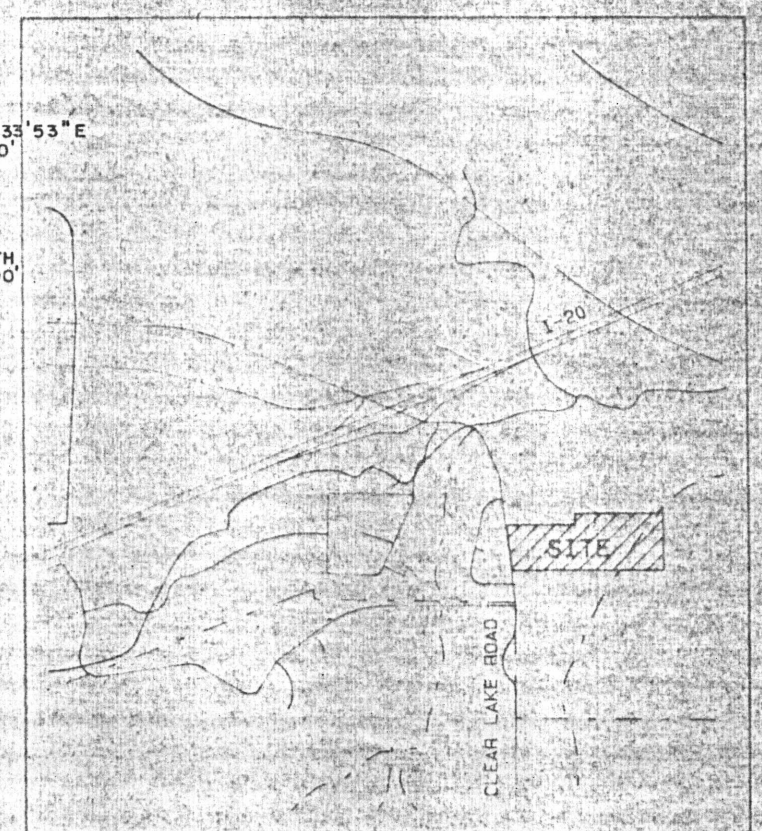
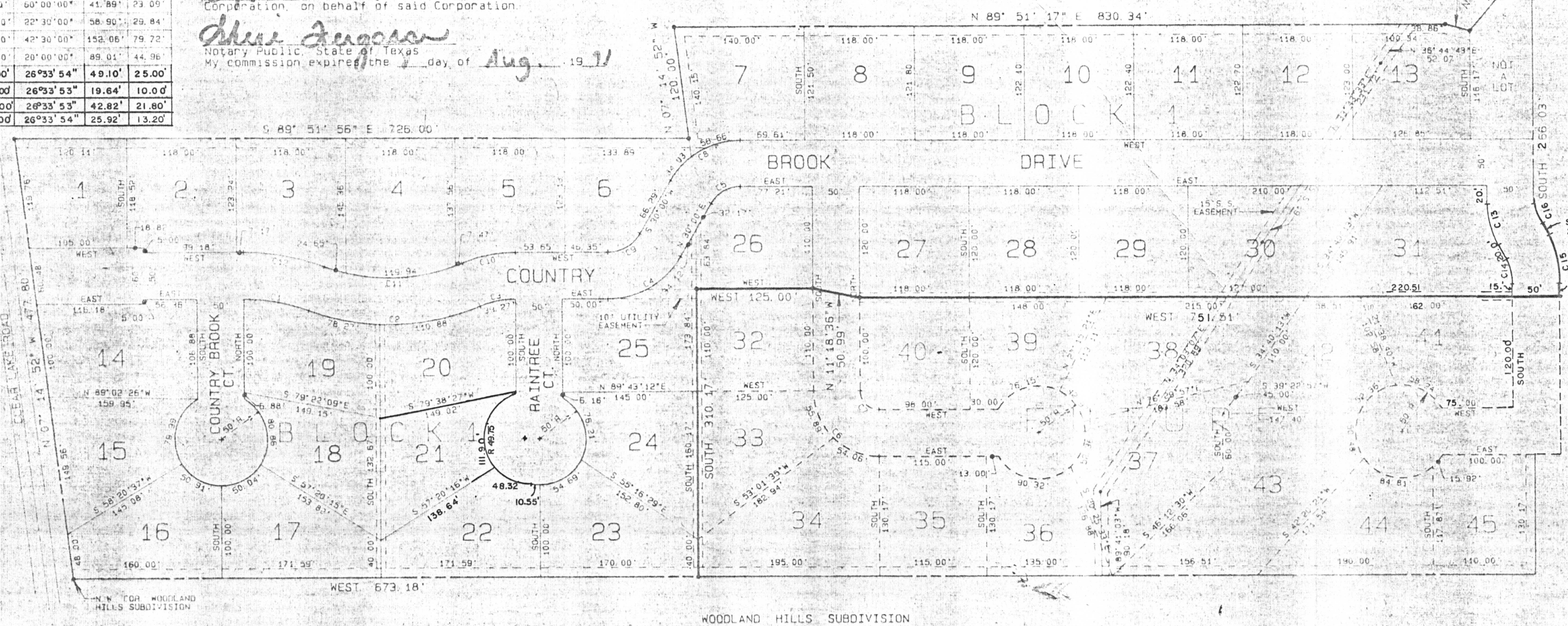
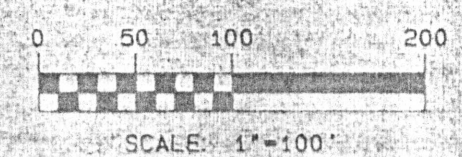
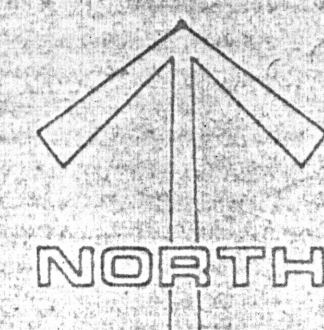
Lienholder (Texas Bank), P.O. Box 760, Weatherford, Texas, hereby consents to and adopts the plat and dedication of John P. Gause (Owner) of Country Brook Estates Subdivision in Parker County, Texas, and of the streets, roads and easements shown therein, and F.E. Richards, present owner, do hereby consent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

