

SITE MAP

DEVELOPER:
Robert and Donna McCoy
302 South Bowie
Weatherford, TX 76087
(817) 596-9228

LOT 1-A AND LOT 1-B, BLOCK 6, BALL'S FIRST ADDITION, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 6, BALL'S FIRST ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

RECEIVED AND FILED FOR RECORD
200 10 clock P M
JAN 10 2000

B-438 379691

Notary Public in and for the State of Texas
D. Malone

STATE OF TEXAS COUNTY OF PARKER
I, Dacey R. Malone, Notary Public in and for the State of Texas, do hereby certify that the instrument was filed on the date and time shown herein by me and was duly recorded in the volume and page of the named records of Parker County as stated herein by me.

RECORDED JAN 10 2000

Notary Public in and for the State of Texas
Dacey R. Malone

STATE OF TEXAS COUNTY OF PARKER
The undersigned, as fee 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 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 _____ day of _____, 1999.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, ROBERT McCOY AND WIFE, DONNA McCOY being the sole owners of 0.497 Acres situated in and being a portion of Lot 1, Block 6, BALL'S FIRST ADDITION, an addition to the City of Weatherford, Parker County, Texas and being a portion of all that certain Lot, Tract or Parcel of land conveyed to Randal Lee Thompson by deed recorded in Volume 1818, Page 1040, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southeast corner of said Lot 1, Block 6 and the intersection of the west right of way line of North Dubellette Street and the north right of way line of West Bridge Street;
THENCE S 89°34'20" W, with the north right of way line of said West Bridge Street, 120.0 feet to an iron rod set;
THENCE North, 180.91 feet to an iron rod set in the south line of a tract of land conveyed to Scott Farris by deed recorded in Volume 1645, Page 1430, Real Records, Parker County, Texas;
THENCE S 89°58'39" E, with the south line of said Scott Farris Tract, 120.0 feet to an iron rod found in the west right of way line of said North Dubellette Street;
THENCE South, with the west right of way line of said North Dubellette Street, 179.97 feet to the POINT OF BEGINNING and containing 0.497 acres (21653 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROBERT McCOY AND DONNA McCOY does hereby adopt this plat designating the hereinabove described real property as LOT 1-A AND LOT 1-B, BLOCK 6, BALL'S FIRST ADDITION, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 6, BALL'S FIRST ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 2nd day of December, 1999.

Robert McCoy

Donna McCoy

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Robert McCoy 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 2nd day of December, 1999.

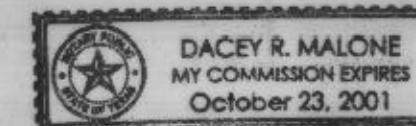
Dacey R. Malone
Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Donna McCoy 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 2nd day of December, 1999.

Dacey R. Malone
Notary Public in and for the State of Texas



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 of the Subdivision Ordinance of the City."

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.

THIS is to certify that I, David Harlan Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074 11-24-1999



CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

January 3, 2000 Betty Farris
DATE CITY SECRETARY CITY OF WEATHERFORD, TEXAS

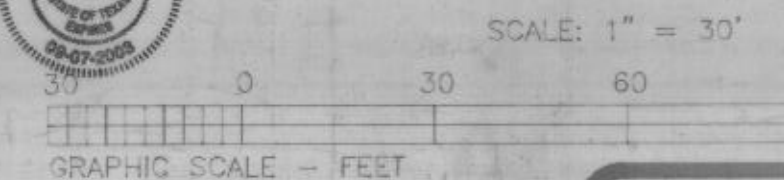
DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Donna A. McCoy
Owner

