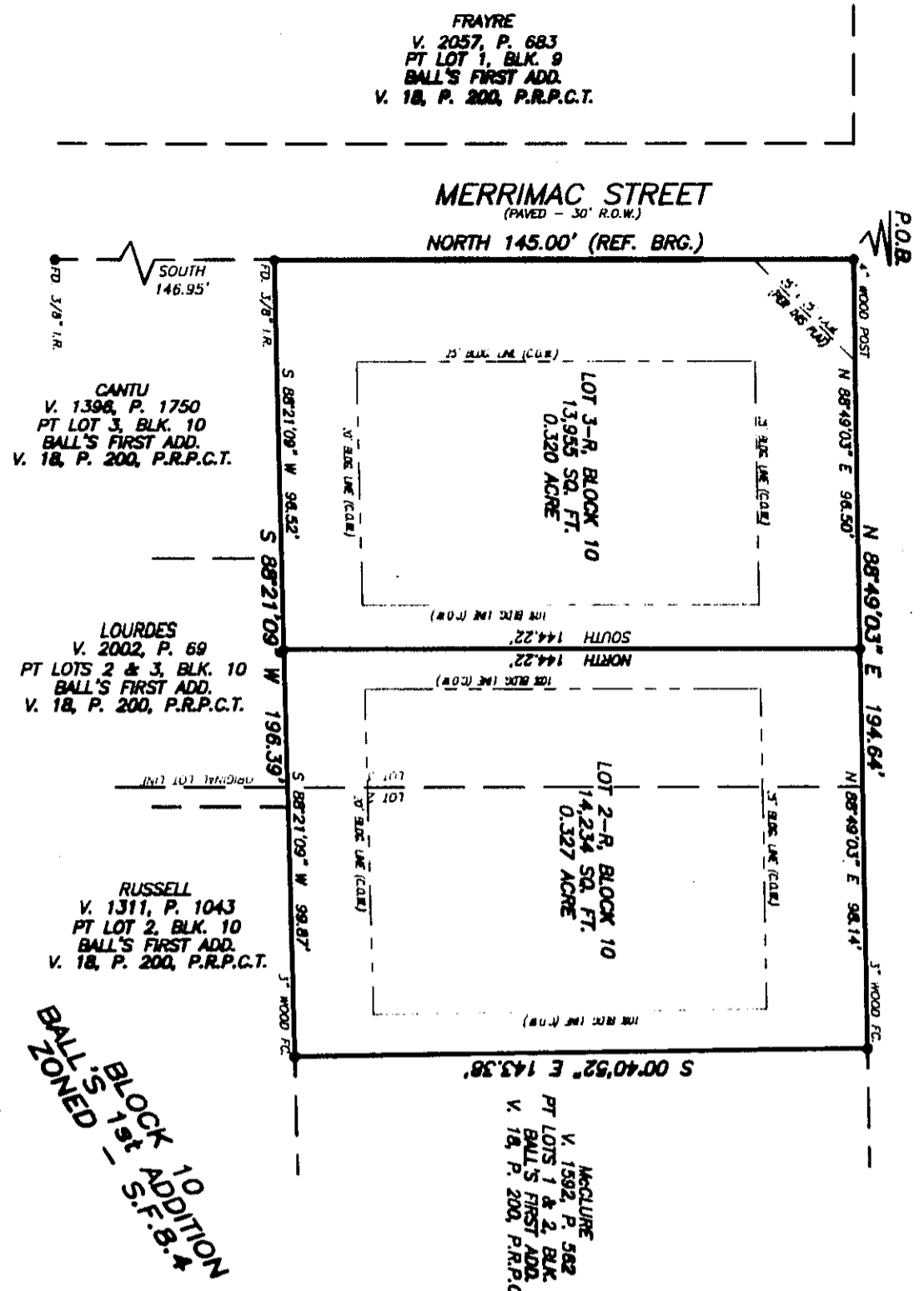


CANTREL
V. 276, P. 589
PT. LOT 15
BALL'S FIRST ADD.
V. 18, P. 200, P.R.P.C.T.

