

ACCT. NO: 10360  
 SCH. DIST: WE  
 CITY: WE  
 MAP NO.: H-15

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# 672500  
 Book 2618 Page 288

Doc# 672500 Fees: \$66.00  
 03/13/2008 2:33PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS  
 JEANE BRINSON COUNTY CLERK

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.

N/A

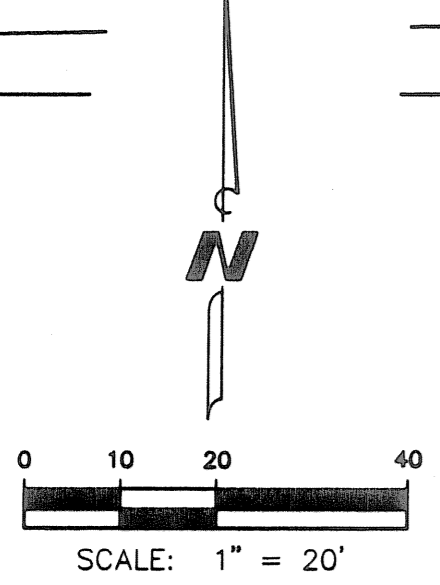
TITLE

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

DEVELOPER:  
 Jason Phillips  
 P.O. Box 187  
 Dennis, TX 76439  
 817-247-0884



- NOTES:
- Bearings are based on true north, as determined by measuring the magnetic bearing between control points 1 and 2, adjusting for the current declination (5°02' E), and transferring to the east line of DuBellet Street.
  - Distances marked (M) are measured.
  - 1/2" iron rods set at lot corner, unless otherwise indicated.
  - This property was re-zoned as SF-PH, by City Ordinance 247-2007-13, approved April 10, 2007. Adjacent properties are zoned SF-8.4.
  - Underground utilities other than those shown may exist. Owner/contractor must contact DigTESS to have utilities marked before beginning any construction.

DUBELLET STREET  
 (APPROX. 30' RIGHT-OF-WAY)

C-664

FINAL PLAT  
 LOT 2-A AND 2-B, BLOCK 8, BALL'S FIRST ADDITION  
 AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS  
 Being a replat of Part of Lot 2, Block 8, BALL'S FIRST ADDITION, an addition to the City of Weatherford, Parker County, Texas

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.

James Douglas Bennett  
 Vol. 406, Pg. 156

FINAL PLAT  
 Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

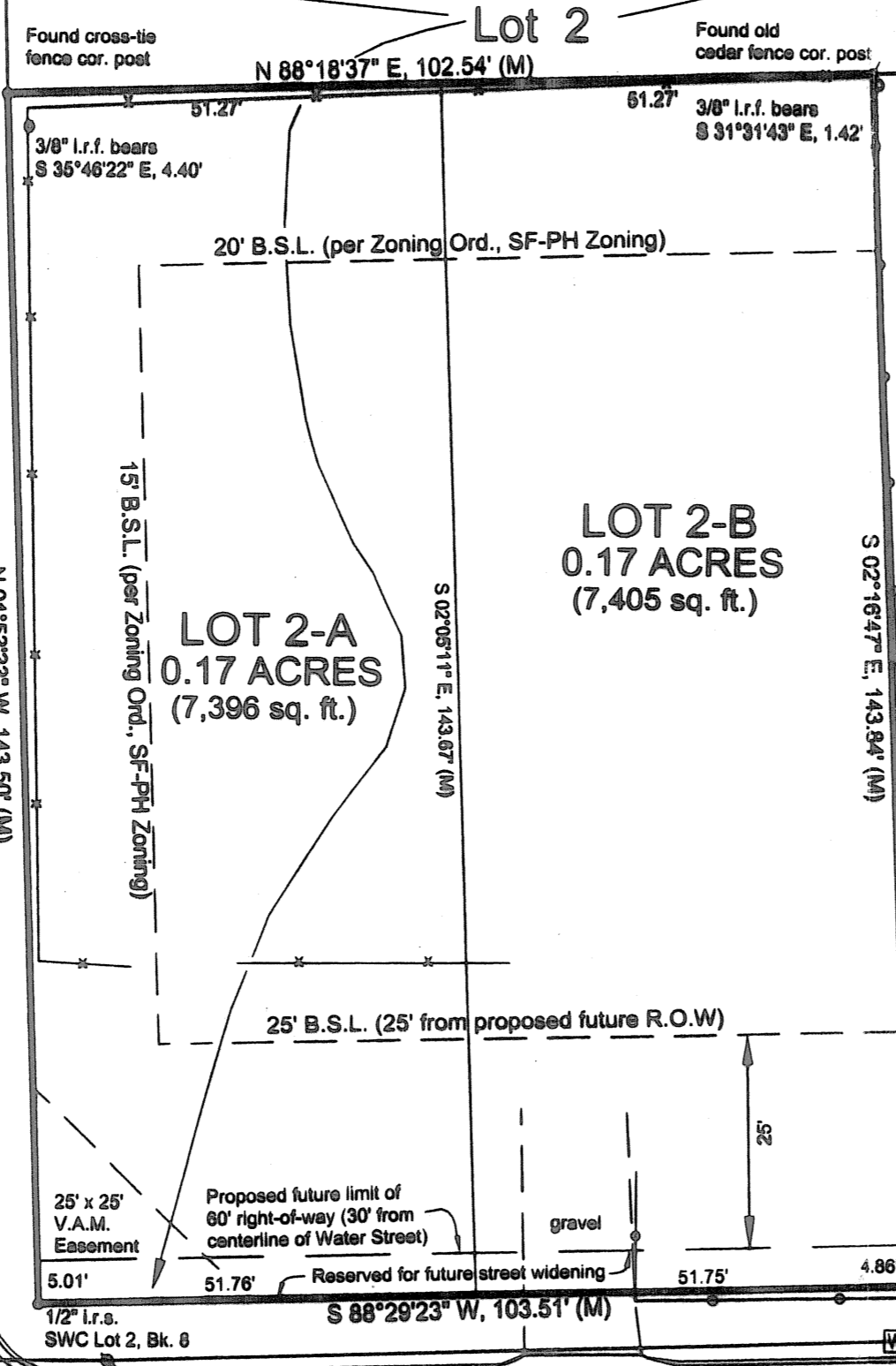
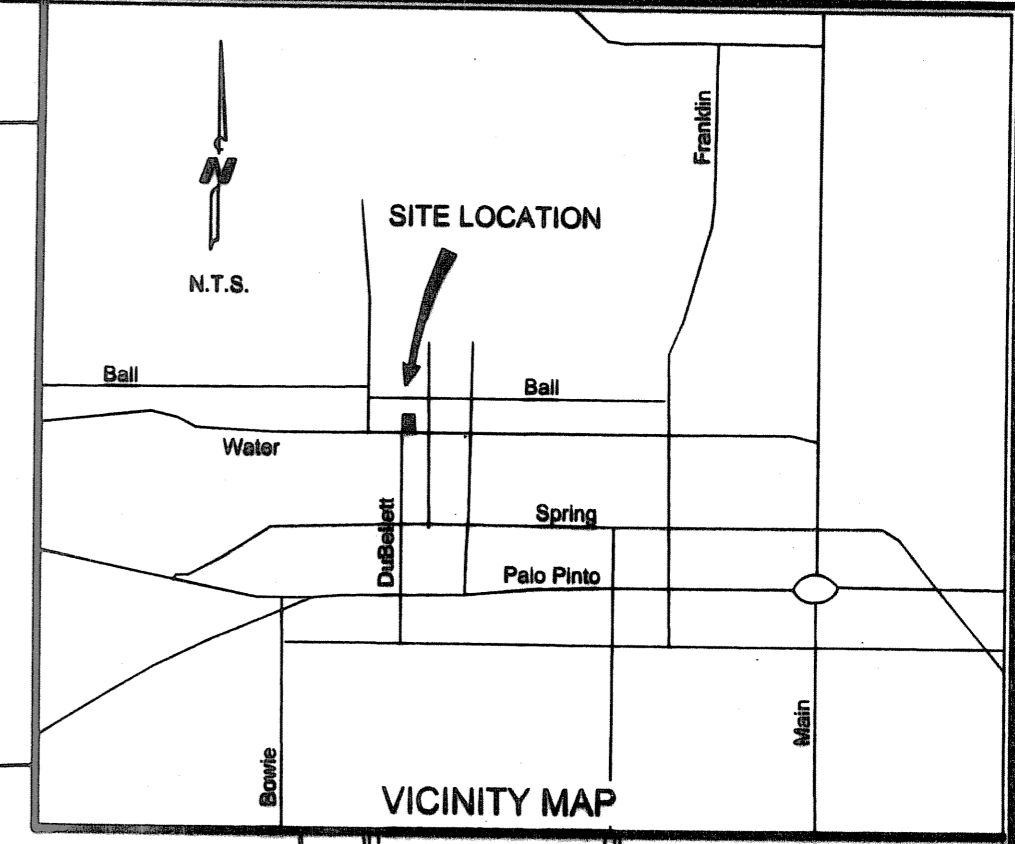
RECOMMENDED BY: Planning and Zoning Board, City of Weatherford, Texas

Signature of Chairperson: *[Signature]* Date of Recommendation: 2-27-08

APPROVED BY: City Council, City of Weatherford, Texas

Signature of Mayor: *[Signature]* Date of Approval: 2/26/08

Signature of City Secretary: *[Signature]* Date: 2-26-08



Dorothy P. Bost  
 Vol. 1607, Pg. 426

J. Doak Bennett & Rose Bennett  
 Vol. 246, Pg. 563

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, WE, JASON PHILLIPS, are all of the owners of a tract of land situated in the BALL'S FIRST ADDITION, City of Weatherford, County of Parker, according to the deed recorded in Volume 2489, Page 1576, Official Records of Parker County, Texas (O.R.P.C.T.) and more particularly described as follows:

Being all that certain tract or parcel of land a part of the S 1/2 of Block 8, BALL'S FIRST ADDITION to the City of Weatherford, PARKER COUNTY, Texas, and being more fully described as follows:

BEGINNING at a 1/2" diameter iron rod set in the NBL of Water Street, said point being (by deed call) West 147.0 feet from the SE corner of Block 8, Ball's First Addition;

THENCE, with the north right-of-way line of Water Street, South 88°29'23" West, 103.51 feet to a 1/2" diameter iron rod set at the intersection of the north right-of-way line of Water Street with the east right-of-way line of DuBellet Street for the southwest corner of Lot 2 of said Block 8;

THENCE North 1°53'33" West, with the east right-of-way line of DuBellet Street, 143.50 feet to a found cross-tie fence corner post for the southwest corner of a tract of land described in deed to James Douglas Bennett recorded in Volume 406, Page 156, Deed Records, Parker County, Texas;

THENCE North 88°18'37" East, departing DuBellet Street and with the south line of said Bennett tract, 102.54 feet to an old cedar fence corner post found for the northwest corner of a tract of land described in deed to Dorothy P. Bost recorded in Volume 1607, Page 426, Real Records, Parker County, Texas;

THENCE South 2°16'47" East, generally with a chain link fence, 143.84 feet to the place of beginning and containing 0.34 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, JASON PHILLIPS, being all of the owners do hereby adopt this plat designating the hereinabove described property as LOT 2-A AND 2-B, BLOCK 8, BALL'S FIRST ADDITION, 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 16th day of February, 2008.

*[Signature]*  
 Jason Phillips

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 16th day of February, 2008.

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

LAURA NICHOLS  
 Notary Public  
 TEXAS  
 12005

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 5136

*[Signature]*  
 Prepared By:  
 November 27, 2007  
 Date: Rev. 1-9-08 Front B.S.L.



**MCILROY ENGINEERING**  
 P.O. Box 472  
 Weatherford, Texas 76086  
 TEL: (817) 594-6464  
 FAX: (817) 594-6565  
 E-MAIL: cmcilroy@texoma.net