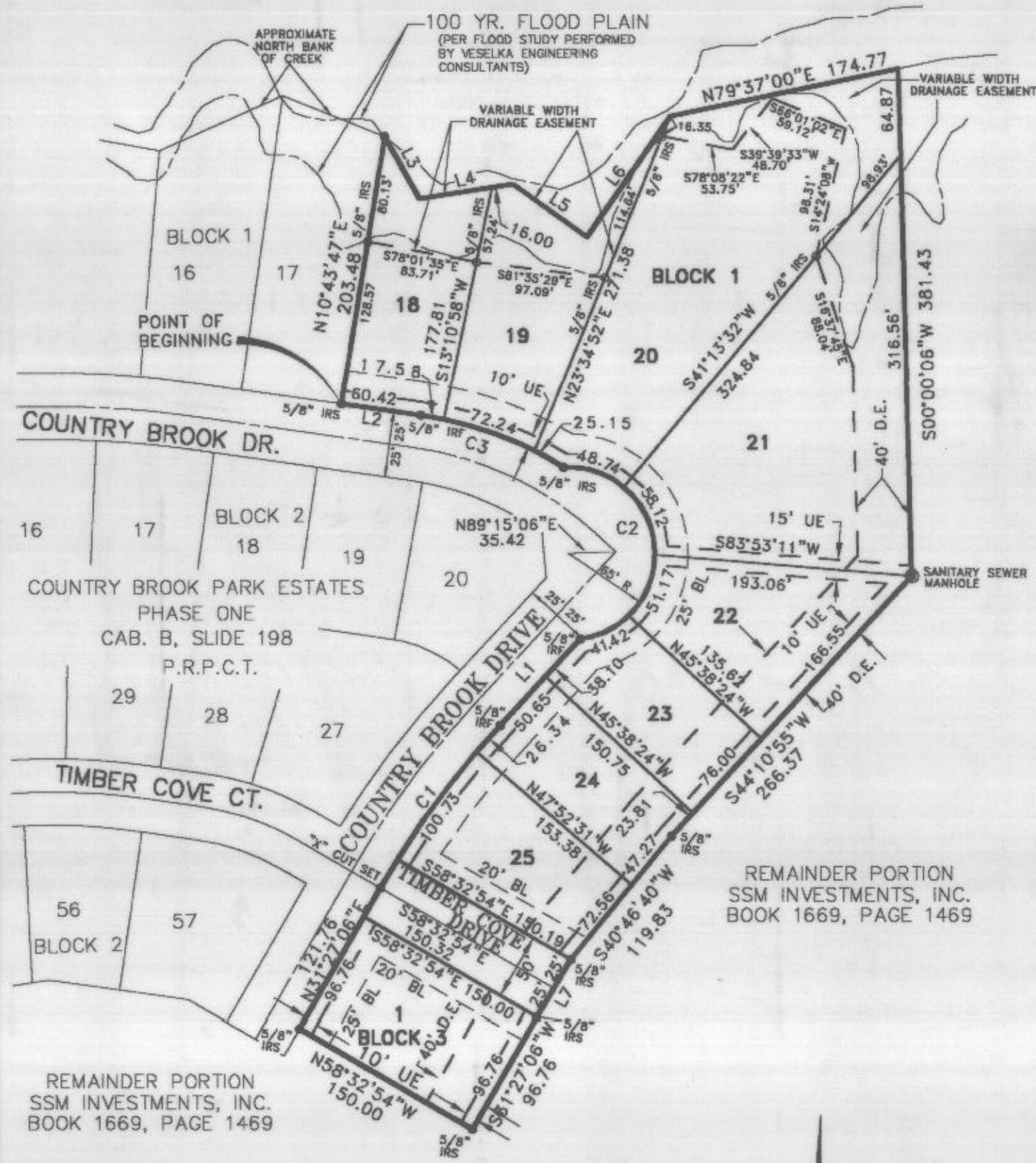


CLEAR CREEK ESTATES
BOOK 1611, PAGE 541
D.R.P.C.T.



