

DEVELOPER:  
SSM INVESTMENTS, INC.  
STEVE MOORE  
6301 ELMCREST COURT  
FORT WORTH, TX 76132  
817-312-1740

**DEED RESTRICTION CERTIFICATION STATEMENT**

I 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.

Owner: Steve Moore

SWORN TO AND SUBSCRIBED before me this 10<sup>th</sup> day of January, 2002.

Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF PARKER )  
WHEREAS, SSM INVESTMENTS, INC., acting by and through the undersigned, its duly authorized officer, is the sole owner of a 1.975 Acres situated in and being a portion of the E. BLANTON SURVEY, ABSTRACT No. 37, Parker County, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the east right of way line of Clear Lake Road, as it exist, at the southwest corner of Lot 1, Block C, Clear Creek Estates, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 101, Plat Records, Parker County, Texas;  
THENCE with the south line of said Clear Creek Estates the following courses and distances:  
S 89°53'03" E, 267.44 feet to an iron rod set;  
S 89°51'17" E, 458.56 feet to an iron rod set at the most northerly northwest corner of Country Brook Estates, an addition to the City of Weatherford, Parker County, Texas, according to the Revised Plat recorded in Plat Cabinet A, Slide 669, Plat Records, Parker County, Texas;  
THENCE with the north line of said Country Brook Estates, as it exist, the following courses and distances:  
S 06°40'43" E, 121.79 feet to a large nail found;  
N 89°32'18" W, 371.19 feet to an iron rod found;  
N 89°09'17" W, 236.01 feet to an iron rod found;  
N 89°51'56" W, 120.11 feet to an iron rod set in the east right of way line of said Clear Lake Road;  
THENCE N 06°20'23" W, with the east right of way line of said Clear Lake Road, 116.63 feet to the POINT OF BEGINNING and containing 1.975 acres (86026 square feet) of land.

**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: January 10, 2002 BY: Betty Farris

CITY SECRETARY  
CITY OF WEATHERFORD, TEXAS

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by 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 consideration expressed and in the capacity therein stated.

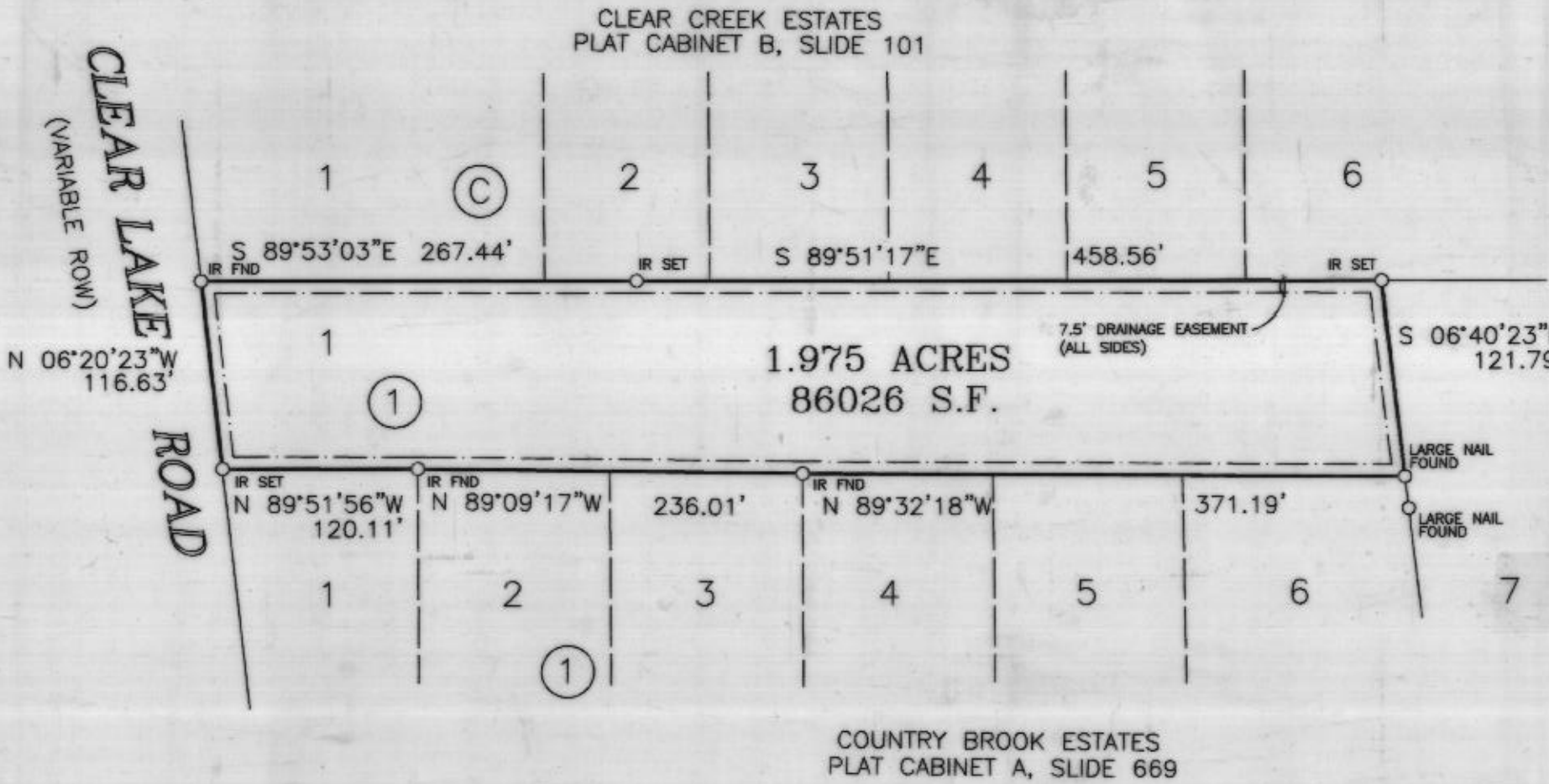
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SSM INVESTMENTS, INC., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, CLEAR COUNTRY, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Parker County Court House, Parker County, Texas this 10<sup>th</sup> day of January, 2002.  
Steve Moore

Doc 00435216 Bk OR Vol 1981 Pg 1270  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jan 10, 2002 at 02:14P  
Document Number: 00435216  
Revent 500  
By Belinda Eystone  
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
Jan 10, 2002  
JENNE BRADSON, COUNTY CLERK  
PARKER COUNTY



THIS is to certify that I, David Harlan Jr., a Registered Public 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 and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
October 5, 2001



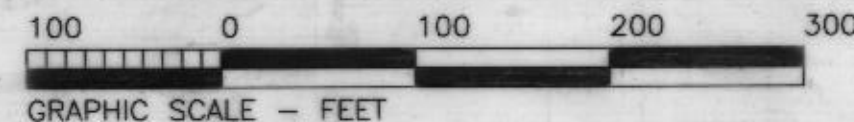
**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

**LOT 1, BLOCK 1, CLEAR COUNTRY  
1.975 ACRES SITUATED IN AND BEING A PORTION OF  
THE E. BLANTON SURVEY, ABSTRACT No. 37,  
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS**



SCALE: 1" = 100'

**HARLAN LAND SURVEYING, INC.**  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO (817) 596-9700 - (817) 599-0880  
FAX: METRO (817) 341-2833