

**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.

*[Signature]*

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.

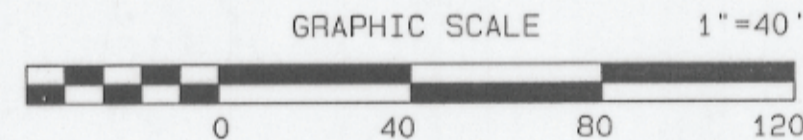
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of August 2001  
*[Signature]*  
 Notary Public in and for the State of Texas



**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.

*[Signature]*  
 Charles F. Stark, R.P.L.S.  
 5084 8/3/01  
 Registration Number Date



422710  
 PCB-618  
 08/07/01

- 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.

**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 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.

DATE \_\_\_\_\_  
 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

G-97(B)