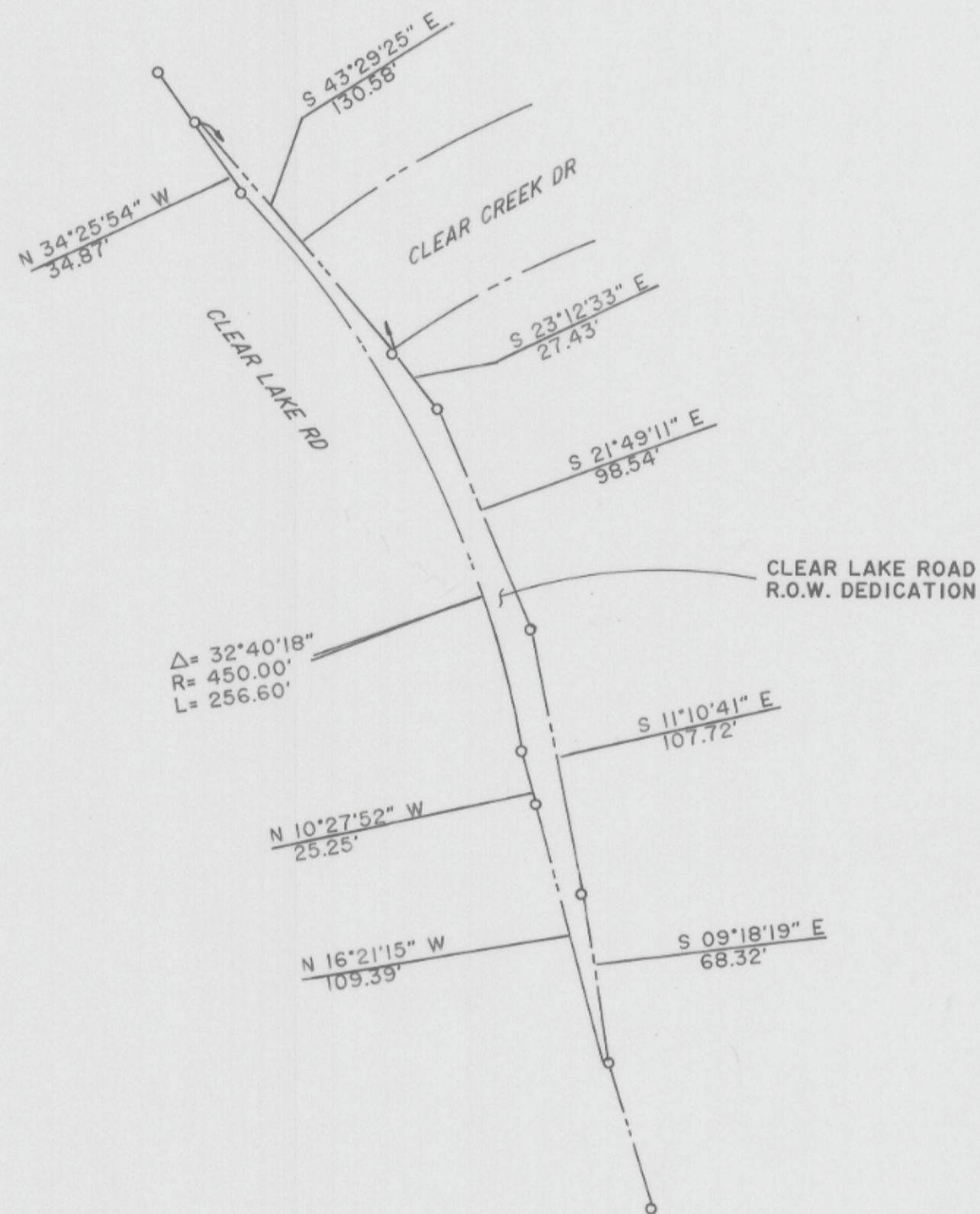


285767
 JAN. 19, 1996
 4:00PM
 Plat Cob "B" - Slide 101



GENERAL NOTES

1. This plat includes 25' x 25' visibility triangles, measured at the right-of-way boundary, at all public street intersections. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in these areas.
2. All lot corners are 1/2 inch iron rods unless otherwise noted. Lot corners to be set upon completion of pavement construction.
3. 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.
4. This plat includes by reference a 7.5 foot utility and drainage easement along the rear and side of all lots within the subdivision.
5. All lots will have a 25 foot rear building line.
6. Side Yard: 10% of lot width measured at street right-of-way, 15 feet maximum, 7.5 feet minimum.