DRISGORE
V. 1287, P. 332
PT. LOT 2, BLK. 15
BALL'S FIRST ADD.
V. 18, P. 200, P.R.P.C.T.

MACDONALD
V. 2499, P. 579
PT. LOTS 1 & 2, BLK. 15
BALL'S FIRST ADD.
V. 18, P. 200, P.R.P.C.T.



WEST BALL STREET
(PAVED - 50' R.O.W.)

MERRIMAC STREET
(PAVED - 30' R.O.W.)
NORTH 145.00' (REF. BRG.)

BALL'S 1st ADDITION
BLOCK 10
S.F.B.#

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Arthur & Marilyn Gabbie, being the sole owner(s) of a 0.647 acre tract (28,189 SQ FT) of land being out LOT 2 & LOT 3, BLOCK 10 BALLS 1st ADDITION to the City of Weatherford, Parker County, Texas; same being all of the tract of land described in Volume 1377, Page 654, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 4" wood post at the intersection of the south right of way line of Ball Street (paved surface) and the east right of way line of Merrimac Street (paved surface), same being the northwest corner of said BLOCK 10.
THENCE N 88°49'03" E 194.64 feet along the south line of said Ball Street to a found 3" wood fence corner post, for the northeast corner of this tract.
THENCE S 00°40'52" E 143.38 feet along the general line of a fence to a found 3" wood corner post, for the southeast corner of this tract.
THENCE S 88°21'08" W 198.39 feet to a found 3/8" iron rod in the east right of way line of said Merrimac Street, for the southwest corner of this tract; WHENCE a found 3/8" iron rod bears SOUTH 148.95 feet.
THENCE NORTH 145.00 feet along the east right of way line of said Merrimac Street to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Arthur & Marilyn Gabbie, do hereby adopt this plat designating the herein above described real property as LOT 2-R & LOT 3-R, BALLS 1st ADDITION to the City of Weatherford, Parker County, Texas; and do hereby dedicate to the public's use the streets, (alleys, paths) and easements shown thereon.

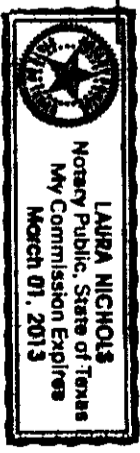
WITNESS my hand of Arthur & Marilyn Gabbie, Parker County, Texas this 13th day of August, 2009.

Arthur Gabbie
Marilyn Gabbie
Arthur Gabbie
Marilyn Gabbie

STATE OF TEXAS
COUNTY OF PARKER

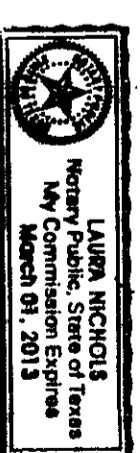
BEFORE ME, the undersigned authority, on this day personally appeared Arthur Gabbie known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 13th day of August, 2009.



LARA NICHOLS
Notary Public, State of Texas
My Commission Expires
March 01, 2013

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 13th day of August, 2009.



LARA NICHOLS
Notary Public, State of Texas
My Commission Expires
March 01, 2013

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 13th day of August, 2009.

Patrick Carter, Registered Professional Land Surveyor No. 5691,
817-594-0400 - JN050528-TNVALPLA1R1

