

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 480522 0005 D, EFFECTIVE DATE: JANUARY 3, 1997, THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD HAZARD AREA.

Doc# 689163  
Book 2656 Page 1917

CONSTRUCTION PLAT

C-728

LOT 1, BLOCK 1, PARADISE VALLEY ADDITION

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
Being a replat of Part of Lot 1, Block 3, OAK LAWN ADDITION, an addition to the City of Weatherford, Parker County, Texas, and Part of Lots 1,2, and 3, Block 19, MILLSAPS ADDITION, an addition to the City of Weatherford, Parker County, Texas

ACCT. NO.: 16047  
SCH. DIST.: WE  
CITY: WE  
MAP NO.: I-15

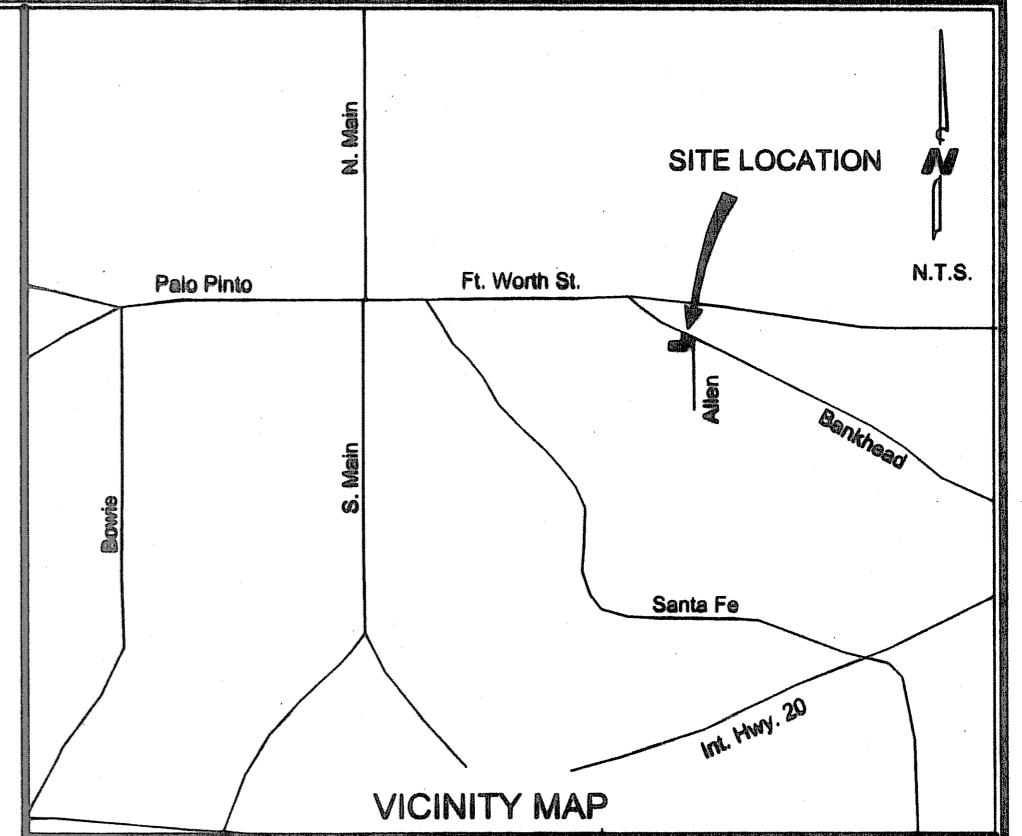
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.  
All Building Setback Lines shall conform to current zoning ordinances of the City of Weatherford, Parker County, Texas.

CITY APPROVAL OF CONSTRUCTION PLAT  
Approved for preparation of final plat following construction of all public improvements (or appropriate eureses thereof) necessary for the subdivision shown on this plat.

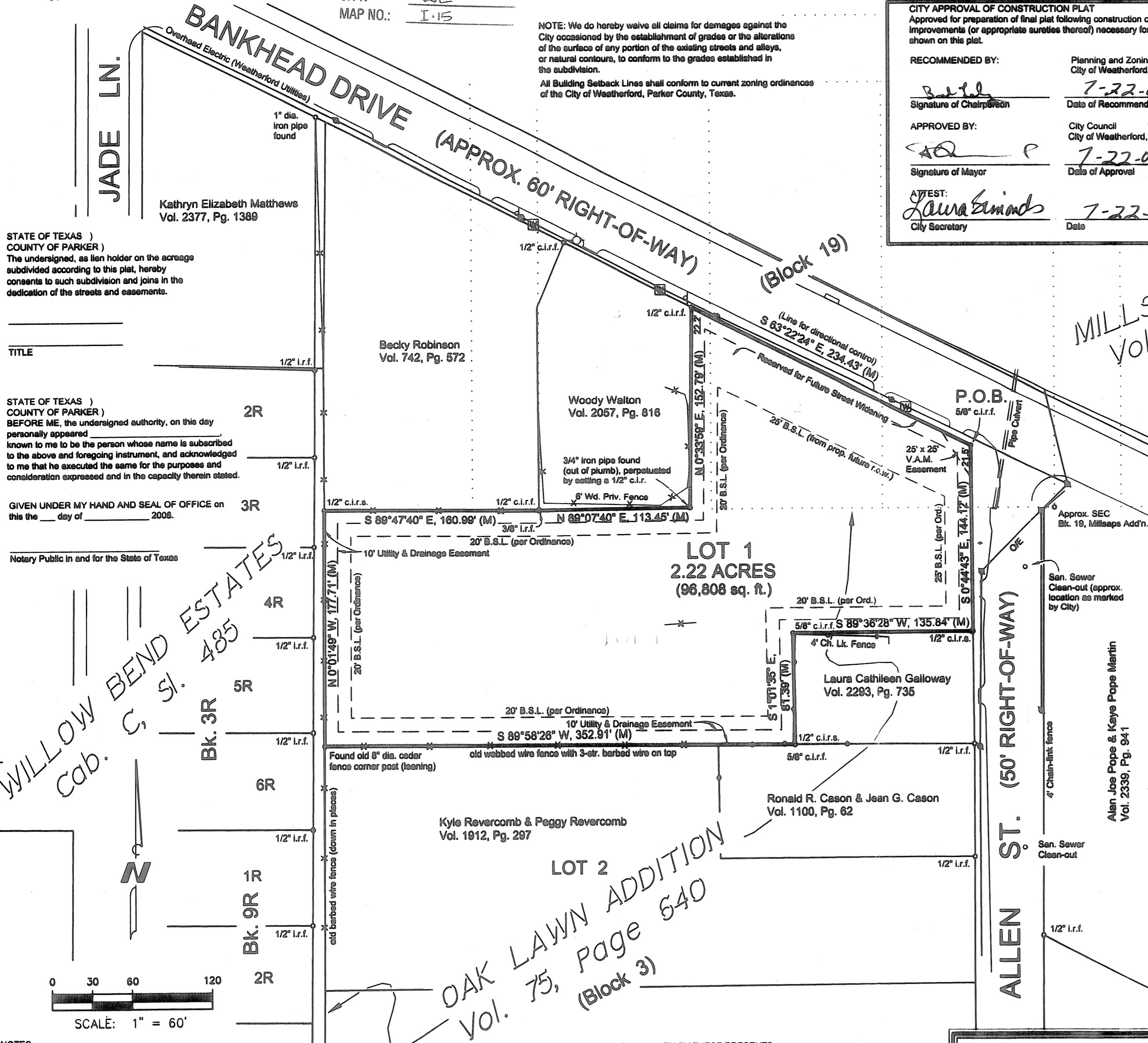
RECOMMENDED BY: Planning and Zoning Board  
City of Weatherford, Texas  
Signature of Chairperson: *[Signature]* Date of Recommendation: 7-22-08

APPROVED BY: City Council  
City of Weatherford, Texas  
Signature of Mayor: *[Signature]* Date of Approval: 7-22-08

ATTEST: *[Signature]* Date: 7-22-08  
City Secretary



NOTICE: Selling a portion of this addition 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.



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 )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be 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 \_\_\_\_\_ 2008.

Notary Public in and for the State of Texas

WILLOW BEND ESTATES  
Cab. C, Sl. 485  
Bk. 3R  
Bk. 9R

MILLSAPS ADDITION  
Vol. 6, page 7

Doc# 689163 Fees: \$66.00  
88/18/2008 2-24PM # Pages 1  
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, WE, ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, WEATHERFORD, TEXAS, are all of the owners of a tract of land situated partly in the OAK LAWN ADDITION, City of Weatherford, County of Parker, and partly in MILLSAPS ADDITION, City of Weatherford, County of Parker, and being described as Tracts I, II and III in the deed recorded in Volume 2545, Page 779, Official Records of Parker County, Texas (O.R.P.C.T.) and more particularly described as follows:

Being all that certain lot, tract or parcel of land situated partly in the OAK LAWN ADDITION, an addition to the City of Weatherford according to the plat recorded in Volume 75, Page 640, Deed Records of Parker County, Texas, and also being partly in the MILLSAPS ADDITION, an addition to the City of Weatherford, according to the plat recorded in Volume 6, Page 7, Deed Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the intersection of the apparent south right-of-way line of Bankhead Drive with the apparent west right-of-way line of Allen Street;

THENCE South 0°44'43" East, with said west right-of-way line of Allen Street, 144.12 feet to a 1/2" capped iron rod set at the northeast corner of a tract of land described in deed to Laura Cathleen Galloway recorded in Volume 2293, Page 735, O.R.P.C.T.;

THENCE South 89°36'28" West, departing said Allen Street, and along the north side of said Galloway tract, 135.84 feet to a 5/8" capped iron rod found for the northwest corner of said Galloway tract;

THENCE South 1°01'35" East, along the west side of said Galloway tract, 81.39 feet to a 1/2" capped iron rod set for the southwest corner of said Galloway tract, said point also being in the north line of a tract of land described in deed to Ronald R. Cason and Jean G. Cason recorded in Volume 1100, Page 62, Real Records of Parker County, Texas (R.R.P.C.T.);

THENCE South 89°58'28" West, passing the northwest corner of said Cason tract, and continuing along the north side of a tract of land described in deed to Kyle Revercomb and Peggy Revercomb recorded in Volume 1912, Page 297, O.R.P.C.T., a total distance of 352.91 feet to an old 8" diameter cedar fence corner post found for the west corner common to Lot 1 and Lot 2 of Block 3 of said Oak Lawn Addition, said point also being in the east line of an alley along the east side of Willow Bend Estates, as shown on plat recorded in Cabinet C, Slide 485, Plat Records of Parker County, Texas (P.R.P.C.T.);

THENCE North 0°01'49" West, along the east line of said alley and the west line of said Lot 1, 177.71 feet to a 1/2" capped iron rod set for the northwest corner of said Lot 1, said point also being the southwest corner of a tract of land described in deed to Becky Robinson recorded in Volume 742, Page 572, Deed Records of Parker County, Texas (D.R.P.C.T.);

THENCE South 89°47'40" East, departing said alley, and with the south line of said Robinson tract, 160.99 feet to a 3/8" iron rod found for the southeast corner of said Robinson tract, said point also being the southwest corner of a tract of land described in deed to Woody Walton recorded in Volume 2057, Page 816, O.R.P.C.T.;

THENCE North 89°07'40" East, along the south line of said Walton tract, 113.45 feet to a 1/2" capped iron rod set for the southeast corner of said Walton tract;

THENCE North 0°33'59" East, along the east side of said Walton tract, 152.79 feet to a 1/2" capped iron rod found in the apparent south right-of-way line of Bankhead Drive;

THENCE South 63°22'24" East, with said right-of-way line, 234.43 feet to the place of beginning and containing 2.22 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, WEATHERFORD, TEXAS, being all of the owners do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, PARADISE VALLEY, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, and we do hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

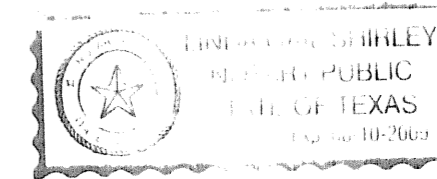
WITNESS our hands this 22 day of MAY, 2008.

*[Signature]*  
English Congregation of Jehovah's Witnesses, Weatherford, Texas

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared *[Signature]* known to me to be 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 27 day of MAY, 2008.

*[Signature]*  
Notary Public in and for the State of Texas



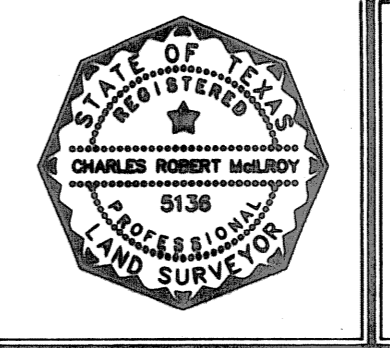
- NOTES:
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using GPS, using the TxDOT Weatherford CORS (Epoch 2002) on 2/6/08.
  - Distances marked (M) are measured.
  - 1/2" iron rods set at lot corner, unless otherwise indicated.
  - Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.
  - This property is currently zoned SF-6.4.
  - Elevations are NAVD 88, as determined by GPS, using the TxDOT Weatherford CORS (Epoch 2002, Geoid 03), on 2/6/08.

DEVELOPER:  
English Congregation of Jehovah's Witnesses  
c/o Michael Rhodes  
314 W. Lea St.  
Weatherford, TX 76088  
817-699-8940

KNOW ALL MEN BY THESE PRESENTS:  
That I, Charles Robert McIlroy, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*[Signature]*  
Charles Robert McIlroy, Registered Professional Land Surveyor  
Registration Number 5138

*[Signature]*  
Prepared By:  
April 17, 2008  
Date:



**MCILROY ENGINEERING**  
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Weatherford, Texas 76086  
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FAX: (817) 594-6565  
E-MAIL: c\_mcilroy@att.net