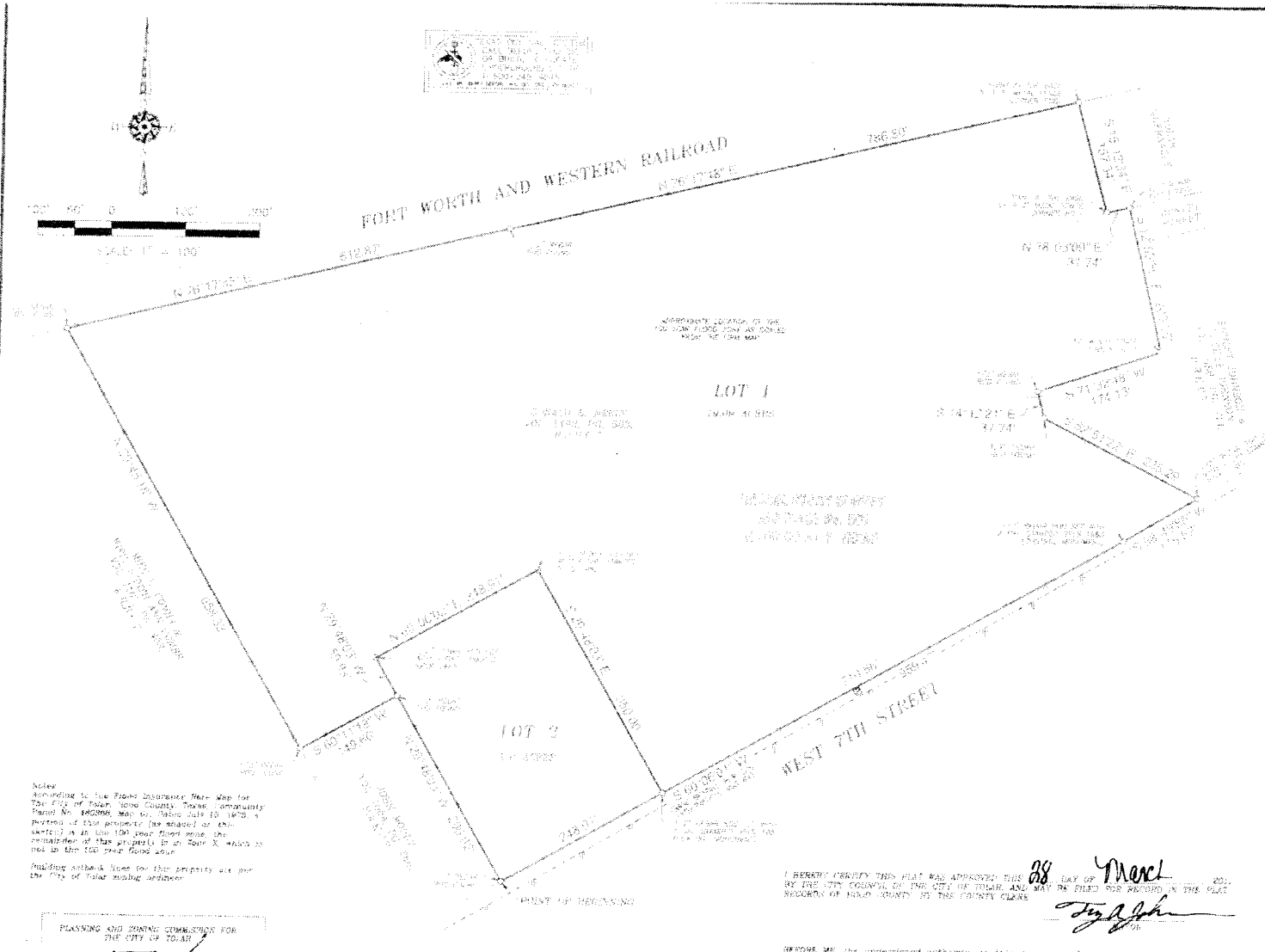

Notes:
According to Flood Insurance Rate Map for the City of Tolar, Hood County, Texas, Community Panel No. 480598, map no. 48221 0010 D, dated 10 /16/90, a portion of this property (as shaded or cross-hatched) is in the 100 year flood zone, the remainder of this property is in Zone X, which is not in the 100 year flood zone.

Building setback lines for this property are per the City of Tolar zoning ordinance.

PLANNING AND ZONING COMMISSION FOR THE CITY OF TOLAR

Approved: _____ CHAIRMAN

DATE: March 28 2011

CITY COUNCIL OF THE CITY OF TOLAR

By: _____ MAYOR

_____ CITY SECRETARY

A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.

FILED FOR RECORD
AT 01:56 P M.
MAR 30 2011
_____
County Clerk, Hood County, TX

CROSS TIMBERS
LAND SURVEYING

STATE OF TEXAS
REGISTERED
CONNER STEVENS
1993
PROFESSIONAL
LAND SURVEYOR

Copyright Cross Timbers Surveying, INC.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Conner Stevens, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground and that this plat correctly represents that survey made by me.

_____
CONNER STEVENS, TEXAS R.P.L.S. # 1993

03-03-2011

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 28 DAY OF March 2011 BY THE CITY COUNCIL OF THE CITY OF TOLAR, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF HOOD COUNTY, BY THE COUNTY CLERK

_____ MAYOR

BEFORE ME, the undersigned authority, on this day personally appeared TERRY R. JOHNSON 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 28 day of March 2011

_____
Notary Public, Hood County, Texas

JOYCE A. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
01-10-2013

STATE OF TEXAS
COUNTY OF HOOD

Know all men by these presents that Donald Neely, being the owner of the following described land:

Description for a tract of land situated in the Rachel Story Survey, Abstract No. 501, Hood County, Texas, being that same tract of land described in the deed to Donald E. Neely recorded in Volume 1492, Page 305, Real Records, Hood County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar and cap found in the northeast line of West 7th Street for the south corner of the Neely Tract, same being the east corner of a tract of land described in the deed to Jesse Alan Woods, recorded in Volume 1668, Page 968, Real Records, Hood County, Texas;

Thence S 63°43'00" E, 186.80 feet along a common line between the Neely Tract and the Woods Tract to a 1/2" rebar and cap found for the north corner of the Woods Tract;

Thence S 26°17'00" W, 187.66 feet along a common line between the Neely Tract and the Woods Tract to a 1/2" rebar and cap found for the corner of the Woods Tract and in the northeast line of a tract of land described in the deed to Mike C. Justice and wife, Trellis, also known as Trellis Justice, recorded in Volume 1107, Page 186, Real Records, Hood County, Texas;

Thence N 63°43'00" W, 186.80 feet along a common line between the Neely Tract and the Justice Tract to a 1/2" rebar and cap found for the west corner of the Neely Tract, same being the south corner of the Corbin Tract and in the southeast line of the Fort Worth and Western Railroad;

Thence N 26°17'00" E, 512.82 feet along the southeast line of the Fort Worth and Western Railroad to a 1/2" rebar and found;

Thence S 78°09'00" E, 186.80 feet continuing along said line to a point at the base of a 3" diameter fence corner post for the north corner of the Neely Tract, same being the west corner of the Tolar Tabernacle property;

Thence S 63°43'00" E, 93.24 feet along a common line between the Neely Tract and the Tabernacle Tract to a point at the base of a 3" diameter fence corner post for the north corner of the Tabernacle Tract;

Thence S 26°17'00" W, 512.82 feet along a common line between the Neely Tract and the Tabernacle Tract to a 1/2" rebar and found;

Thence N 63°43'00" W, 93.24 feet passing a 1/2" rebar and cap set for the corner of the Neely Tract, same being a corner of a tract of land described in the deed to Robert Johnson and Lonnie Johnson, recorded in Volume 1668, Page 971, Real Records, Hood County, Texas;

Thence S 27°16'00" W, 186.80 feet along a common line between the Neely Tract and the Johnson Tract to a 1/2" rebar and found;

Thence S 63°43'00" E, 93.24 feet along a common line between the Neely Tract and the Johnson Tract to a 1/2" rebar and found;

Thence S 26°17'00" W, 186.80 feet along a common line between the Neely Tract and the Johnson Tract to a 1/2" rebar cap set with a cap stamped BPLS 1993 in the northwest line of County Road No. 208 for the northeast most corner of the Woods Tract, same being an ell corner of the Johnson Tract;

Thence S 63°43'00" E, 186.80 feet along the northwest line of West 7th Street to a 1/2" rebar cap set with a cap stamped BPLS 1993 centerline monument;

Thence S 63°43'00" E, Texas passing an iron observation, 455.86' above the northwest line of West 7th Street, at 19.06 feet passing a 1/2" rebar set cap with a cap stamped BPLS 1993 centerline monument, at 93.95 feet to the point of beginning and containing 2.09 acres.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Donald Neely, being the owner of the subject property does hereby adopt this plat designating the hereinabove property as Lots 1 and 2, Ballenger Addition, an addition to the City of Tolar, Hood County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all utilities or governmental agencies desiring to use same. Any public utility or Governmental Agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and said utility or Governmental Agency shall at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESS my hand at Tolar, Hood County, Texas this the 24 day of March 2011

_____

Donald E Neely

BEFORE ME, the undersigned authority, on this day personally appeared Donald Neely 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 29 day of March 2011

_____
Notary Public, Hood County, Texas

JOYCE A. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
01-10-2013

PLAT SHOWING LOTS 1 and 2 BALLENGER ADDITION

AN ADDITION TO THE CITY OF TOLAR, HOOD COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND SITUATED IN THE RACHEL STORY SURVEY, ABSTRACT No. 501, HOOD COUNTY, TEXAS, AND DESCRIBED IN THE DEED TO DONALD NEELY IN VOLUME 1492, PG. 305, REAL RECORDS, HOOD COUNTY, TEXAS

SLIDE C-361