

LEGAL DESCRIPTION

BEING ALL OF LOTS 12 AND 13, BLOCK C, CLEAR CREEK ESTATES - PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS AS RECORDED IN CABINET B, SLIDE 595, PLAT RECORDS PARKER COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CLEAR CREEK ESTATES, INC., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOTS 12R and 13R, CLEAR CREEK ESTATES, PHASE 2, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets and easements shown hereon.

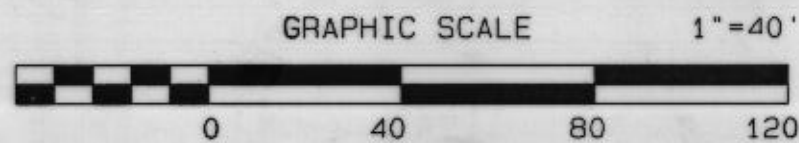
WITNESS MY HAND this 6th day of August 2001
CLEAR CREEK ESTATES, INC.

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Dan Barton known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of August 2001

Rebecca Stokes
Notary Public in and for the State of Texas



- All lot corners are 1/2 inch iron pins unless otherwise noted.
- Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- Plat includes by reference a 5 foot utility and drainage easement along the rear and side of all lots and a 5 foot utility easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum.
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.

Doc Bk Vol Pg
00422710 DR 1947 1146

PC B618

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Aug 07, 2001 at 01:00P
Document Number: 00422710
Amount: .00
By: Melissa Rutledge

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 07, 2001

JESSE DRUMMOND, COUNTY CLERK
PARKER COUNTY

Surveyor's Certificate

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easements and rights-of-way, known to me at the time of this survey.

Charles F. Stark
Charles F. Stark, R.P.L.S.
5084 8/13/01
Registration Number Date



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2, ORDINANCE 1994-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE August 6, 2001

Debbie K Harris
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

FINAL PLAT
LOTS 12R AND 13R, BLOCK C
CLEAR CREEK ESTATES - PHASE 2

BEING A REPLAT OF LOTS 12 AND 13, BLOCK C CLEAR CREEK ESTATES, PHASE 2 AN ADDITION TO THE CITY OF WEATHERFORD AS RECORDED IN CABINET B, SLIDE 595 PARKER COUNTY PLAT RECORDS

E. BLANTON SURVEY, ABSTRACT NO. 37
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS