

B 755

**LOT 3RR AND LOT 5RR
BEING A REPLAT OF LOT 3R, LOT 4R AND LOT 5R
BLOCK 1, COUNTRY BROOK PARK ESTATES, PHASE I
AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**

DEED RESTRICTION CERTIFICATION STATEMENT

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.

Owner: _____
SWORN TO AND SUBSCRIBED before me this _____ day of _____ 2002.

Notary Public in and for the State of Texas

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.6, ARTICLE 2, ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR CLAIMS AS DESCRIBED THEREIN.

DATE: Oct. 30, 2002
ANGELA WINKLE
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, DON YATES, JANICE J. YATES, DAVID F. KERR AND MIRIAM C. KERR being the sole owners of 1.262 acres situated in and being all of LOT 3R, LOT 4R AND LOT 5R, BLOCK 1, COUNTRY BROOK PARK ESTATES, PHASE I, being a Replat of said Country Brook Park Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 446, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right of way line of Country Brook Drive, at the southeast corner of said Replat;
THENCE N 34°17'57" W, 140.31 feet to an iron rod found in the southeast line of Clear Creek Estates, Phase II, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 586, Plat Records, Parker County, Texas;
THENCE with the southeast line of said Clear Creek Estates, Phase II the following courses and distances:
N 65°55'34" E, 17.98 feet to an iron rod found;
N 23°E106" W, 62.31 feet to an iron rod set;
N 58°09'20" E, 110.64 feet to an iron rod found;
S 36°20'19" E, 13.29 feet to an iron rod found;
N 53°39'41" E, 165.23 feet to an iron rod found;
S 27°08'44" E, 194.88 feet to an iron rod found in the north right of way line of said Country Brook Drive in a non-tangent curve to the left with a radius of 575.0 feet and whose chord bears S 58°12'44" W, 70.45 feet;
THENCE with the north right of way line of said Country Brook Drive the following courses and distances:
With said curve to the left through a central angle of 07°01'22" and a distance of 70.45 feet to an iron rod set;
S 55°42'03" W, 211.18 feet to the POINT OF BEGINNING and containing 1.262 acres (54854 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, DON YATES, JANICE J. YATES, DAVID F. KERR AND MIRIAM C. KERR

do hereby adopt this plat designating the hereinabove described real property as LOT 3RR AND LOT 5RR, BEING A REPLAT OF LOT 3R, LOT 4R AND LOT 5R, BLOCK 1, COUNTRY BROOK PARK ESTATES, PHASE I, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford Parker County, Texas this 30 day of October, 2002.
Don Yates _____
Janice J. Yates _____
David F. Kerr _____
Miriam C. Kerr _____

THIS is to certify that I, David Harlan Jr., a Registered Public 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 supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
August, 2002



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30 day of October, 2002.
Joannie Parsons
Notary Public in and for the State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 expressed and in the capacity therein stated.

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Joannie Parsons
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COUNTY OF PARKER)

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STATE OF TEXAS)
COUNTY OF PARKER)

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30 day of October, 2002.
Joannie Parsons
Notary Public in and for the State of Texas



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 the streets and easements.

TITLE _____

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2002.
Notary Public in and for the State of Texas

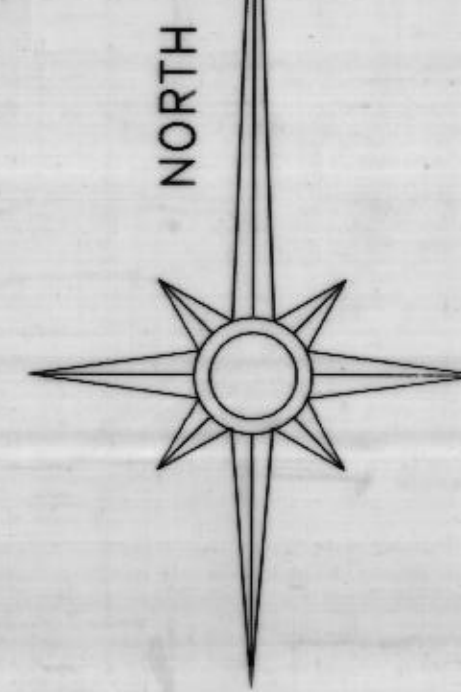
Doc 00463690 Bk OR Vol 2059 Pg 1058

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Nov 25, 2002 at 8:15:00

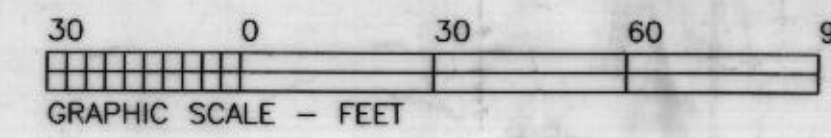
Document Number: 00463690
Amount: 55.00
By: Bonnie Morris

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

Nov 26, 2002
JESSE DUBREUIL, COUNTY CLERK
PARKER COUNTY



SCALE: 1" = 30'



COUNTRY BROOK PARK ESTATES
PLAT CABINET B, SLIDE 198

DEVELOPER:
Don and Janice J. Yates
2021 Country Brook Drive
Weatherford, TX 76087
817-599-0279
David and Miriam Kerr
2009 Country Brook Drive
Weatherford, TX 76087

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by Section 6.7 of the Subdivision Ordinance of the City.
NOTE: We do hereby waive all claims for damages against the City 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.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
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