



CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
15	9°54'07"	880.00'	152.08'	76.23'
16	1°36'47"	725.00'	21.12'	10.56'



SECTION I

BRIARWOOD

AN ADDITION CONTAINING 28.02 ACRES
TO
THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BRIARWOOD DEVELOPMENT CORPORATION, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED PRESIDENT, TRUMAN NOWLAND, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND SITUATED IN THE RICHARD NOWLING SURVEY ABSTRACT NO. 998 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0°57'55" WEST A DISTANCE OF 719.10' AND NORTH 89°20'27" WEST A DISTANCE OF 652.89' FROM THE NORTHWEST CORNER OF THE HINMAN, SURVEY ABSTRACT NO. 724:

THENCE SOUTH 0°39'33" WEST A DISTANCE OF 696.66' TO A POINT FOR A CORNER;

THENCE SOUTH 84°35'32" WEST A DISTANCE OF 837.65' TO A POINT FOR A CORNER;

THENCE SOUTH 30°21'18" WEST A DISTANCE OF 76.72' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 237.62'; A CENTRAL ANGLE OF 21°32'18"; A CHORD BEARING OF SOUTH 19°35'09" WEST, 88.80' A DISTANCE OF 89.32' TO THE END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE NORTH 81°11'00" WEST A DISTANCE OF 76.05' AND BEING THE NORTH RIGHT-OF-WAY OF SANTE FE DRIVE (F.M. HWY. NO. 2552) TO A POINT FOR A CORNER;

THENCE NORTH 3°38'56" EAST A DISTANCE OF 595.85' TO A POINT FOR A CORNER;

THENCE NORTH 31°11'10" EAST A DISTANCE OF 83.46' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.0'; A CENTRAL ANGLE OF 8°01'58"; A CHORD BEARING OF NORTH 54°47'51" WEST, 51.13' A DISTANCE OF 51.17', TO THE END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE NORTH 39°13'08" EAST A DISTANCE OF 170.36' TO A POINT FOR A CORNER;

THENCE NORTH 47°06'38" WEST A DISTANCE OF 60.13' TO A POINT FOR A CORNER;

THENCE NORTH 13°31'44" WEST A DISTANCE OF 118.81' TO A POINT FOR A CORNER;

THENCE NORTH 39°27'09" EAST A DISTANCE OF 37.85' TO A POINT FOR A CORNER;

THENCE NORTH 43°37'54" EAST A DISTANCE OF 161.04' TO A POINT FOR A CORNER;

THENCE NORTH 72°58'36" WEST A DISTANCE OF 62.63' TO A POINT FOR A CORNER;

THENCE NORTH 1°39'40" EAST A DISTANCE OF 260.75' TO A POINT FOR A CORNER;

THENCE NORTH 89°56'55" EAST A DISTANCE OF 215.32' TO A POINT FOR A CORNER;

THENCE NORTH 87°24'11" EAST A DISTANCE OF 68.82' TO A POINT FOR A CORNER;

THENCE NORTH 77°26'55" EAST A DISTANCE OF 61.14' TO A POINT FOR A CORNER;

THENCE NORTH 0°57'55" EAST A DISTANCE OF 327.17' TO A POINT FOR A CORNER;

THENCE NORTH 12°28'49" EAST A DISTANCE OF 205.93' TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 725.0'; A CENTRAL ANGLE OF 1°24'16"; A CHORD BEARING OF SOUTH 78°13'19" EAST, 17.77' A DISTANCE OF 17.77' TO THE END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE NORTH 11°04'33" EAST A DISTANCE OF 169.25' TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2906.42'; A CENTRAL ANGLE OF 4°46'48"; A CHORD BEARING OF SOUTH 70°04'56" EAST, 242.40' A DISTANCE OF 242.47' TO THE END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE SOUTH 10°52'02" WEST A DISTANCE OF 131.12' TO A POINT FOR A CORNER;

THENCE SOUTH 79°07'58" EAST A DISTANCE OF 29.13' TO A POINT FOR A CORNER;

THENCE SOUTH 10°52'02" WEST A DISTANCE OF 50.0' TO A POINT FOR A CORNER;

THENCE SOUTH 5°46'12" WEST A DISTANCE OF 151.96' TO A POINT FOR A CORNER;

THENCE SOUTH 0°57'55" WEST A DISTANCE OF 631.08' TO A POINT FOR A CORNER;

THENCE SOUTH 8°14'59" EAST A DISTANCE OF 50.0' TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1033.76'; A CENTRAL ANGLE OF 0°58'47"; A CHORD BEARING OF SOUTH 81°15'37" WEST, 17.67' A DISTANCE OF 17.67', TO THE END OF THE CURVE AND BEING A POINT FOR A CORNER;

THENCE SOUTH 9°13'46" EAST A DISTANCE OF 121.61' TO A POINT FOR A CORNER;

THENCE NORTH 84°11'57" EAST A DISTANCE OF 179.15' TO THE POINT OF BEGINNING, CONTAINING 28.02 ACRES OF LAND, MORE OR LESS AND DESIGNATED HEREIN AS BRIARWOOD, SECTION I, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERE TO, HERBY DEDICATED TO THE USE OF THE PUBLIC FOR FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHT-OF-WAYS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF PARKER

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TRUMAN NOWLAND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 1978

NOTARY PUBLIC, IN PARKER COUNTY, TEXAS

SHEET 2 OF 2
FARRINGTON AND ASSOC. JOHN ZBARI JR.