

**LOT 7A AND LOT 7B, BLOCK 12, BALL'S FIRST ADDITION  
BEING A REPLAT OF LOT 7, BLOCK 12, BALL'S FIRST  
ADDITION, AN ADDITION TO THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS**

*Plat Cas.  
B-624*

Doc 00424435 Bk OR Vol 1952 Pg 509  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Aug 27, 2001 at 02:14P  
Document Number: 00424435  
Amount: .00  
By Sherry Jackson  
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.  
Aug 27, 2001  
Jeane Brunson, County Clerk  
Parker County

STATE OF TEXAS )  
COUNTY OF PARKER )  
WHEREAS, JUAN FULTON AND KERRY KELLEY being the sole owners of a  
portion of Lot 7, Block 12, BALL'S FIRST ADDITION, an addition to the City of  
Weatherford, Parker County, Texas and being a portion of all that certain Lot, Tract  
or Parcel of land conveyed to Juan Fulton and Kerry Kelley by deed recorded in  
Volume 1929, Page 1951, Real Records, Parker County, Texas and being more particularly  
described by metes and bounds as follows:  
BEGINNING at an iron rod set at the northwest corner of said Lot 7 at the intersection of  
the south right of way line of West Ball Street, as it exist and the east right of way line of  
Bryan Street, as it exist;  
THENCE East, with the south right of way line of West Ball Street, 57.0 feet to an iron rod  
found;  
THENCE S 00°03'00" E, 144.36 feet to an iron rod found;  
THENCE N 89°43'48" W, 59.0 feet to an iron rod found in the east right of way line of said  
Bryan Street;  
THENCE N 00°44'37" E, with the east right of way line of said Bryan Street, 144.10 feet to  
the POINT OF BEGINNING and containing 0.192 acres (8364 square feet) of land.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, JUAN FULTON AND KERRY KELLEY does hereby adopt this plat designating the  
hereinabove described real property as LOT 7A AND LOT 7B, BLOCK 12, BALL'S FIRST  
ADDITION, 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 Weatherford, Parker County,  
Texas this 27th day of August, 2001.  
Juan Fulton Kerry Kelley  
Juan Fulton Kerry Kelley

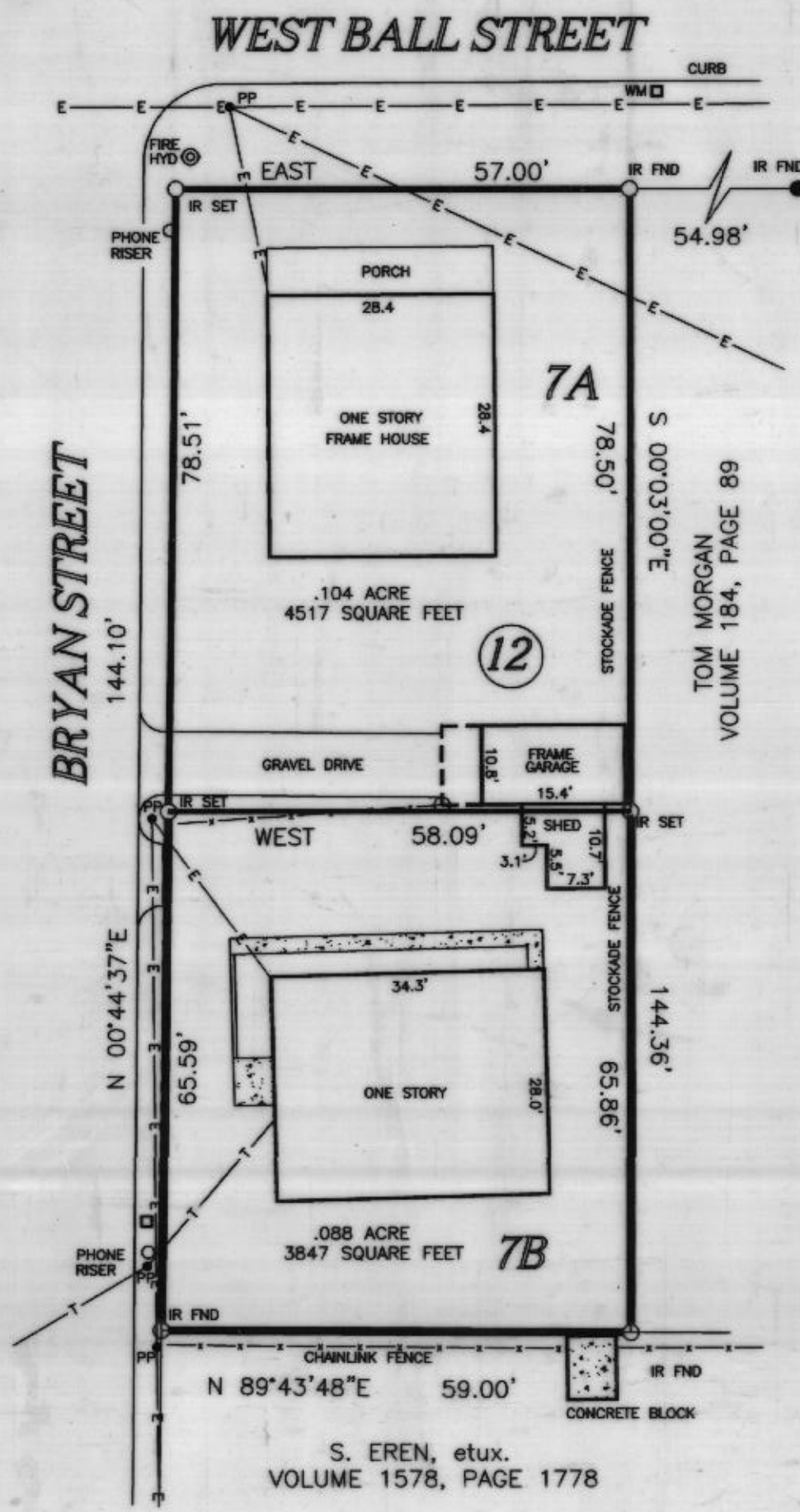
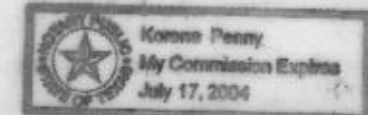
DEVELOPER:  
Juan Fulton  
Kerry Kelley  
1415 East Bankhead Drive  
Weatherford, TX 76086  
817-594-6320

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.  
Unita Blair  
TITLE

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this  
day personally appeared Unita Blair 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 27th day of August, 2001.  
Koussa Pinn  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this  
day personally appeared Juan Fulton 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 27th day of August, 2001.  
Rebecca Stokes  
Notary Public in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this  
day personally appeared Kerry Kelley 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 27th day of August, 2001.  
Rebecca Stokes  
Notary Public in and for the State of Texas



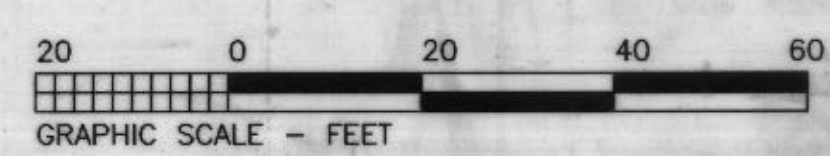
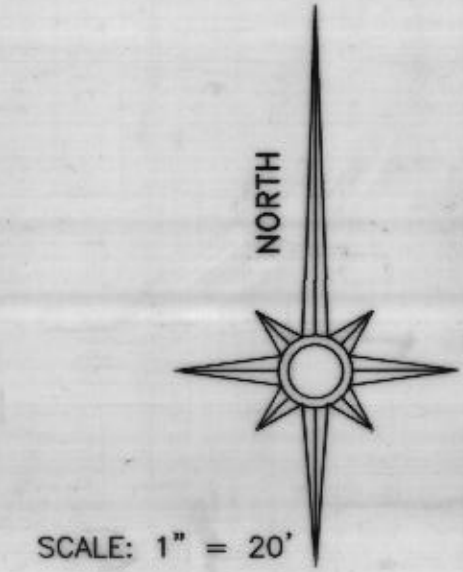
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
"There shall be provided at the intersections of all public  
streets, visibility triangles as required by Section 8.7 of  
the Subdivision Ordinance of the City."  
NOTE: We do hereby waive all claims for damages against the  
City occasioned by the establishment 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

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 1981-1 AND SECTION 212.0065,  
TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR  
ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS,  
CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED  
THEREIN.  
August 27, 2001 Betty Farris  
DATE CITY SECRETARY  
CITY OF WEATHERFORD, TEXAS

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  
August 15, 2001



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 \_\_\_\_\_  
SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2001.  
Notary Public in and for the State  
of Texas



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