Date: 7/21/88  
 \_\_\_\_\_  
 Lienholder  
 This instrument was acknowledged before me on 7 day of July, 1988, by Texas Bank, Weatherford, a Texas Corporation, on behalf of said Corporation.  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 My commission expires the 1 day of Aug., 1991

Lienholder (F.E. Richards) 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: SEPT. 22, 1988  
 \_\_\_\_\_  
 F.E. Richards  
 Lienholder

This instrument was acknowledged before me on 22 day of September, 1988.  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 My commission expires the 12 day of 8, 1990



LOCATION MAP

LEGAL DESCRIPTION

Being a 13.793 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 slide 514 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 69° 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 256.03 feet to a curve to the left;

THENCE along said curve to the left arc length of 25.92 feet;

THENCE S 26°33'53"E a distance of 20.90 feet to a curve to the right;

THENCE along said curve to the right arc length of 42.82 feet;

THENCE SOUTH 15.00 feet;

THENCE West a distance of 51.51 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 13.793 acres more or less.

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.

Along the front of all lots there shall be a five foot utility easement.

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 the 22 day of Sept, 1988.

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 22 day of Sept, 1988.

\_\_\_\_\_  
 Notary Public, State of Texas

Expiration Date of Notary's commission 8-1-91

PREPARED BY-  
**BARNETT TEAMES & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS--PLANNERS--DESIGNERS  
 P. O. BOX 1485 MINERAL WELLS, TEXAS 76067  
 817/325-9417

SURVEYOR'S CERTIFICATE

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

\_\_\_\_\_  
 Public Surveyor  
 Texas Registration No. 2190

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

DATE: 9-9-88

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 MEMBER

\_\_\_\_\_  
 MEMBER

\_\_\_\_\_  
 MEMBER

163079  
 PCA-669  
 RECEIVED AND FILED  
 FOR RECORD  
 115 O'Clock P.M.  
 NOV 09 1988  
 CARRIE R. Co. Clerk  
 PARKER COUNTY, TEXAS  
 By \_\_\_\_\_ Deputy

SEAL  
 Carrie R. Co. Clerk  
 County Clerk, Parker County, Tex.

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