Witnesses Jose Espinosa and Sonja Feltley are the owners of a lot of land situated in "Brintons Addition to the City of Weatherford, Texas", and being a portion of Block 10, Lots 7 and 8 of Brintons Addition, as recorded in Volume 8, Page 110 of the Deed Records of Parker County, Texas, being that land as described in Volume 1348, Page 1122 and Volume 1440, Page 820 of the Real Records of Parker County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point, said point being a 30° IR (Red) at the interception of the East line of N Walnut St and the South line of Throckmorton St

Then North 89° 00' 00" East by the South line of Throckmorton St, for 150.00' to a point from which a 50° IR (Red) (I.E. begins South 3° 00')

Then South 89° 00' 00" West by land of Jack J. and Buster Nations, Vol 2292, Pg. 1539, DRPCP, for 63.00' from which a RR Spoke (Red) bears West 16° 09' for

Then South 89° 00' 00" West by land of said Jack J. and Buster Nations, for 160.00' a RR Spoke (Red) (left)

Then South 89° 00' 00" West by land of said Jack J. and Buster Nations, for 75.00' to a double 24" Ash

Then South 90° 00' 00" West by land of Sonja Feltley, Volume 2831, Page 1143, DRPCP, for 134.00' to a 12" IR (Red) in the East line of N Walnut St.

Then N 90° 00' 00" East, by the East line of N Walnut St., for 150.00' to the 30° IR at the Point of Beginning.

The area being 0.506 Acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose Espinosa and Sonja Feltley, owners of the above noted property, do hereby adopt this plat designating the herein above described property as "N Walnut St. Addition" as an addition to the City of Weatherford. This is done to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for public purposes. The easements and public-use areas, as shown, are dedicated for the public use, for the purposes indicated on this plat. No fences, buildings, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, so that the landscape improvements may be maintained. All new buildings, fences, trees, shrubs or other improvements or growths shall be constructed with a clear space of 10' between the property line and the building or improvement or any tree or shrub within 10' of the property line. All easements and public use areas may be used for the mutual use and accommodation of public utilities existing or to be installed on the same as may be necessary to perform any and all other purposes as provided in Section 42.080 and 42.081 of the Texas Property Code. The City of Weatherford and public utility entities shall have the right to remove and return all or any part of the easements, fences, trees, shrubs or other improvements or growths which may be any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall have the full right of access to ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, policing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time consuming permission from anyone.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.

We do hereby waive all claim 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

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Espinosa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he each executed the same for the purpose and consideration therein expressed.

Glenda Under my hand and seal of office, this day of 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sonja Feltley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he each executed the same for the purpose and considerations therein expressed.

Glenda Under my hand and seal of office, this day of 2015.

Notary Public in and for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

According to the FBI Index of Mortgages, the property is not located in a special flood hazard area. It is located in Zone "A"

Sonja Feltley
201 Carolyn Drive
Hurst, TX 76054
817-429-0185
Date: 11/15/2014
Revised: 05/27/2015
Revised: 07/11/2015

Finally, the property is located in the corporate limits of the City of Weatherford, Parker County, Texas. Approved by the City of Weatherford for filing at the office of the County Clerk of Parker County, Texas.

RECOMMENDED BY:

City of Weatherford, Texas
Date of recommendation
Signature of City Planner

APPROVED BY:

City of Weatherford, Texas
Date of Approval
Signature of City Manager

Date of Approval
Signature of Mayor

Attorney
Melinda Russell
Date
City Secretary

final plat
n. walnut st. addition

Being a plat of a portion of Block 10, Lots 1 and 2 of "Brintons Addition To The City of Weatherford, Texas", as recorded in Volume 6, Page 100 of the Deed Records of Parker County, Texas.