

NOTE:

PORTIONS OF THE NORTH LINE OF "BLOCK A" FALL IN OR NEAR TOWN CREEK. WITNESS MONUMENTS SET ALONG TOP OF BANK AND SANITARY SEWER EASEMENT FOR THE FOLLOWING LOTS: 11/12, 12/13, 13/14, 14/15, 15/16, AND 16/17.

⊙ DENOTES WITNESS MONUMENT
D.E. DENOTES DRAINAGE EASEMENT

Trustees of the Texas Python Home
to Texas Python Home, Inc.
Vol. 509, Pg. 245, D.R.P.C.T.

LINE	RADIUS	DELTA	ARC	CHORD	TANGENT
C1	800.00'	18°07'53"	253.16'	252.11'	127.65'
C2	800.00'	12°48'24"	178.81'	178.44'	89.78'
C3	800.00'	5°19'29"	74.35'	74.32'	37.20'
C4	650.00'	12°44'46"	144.60'	144.30'	72.60'
C5	650.00'	23°05'40"	262.00'	260.23'	132.80'
C6	350.00'	16°19'35"	99.73'	99.40'	50.21'
C7	250.00'	26°17'24"	114.71'	113.71'	58.38'
C8	600.00'	30°55'55"	323.92'	320.00'	166.01'
C9	600.00'	5°31'22"	57.83'	57.81'	28.94'
C10	350.00'	33°20'17"	203.65'	200.79'	104.80'
C11	300.00'	33°31'22"	175.53'	173.03'	90.36'

LEGAL DESCRIPTION

BEING a 54.80 acre tract of land situated in the E. Blanton Survey, Abstract No. 37, City of Weatherford, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found inch iron rod for the southeast corner of Lot 9, Block C, Clear Creek Estates Phase One, an addition to the City of Weatherford as recorded in Cabinet B, Slide 101, Plat Records Parker County, Texas;

THENCE, with the east line of Clear Creek Estates, North 00°08'53" East a distance of 165.99 feet to a found 1/2 inch iron rod;

THENCE North 89°51'04" West, a distance of 50.00 feet to a found 1/2 inch iron rod;

THENCE North 00°09'01" East, a distance of 83.88 feet to a found 1/2 inch iron rod;

THENCE North 28°54'56" West, a distance of 319.49 feet to a found 1/2 inch iron rod;

THENCE North 00°20'06" East, a distance of 193.05 feet to a found 1/2 inch iron rod;

THENCE North 18°07'53" West, a distance of 60.00 feet to a found 1/2 inch iron rod;

THENCE North 00°18'43" East, a distance of 419.37 feet to a found 1/2 inch iron rod for the northeast corner of Lot 10, Block A, Clear Creek Estates Phase I;

THENCE North 90°00'00" East, a distance of 2058.36 feet to a set 1/2 inch iron rod;

THENCE South 67°23'00" East, a distance of 775.28 feet to a set 1/2 inch iron rod;

THENCE South 00°57'47" West, a distance of 412.90 feet to a set 1/2 inch iron rod;

THENCE with the north bank of a creek the following calls and distances:

- South 84°08'53" West, a distance of 87.09 feet to a point;
- South 86°28'21" West, a distance of 75.32 feet to a point;
- South 79°38'45" West, a distance of 210.31 feet to a point;
- South 36°05'56" West, a distance of 110.27 feet to a point;
- North 53°01'58" West, a distance of 68.31 feet to a point;
- South 82°41'13" West, a distance of 71.10 feet to a point;
- North 27°40'57" West, a distance of 53.43 feet to a point;
- North 76°57'34" West, a distance of 68.38 feet to a point;
- North 27°59'16" West, a distance of 45.75 feet to a point;
- South 89°52'28" West, a distance of 75.51 feet to a point;
- South 29°18'20" West, a distance of 70.80 feet to a point;
- North 62°12'28" West, a distance of 106.70 feet to a point;
- South 68°16'39" West, a distance of 69.57 feet to a point;
- North 89°06'39" West, a distance of 69.57 feet to a point;
- North 33°08'07" West, a distance of 19.23 feet to a point;
- South 80°14'30" West, a distance of 141.89 feet to a point;
- South 85°01'12" West, a distance of 52.76 feet to a point;
- North 34°37'41" West, a distance of 65.90 feet to a point;
- North 68°07'28" West, a distance of 65.92 feet to a point;
- South 37°32'42" West, a distance of 53.14 feet to a point;
- South 63°32'14" West, a distance of 120.15 feet to a point;
- North 79°32'41" West, a distance of 90.32 feet to a point;
- South 53°41'27" West, a distance of 272.69 feet to a point;
- North 36°18'54" West, a distance of 13.23 feet to a point;
- South 56°40'55" West, a distance of 110.63 feet to a point;
- South 23°18'52" East, a distance of 62.31 feet to a point;
- South 65°57'20" West, a distance of 70.17 feet to a point;
- North 73°28'44" West, a distance of 31.72 feet to a point;
- South 80°36'53" West, a distance of 51.33 feet to a point;
- South 40°11'00" West, a distance of 104.26 feet to a point;
- North 75°02'30" West, a distance of 27.43 feet to a point;

THENCE North 89°51'15" West, a distance of 463.89 feet to the POINT OF BEGINNING and CONTAINING 2,386,968 square feet, 54.80 acres of land, more or less.

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 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 _____ day of _____

CLEAR CREEK ESTATES, INC.

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared _____ 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 _____ day of _____

Notary Public in and for the State of Texas

PCB-595
5/16/01
415866

FINAL PLAT
CLEAR CREEK ESTATES - PHASE 2

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

SEPTEMBER 1999

SHEET 1 OF 2

G-97(A)