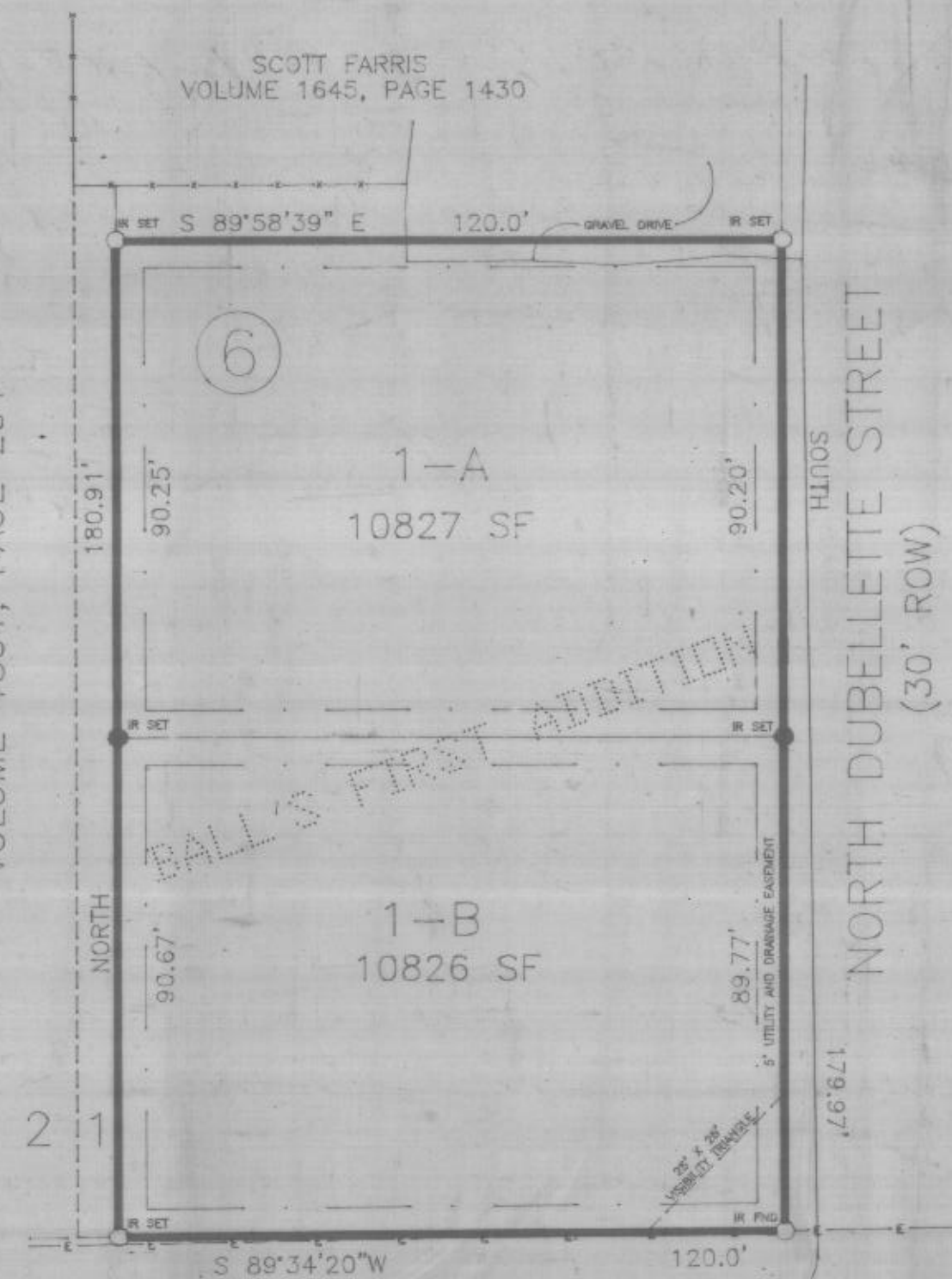
SWORN TO AND SUBSCRIBED before me this 23 day of December, 1999.

Resbecca Stokes
Notary Public in and for the State of Texas



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76088
METRO (817) 596-9700 (817) 599-0880
FAX: METRO (817) 341-2833

R. L. THOMPSON
VOLUME 1801, PAGE 204



ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS