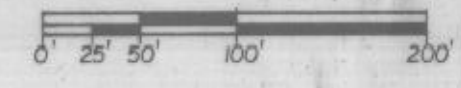


TRACT - 11
7.124 AC.
(310306.30 SQ. FT.)

Cooksey (Trustee) and Clear Lakes, Inc.
to Durant
Book - 1299, Pg. - 1206
D. R. P. C. T.

J. P. HART SUR. AB. - 1970

SCALE: 1" = 100'



Graphic Scale 288821
PCB 112

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.

RECEIVED AND FILED FOR RECORD
3:30 P.M.
MAR 14 1996

Jeana Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By SB Deputy

RECORDED MAR 14 1996
SEAL
Notary Public
Lori D. Tollett
State of Texas
My Comm. Exp. Aug. 17, 1997



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors
1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 594-5374 or 596-0212 Home 594-2165

I, Tommie Hughes, Jr. certify that this map was prepared from field notes and actual ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

FIELD NOTES

FIELD NOTES of a 7.124 acre (310,306.30 sq. ft.) tract of land being a part of the J.P. HART SURVEY, Abstract 1970, Parker County, Texas and being more fully described by metes and bounds as follows:
 BEGINNING at a found 3/8" steel pin, said point being the SE corner of Tract 10, Clear Lake Country III, Phase 2, an addition in Parker County, Texas according to plat recorded in Plat Cabinet A, Slide 687, Plat Records, Parker County, Texas;
 THENCE N 08 deg. 34 min. 52 sec. W, with the general line of a fence, 601.87 ft. to a found 3/8" steel pin in the SBL of Highlake Lane, for a corner;
 THENCE with the SBL of said Highlake Lane and with a Curve to the Right, said curve having the following datum: Radius 563.75 ft., Chord N 86 deg. 15 min. E, 329.65 ft., a distance of 334.54 ft. to the PT of said Curve;
 THENCE S 76 deg. 45 min. E, with the WBL of said Highlake Lane, 67.05 ft. to the PC of a Curve to the Left;
 THENCE with the SBL of said Highlake Lane and with the above mentioned Curve to the Left, said curve having the following datum: Radius 205.62 ft., Chord N 72 deg. 11 min. 27 sec. E, 212.17 ft., a distance of 222.93 ft. to a set 3/8" steel rod for a corner;
 THENCE S 48 deg. 52 min. 05 sec. E, 5.37 ft. to a steel post for a corner;
 THENCE with the general line of a fence, the following calls:
 S 00 deg. 31 min. 13 sec. E, 305.88 ft. to a fence post;
 S 10 deg. 36 min. 24 sec. W, 288.52 ft. to a set 3/8" steel pin in the NBL of Fossil Hill Road, for a corner;
 THENCE with the NBL of Fossil Hill Road, the following calls:
 N 74 deg. 08 min. 39 sec. W, 27.10 ft. to a set 3/8" steel pin;
 West, 23.59 ft. to a set 3/8" steel pin;
 N 85 deg. 00 min. W, 121.73 ft. to a set 3/8" steel pin;
 S 62 deg. 00 min. W, 129.57 ft. to a set 3/8" steel pin;
 S 80 deg. 08 min. W, 177.42 ft. to the point of beginning and containing 7.124 acres of land, more or less.

DEDICATION

THE STATE OF TEXAS :
COUNTY OF PARKER :
WHEREAS, I, JERRY DURANT, sole owner of the above described 7.124 acre tract of land, being a part of the J. P. Hart Survey, Abstract 1970, Parker County, Texas do hereby adopt the foregoing plat to be known as **TRACT 11, CLEAR LAKE COUNTRY III PHASE 3**, an addition in the City of Weatherford, Parker County, Texas, being located the City of Weatherford, Parker County, Texas, and do hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.
 That, I, JERRY DURANT, do 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.
 That, I, JERRY DURANT, do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Jerry Durant
Signature

THE STATE OF TEXAS :
COUNTY OF PARKER :
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JERRY DURANT known to me to be 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 considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th day of February, 1996.



Lori D. Tollett
Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

THE STATE OF TEXAS :
COUNTY OF PARKER :
The undersigned, as lien holder(s) on the acreage subdivided according to this plat, hereby consent to such subdivision and join in the dedication of the streets and easements.

n/a
Signature

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that he/she (they) executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 1995.

Notary Public, State of Texas
Print Name: _____
Commission Expires: _____

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY, UNDER SECTION 2.5, 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 PLATS AS DESCRIBED THEREIN.

Betty Harris
Betty Harris
City Secretary, City of Weatherford, Texas

3-8-96
Date

Approved by the Planning and Zoning Board, City of Weatherford, Parker County, Texas, this the n/a day of _____, 1995.

Chairman

THIS TRACT Does Not APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP
 NO. 480522 0001-0015B
 DATE: Sept. 14, 1990

This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey, and is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

Date June 21, 1995 No. 16,533