CITY APPROVAL STATEMENT
APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS

RECOMMENDED BY: [Signature]
CITY OF WEATHERFORD, TEXAS
DATE OF RECOMMENDATION: 8/13/2009

APPROVED BY: [Signature]
CITY OF WEATHERFORD, TEXAS
DATE OF APPROVAL: 8/19/2009

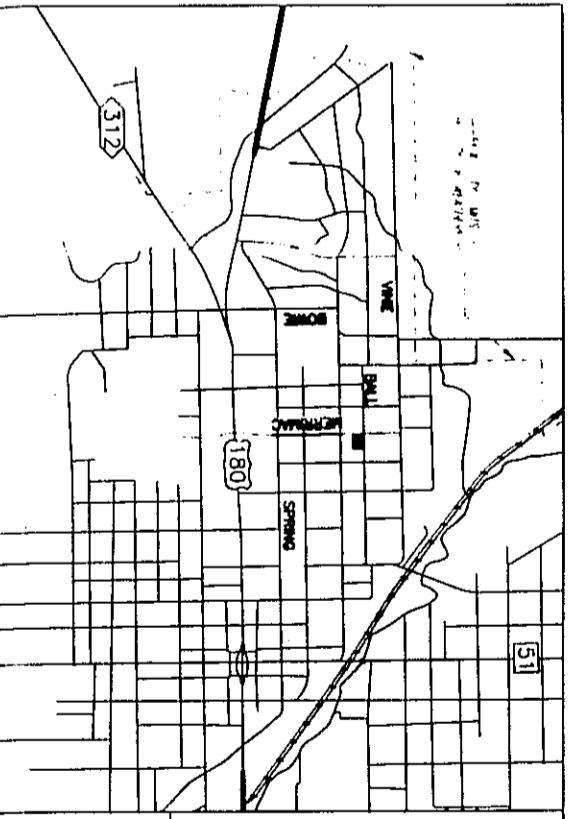
ADDED: [Signature]
CITY SECRETARY
DATE: 8/19/2009

CABINET D, SLIDE 16

ACCT. NO: 10360
SCH. DIST: VLE
CITY: VLE
MAP NO: H.15

AMENDED PLAT
BALL'S 1st ADDITION
LOT 2-R & LOT 3-R, BLOCK 10
TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
BEING AN AMENDED PLAT OF A PORTION OF
LOTS 2 & 3, BLOCK 10, BALLS 1st ADDITION,
TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS
MAY 2009

CARTER SURVEYING
& MAPPING, INC.
112 VAN COTT DRIVE
WEATHERFORD, TX 76086
817-594-0400



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.

Mr. Liam
Marilyn Gabbie
Arthur Gabbie
Marilyn Gabbie
Arthur Gabbie
Marilyn Gabbie

STATEMENT ACKNOWLEDGING EASEMENTS:
We do hereby sever all claims for damages against the City occasioned by the installation of public utilities and easements for the use of the same on the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Utility easements may also be used for the public use and accommodation of all public utilities, said use by public utilities being the use thereof. The City of Weatherford's use thereof. The City of Weatherford shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs, or other improvements or growths which may in any way endanger or impede the installation, maintenance, or efficiency of their respective systems or which may be an obstruction to the use of the same. The City of Weatherford shall have the full right of ingress and egress to or from their respective easements, without the necessity of any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING V.A.M. EASEMENTS:
The area or areas shown on the plat as "V.A.M." (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said V.A.M. Easement. The City shall have the right but not the obligation to exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may without maintenance of the V.A.M. Easement shall install with the easement the ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owner of the V.A.M. Easement. The City may, without improvement or growth, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the V.A.M. Easement and to remove any obstruction thereon. The City, its successors, assigns or agents shall have the right to remove all or parts of any building, fence, trees, shrubs, or other improvements or growths which may in any way endanger or impede the use of the easement for the purposes and with all rights and privileges set forth herein.

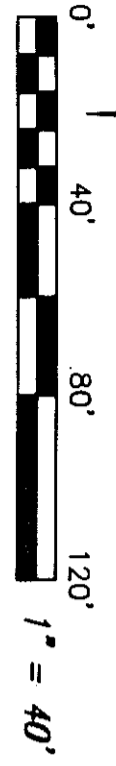
SPECIAL NOTICE:
Setting a portion of this edition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FLOOD HAZARD ZONE:
This tract does not appear to be in a flood hazard zone according to F.I.R.M. Community Panel No. 48367C0270E, dated September 26, 2008.

ZONING NOTES:
This property, the surrounding properties, and the properties across the streets appear to be Zoned SF-8.4 - Single Family Residential District.

OWNER/DEVELOPER:
ARTHUR & MARILYN GABBIE
269 W. WASHINGTON LANE
WEATHERFORD, TEXAS 76086
817-594-0400

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400



Doct 721776 Page: 686, 68
08/24/2009 4:24PM 4 Pages, 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS