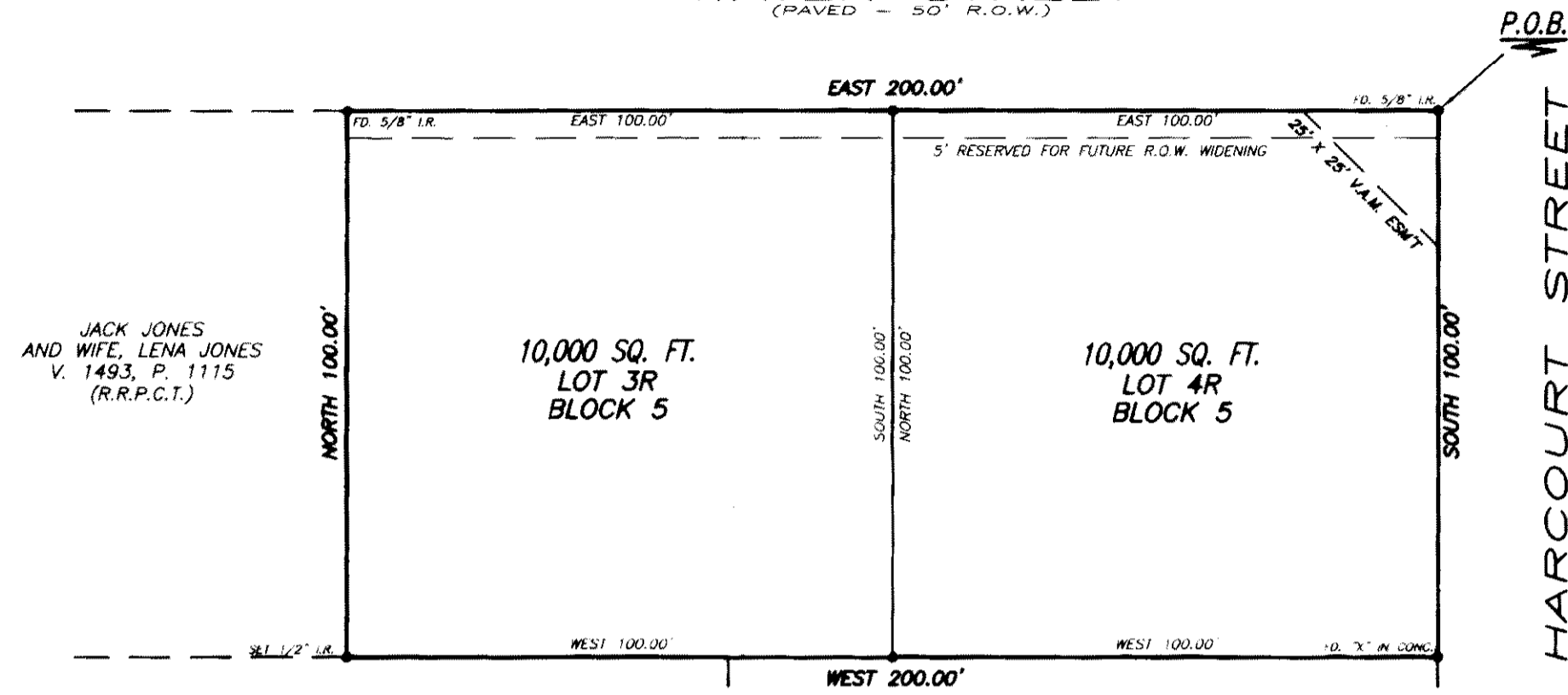


WATER STREET
(PAVED - 50' R.O.W.)



JACK JONES
AND WIFE, LENA JONES
V. 1493, P. 1115
(R.R.P.C.T.)

10,000 SQ. FT.
LOT 3R
BLOCK 5

10,000 SQ. FT.
LOT 4R
BLOCK 5

HUTSELL
V. 1513, P. 1371
(R.R.P.C.T.)

WELLS
V. 2253, P. 705
(R.R.P.C.T.)

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]
SIGNATURE OF CHAMBERSON

PLANNING AND ZONING BOARD
CITY OF WEATHERFORD, TEXAS

8-8-07
DATE OF RECOMMENDATION

APPROVED BY:

[Signature]
SIGNATURE OF MAYOR

CITY COUNCIL
CITY OF WEATHERFORD, TEXAS

8-9-07
DATE OF APPROVAL

ATTEST:

[Signature]
CITY SECRETARY

8-16-07
DATE

STATEMENT ACKNOWLEDGING EASEMENTS:

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.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Weatherford's use thereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Weatherford and public utility entities shall at all times 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 maintain any and all landscaping within the V.A.M. Easement. Should the City 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 withdraw maintenance of the V.A.M. Easement at any time. The ultimate maintenance responsibility for the V.A.M. Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, 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 and privilege of all times to enter upon the V.A.M. Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SPECIAL 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.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JNO70633, JULY 2007.

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, GARY BOASE and ANGELA BOASE, being the sole owner of a 0.459 acre tract of land out of LOT 3 and LOT 4, BLOCK 5, BALL'S FIRST ADDITION, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 18, Page 200, Deed Records, Parker County, Texas; being all of that certain tract as conveyed to Gary L. Boase and Spouse, Angela R. Boase in Volume 2539, Page 1487, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 5/8" iron rod in the intersection of the south right of way line of Water Street (a paved surface - 50' R.O.W.) and the west right of way line of Harcourt Street (a paved surface - 35' R.O.W.), same being the northeast corner of said LOT 4, Block 5, BALL'S FIRST ADDITION, to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 18, Page 200, Deed Records, Parker County, Texas, same being the northeast corner of said Boase tract, for the northeast and beginning corner of this tract.

THENCE SOUTH 100.00 feet along the west right of way line of said Harcourt Street and the east line of said LOT 4 to a found "X" in concrete at the northeast corner of that certain tract of land as conveyed to Wells in Volume 2253, Page 705, Real Records, Parker County, Texas, for the southwest corner of this tract.

THENCE WEST along the north boundary line of said Wells tract passing the northwest corner of said Wells tract at a distance of 130.00 feet, same being the northeast corner of that certain tract of land as conveyed to Hutsell in Volume 1513, Page 1371, Real Records, Parker County, Texas, and continuing the remaining 70.00 feet along the north boundary line of said Hutsell tract, for a total distance of 200.00 feet to a set 1/2" iron rod at the southeast corner of that certain tract of land as conveyed to Jack Jones and wife, Lena Jones in Volume 1493, Page 1115, Real Records, Parker County, Texas, for the southwest corner of this tract.

THENCE NORTH 100.00 feet along the east boundary line of said Jones tract to a found 5/8" iron rod at the northeast corner of said Jones tract, and in the south right of way line of said Water Street, same being the north boundary line of said LOT 3, BLOCK 5, for the northwest corner of this tract.

THENCE EAST 200.00 feet along the south right of way line of said Water Street, same being the north boundary line of said BLOCK 5 to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GARY L. BOASE and Spouse, ANGELA R. BOASE (OWNERS), do hereby adopt this plat designating the herein above described real property as LOT 3R & LOT 4R, BLOCK 5, A REPLAT OF A PORTION OF LOT 3 AND LOT 4, BLOCK 5, BALL'S FIRST ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this the 8th day of August, 2007.

[Signatures]
GARY L. BOASE
ANGELA R. BOASE

CLAUDIA REEVES
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/22/2011

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 8th day of August, 2007.

[Signature]
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.

[Signature]
Owner

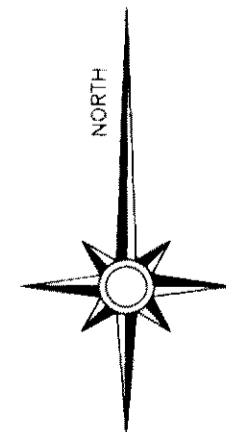
CLAUDIA REEVES
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/22/2011

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.

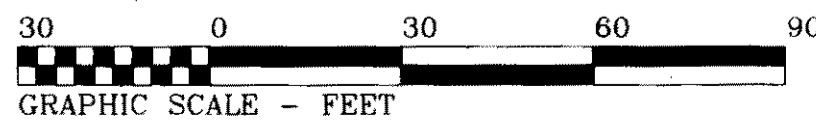
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of August, 2007.

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



OWNER:
GARY AND ANGELA BOASE
319 HARCOURT
WEATHERFORD, TEXAS 78086
817-629-9608

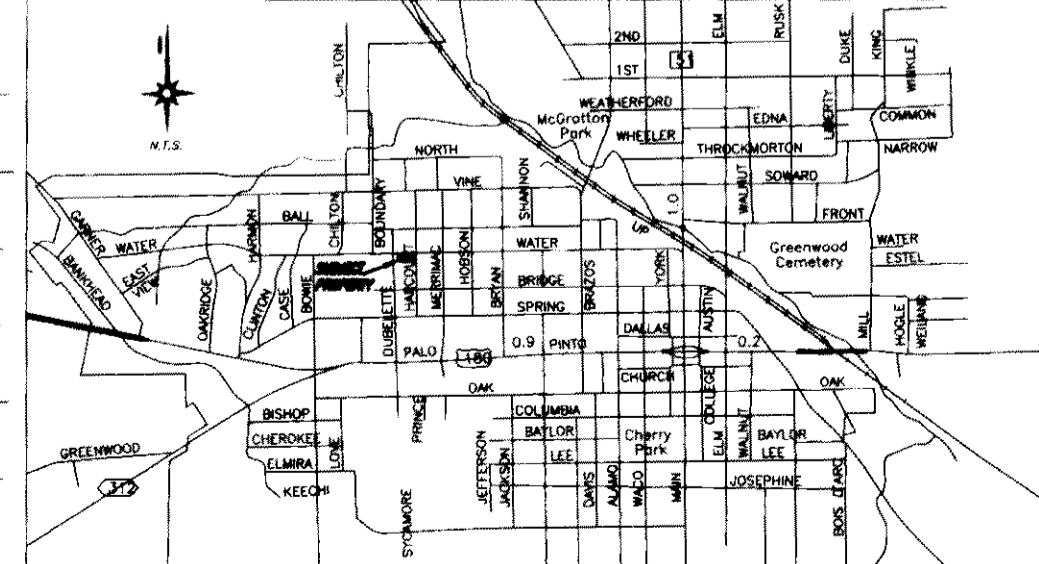
SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 78086
817-594-0400



THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 490522 0005 D, DATED JANUARY 3, 1997.

FOR DEPARTMENTAL USE ONLY

PROJECT # 0707-0002
SUBMITTAL DATE: 7-6-07
ACCEPTED BY: Autumn Speer
FILED BY: Lois Chandler
FILED DATE: 8-16-07
VOLUME & PAGE: 2566 Pg 218
DOC# & PLAT CABINET: 650887



LOT 3R & LOT 4R
BLOCK 5
BALL'S FIRST ADDITION
TO THE CITY OF WEATHERFORD
BEING A REPLAT OF LOT 3 AND LOT 4, BLOCK 5
OF BALL'S FIRST ADDITION
TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 18, PAGE 200, DEED RECORDS, PARKER COUNTY, TEXAS
JULY 2007

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 78086
817-594-0400 FAX: 817-594-0403
JNO70633

Plat Cab C-604

G-122D