LOT AREA SUMMARY

BLOCK A	SQ. FT.	AC	BLOCK C	SQ. FT.	AC
1	31,902	0.73	1	19,544	0.45
2	13,415	0.31	2	12,905	0.30
3	13,132	0.30	3	12,760	0.29
4	13,750	0.32	4	12,760	0.29
5	13,750	0.32	5	12,760	0.29
6	13,750	0.32	6	12,760	0.29
7	13,750	0.32	7	12,760	0.29
8	13,750	0.32	8	12,760	0.29
9	15,226	0.35	9	12,760	0.29
10	51,922	1.19			
BLOCK B	SQ. FT.	AC	BLOCK D	SQ. FT.	AC
1	13,020	0.30	1	14,339	0.33
2	12,654	0.29	2	14,890	0.34
3	12,860	0.30	3	16,507	0.38
4	12,861	0.30	4	13,924	0.32
5	12,861	0.30	5	15,752	0.36
6	12,861	0.30			
7	12,861	0.30	STREET R.O.W.	189,243	4.34
8	12,993	0.30			
9	12,950	0.30			
10	12,760	0.29			
11	12,760	0.29			
12	12,760	0.29			
13	12,760	0.29			
14	12,248	0.28			
15	19,711	0.45			
16	20,467	0.47			
17	13,351	0.31			
18	12,820	0.29			
19	12,780	0.29			
20	12,739	0.29			
21	12,699	0.29			
22	12,968	0.30			
23	12,814	0.29			
24	12,760	0.29			
25	12,760	0.29			
26	12,760	0.29			
27	12,760	0.29			
28	13,364	0.31			
29	14,224	0.33			
30	14,047	0.32			

BOUNDARY DESCRIPTION

BEING a 22.57 acre tract of land situated in the E. Blanton Survey, Abstract No. 37, Parker County, Texas and being a portion of that certain tract of land conveyed to Clear Creek Estates, Inc. as recorded in Volume 1611, Page 538, D.R.P.C.T. and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod for the southeast corner of H. Inman Survey, Abstract No. 724;

THENCE North 00°07'00" East, a distance of 333.32 to set 1/2 inch iron rod;

THENCE East, a distance of 120.00 feet to a set 1/2 inch iron rod;

THENCE South 00°18'42" West, a distance of 419.37 feet to set 1/2 inch iron rod;

THENCE South 18°07'53" East, a distance of 60.00 feet to a set 1/2 inch iron rod;

THENCE South 00°20'07" West, a distance of 193.05 feet to a set 1/2 inch iron rod;

THENCE South 28°54'56" East, 319.48 feet to a set 1/2 inch iron rod;

THENCE South 00°08'43" West, a distance of 83.88 feet to a set 1/2 inch iron rod;

THENCE South 89°51'17" East, a distance of 50.00 feet to a set 1/2 inch iron rod;

THENCE South 00°08'43" West, a distance of 166.00 feet to a set 1/2 inch iron rod;

THENCE North 89°51'17" West, a distance of 825.00 feet to a set 1/2 inch iron rod;

THENCE North 89°53'03" West, a distance of 267.44 feet to a set 1/2 inch iron rod;

THENCE North 10°10'30" West, a distance of 275.92 feet to a set 1/2 inch iron rod;

THENCE North 16°21'15" West, a distance of 174.85 feet to a set 1/2 inch iron rod;

THENCE North 10°27'52" West, a distance of 25.25 feet to a 1/2" iron rod set for the beginning of a curve to the left, having a radius of 450.00 feet, a central angle of 32°40'18" and a long chord which bears North 26°47'52" West, 253.14 feet;

THENCE along said curve an arc length of 256.60 feet to a set 1/2 inch iron rod;

THENCE North 34°25'54" West, a distance of 60.58 feet to a set 1/2 inch iron rod;

THENCE North 41°03'52" West, a distance of 39.14 feet to a set 1/2 inch iron rod;

THENCE North 49°47'20" West, a distance of 155.28 feet to a set 1/2 inch iron rod;

THENCE South 89°39'53" East, a distance of 1,147.91 feet to the POINT OF BEGINNING and CONTAINING 982,984 square feet, 22.57 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 I, an Addition to the City of Weatherford, Texas and does hereby dedicate to the public use the streets, and easements shown thereon.

WITNESS MY HAND this 14 day of December, 1994

CLEAR CREEK ESTATES, INC.

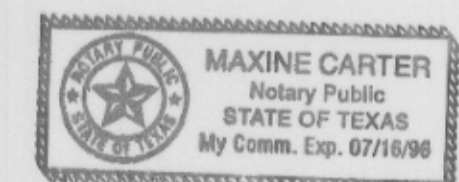
Janifer Barton
 Name: JANIFER BARTON
 Date: December 14, 1994

STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Janifer Barton, of Clear Creek Estates, Inc., a corporation, 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 and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of December, 1994

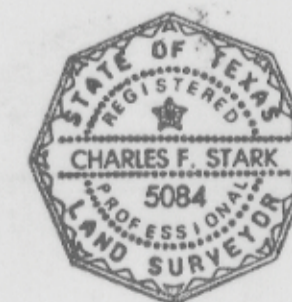
Maxine Carter
 Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and all lot corners, angle points, points of curve, and benchmarks have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark
 Charles F. Stark, R.P.L.S. 12-9-94



RECOMMENDED FOR APPROVAL:

Waymon Hamilton
 Chairman, Planning & Zoning Commission

APPROVED: City Council, City of Weatherford, Texas

By: Sherry Watson 12-16 19 94
 Mayor

Maxine Carter
 City Council

Janifer Barton
 City Council

SURVEYOR:

CHARLES F. STARK, R.P.L.S.
 3304 OLD DENNIS ROAD
 WEATHERFORD, TEXAS 76087

FINAL PLAT
 CLEAR CREEK ESTATES

PHASE ONE

G-97