LINE	BEARING	LENGTH
L1	N44°21'36"E	88.74
L2	N80°28'49"W	60.42
L3	S27°42'42"E	53.42
L4	N82°39'32"E	71.10
L5	S53°03'37"E	68.32
L6	N36°04'10"E	110.27
L7	S32°11'42"W	50.00
L8	S66°43'49"E	82.48

CURVE	LENGTH	RADIUS	BEARING	DELTA	CHORD DISTANCE
C1	152.07	675.00	N37°54'21"E	12°54'30"	151.75
C2	199.46	65.00	N03°49'59"W	175°48'59"	129.91
C3	114.98	275.00	N68°30'09"W	23°57'20"	114.14

NOTE:
THERE SHALL BE PROVIDED AT THE INTERSECTION OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES. EACH SIDE STREET THEREOF HAVING A LENGTH OF NOT LESS THAN TWENTY-FIVE FEET (25') MEASURED AT THE R.O.W. BOUNDARY.

BEARING OF BASIS IS THE FINAL PLAT OF COUNTRY BROOK PARK ESTATES PHASE 1, AS RECORDED IN CABINET B, SLIDE 198, P.R.P.C.T.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, SSM INVESTMENTS IS THE SOLE OWNER OF A 4.180 ACRE TRACT OF LAND SITUATED IN THE E. BLANTON SURVEY, ABSTRACT NUMBER 37, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED TO SSM INVESTMENTS AS RECORDED IN BOOK 1669, PAGE 1469 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, SAID 4.180 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF COUNTRY BROOK PARK ESTATES, PHASE 1, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 198 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, SAID IRON ROD ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTRY BROOK DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 10 DEGREES 43 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 17, PASSING AT A DISTANCE OF 128.57 FEET A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA", IN ALL A TOTAL DISTANCE OF 203.48 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 17 SAME BEING IN THE NORTH LINE OF SAID SSM INVESTMENTS TRACT AND THE SOUTH LINE OF A TRACT-OF LAND AS DESCRIBED IN DEED TO CLEAR CREEK ESTATES A RECORDED IN BOOK 1611, PAGE 541 OF SAID DEED RECORDS, SAID POINT ALSO BEING IN THE APPROXIMATE NORTH BANK OF A CREEK;

THENCE ALONG THE NORTH LINE OF SAID SSM INVESTMENTS TRACT, THE SOUTH LINE OF SAID CLEAR CREEK ESTATES TRACT AND THE APPROXIMATE NORTH BANK OF SAID CREEK THE FOLLOWING CALLS:

- SOUTH 27 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF 53.42 FEET;
- NORTH 82 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 71.10 FEET;
- SOUTH 53 DEGREES 03 MINUTES 37 SECONDS EAST, A DISTANCE OF 68.32 FEET;
- NORTH 36 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 110.27 FEET;
- NORTH 79 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 174.77 FEET;

THENCE DEPARTING THE NORTH LINE OF SAID SSM INVESTMENTS TRACT AND THE SOUTH LINE OF SAID CLEAR CREEK ESTATES AND OVER AND ACROSS SAID SSM INVESTMENTS TRACT THE FOLLOWING CALLS:

- SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, A DISTANCE OF 381.43 FEET TO A POINT LOCATED IN THE RIM OF AN EXISTING SANITARY SEWER MANHOLE;
- SOUTH 44 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 266.37 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA";
- SOUTH 40 DEGREES 46 MINUTES 40 SECONDS WEST, A DISTANCE OF 119.83 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA";
- SOUTH 32 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA";
- SOUTH 31 DEGREES 27 MINUTES 06 SECONDS WEST, A DISTANCE OF 96.76 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA";
- NORTH 58 DEGREES 32 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "VMA" IN THE EAST RIGHT-OF-WAY LINE OF COUNTRY BROOK DRIVE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTRY BROOK DRIVE THE FOLLOWING CALLS:

- NORTH 31 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 121.76 FEET TO A SET "X" CUT IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 54 MINUTES 30 SECONDS, A RADIUS OF 675.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 54 MINUTES 21 SECONDS EAST, AND A CHORD DISTANCE OF 151.75 FEET;
- ALONG SAID CURE TO THE RIGHT AND ARC DISTANCE OF 152.07 FEET TO A 5/8 INCH IRON ROD FOUND;
- NORTH 44 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 88.74 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 175 DEGREES 48 MINUTES 59 SECONDS, A RADIUS OF 65.00 FEET, A CHORD BEARING OF NORTH 03 DEGREES 49 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 129.91 FEET;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 199.46 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 57 MINUTES 20 SECONDS, A RADIUS OF 275.00 FEET, A CHORD BEARING OF NORTH 68 DEGREES 30 MINUTES 09 SECONDS WEST, AND A CHORD DISTANCE OF 114.14 FEET;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 114.98 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTRY BROOK DRIVE;
- NORTH 80 DEGREES 28 MINUTES 49 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTRY BROOK DRIVE, A DISTANCE OF 60.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.180 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, JOHN M. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, THE MONUMENTS NOTED AS FOUND ARE SUFFICIENT FOR RETRACEMENT, UPON COMPLETION OF CONSTRUCTION ALL LOT CORNERS WILL BE SET WITH 5/8" IRON RODS WITH CAP MARKED "VMA".

DATED: 8-23-2001

John M. Russell
JOHN M. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5305



Doc 00424623 Bk OR Vol 1952 Pg 1195

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Aug 23, 2001 at 10:27A

Document Number: 00424623

Amount .00

By Belinda Eystone

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.

Aug 29, 2001

JENNE BRUNDEL, COUNTY CLERK
PARKER COUNTY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SSM INVESTMENTS, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS COUNTRY BROOK PARK ESTATES PHASE 2 AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND IT DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND THIS 28th DAY OF August, 2001.

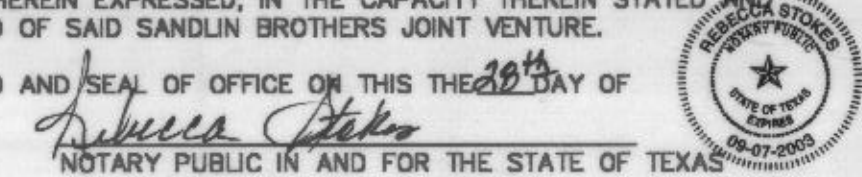
SSM INVESTMENTS

By: *Steve Moore*

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Steve Moore OF SSM INVESTMENTS, 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID SANDLIN BROTHERS JOINT VENTURE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28th DAY OF August, 2001



CITY OF WEATHERFORD
CHAIRMAN OF PLANNING AND ZONING BOARD
PARKER COUNTY, TEXAS

Janis K. Saunders 05/08/01

APPROVED: CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

MAYOR *John M. Ison*

COUNCIL *Waymon Hamilton*

Betty K. Harris 8-29-2001
CITY SECRETARY, DATE

FINAL PLAT
OF
COUNTRY BROOK PARK ESTATES
PHASE 2

OUT OF THE
E. BLANTON SURVEY, ABSTRACT NO. 37

CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

4.180 ACRES/ 9 LOTS

OWNER/DEVELOPER: STEVE MOORE
SSM INVESTMENTS
3209 TANGLEWOOD TRAIL
FT. WORTH, TEXAS 76109
(817) 923-5304

v|ma

veselka+mycoskie+associates
civil engineering+planning+landscape architecture+surveying

200 east abram
arlington, texas 76010

817-469-1671

fax: 817-274-8757

e-mail: vma@vma-inc.com SHEET 1 OF 1

AUGUST 2001

THIS PLAT FILED IN CABINET B, PAGE 625 DATED 8/29/01