Plat of N. Walnut St. Addition

The herein Joe Espinosa and Sonja Fettley are the owners of a tract of land situated in "Brittons Addition to the City of Weatherford, Texas," and being a portion of Block 10, Lots 1 and 2, being described as follows:

Beginning at a point, said point being a 33" R and C (red and center) at the intersection of the East line of N Walnut St. and the South line of Threshermont St.

Traverse North 60° 00' 00" East by the South line of Threshermont St. for 190.00' to a point from which a 60° 00' 00" R (red and center) bears South 3° 17' 37".

Traverse South 00° 00' 00" West by land of Jack J. and Buster Nations, 3rd, 2262, Pg. 1426, DPRCT, for 80.00' to a point from which a 90° 00' 00" R (red and center) bears West 16° 00'.

Traverse South 00° 00' 00" West by land of said Jack J. and Buster Nations, for 16.00' a 90° 00' 00" R (red and center) to the South line of N Walnut St.

Traverse S 00° 00' 00" E, by the East line of N Walnut St., for 155.00' to the 25° 00' R at the Point of Beginning.

The area being 0.56 Acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Joe Espinosa and Sonja Fettley, owners of the above described property, do hereby adopt this plat designating the herein above described parcel as "N. Walnut St. Addition" an addition to the City of Weatherford, Texas, and do hereby dedicate, for its wide use, the streets, sidewalks, and all other public improvements shown therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use, for the purposes indicated in this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, or so that landscape improvements may be placed in landscape easements, if approved by the City Council. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities, and it is understood and agreed to by the use of such easement to the use of particular utilities, the same to be used by public utilities being subordinate to the public's and City of Weatherford's use thereof.

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

We 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 Joe Espinosa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this Day of June, 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 Fettley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this Day of June, 2015.
Notary Public in and for the State of Texas

Plat of N. Walnut St. Addition

 Recorded on this day of in Volume (CAB) Page (Slide) of the Plat Records of Parker County, Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-429-0155
Date: 11/15/2014
Revised: 03/27/2015
Revised: 07/11/2015

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APPROVED BY

Signature of City Planner
Date of recommendation

Signature of City Manager
Date of Approval

Signature of Mayor
Date of Approval

ATTEST:

Marilyn D. Hill
City Secretary
Date

RECOMMENDED BY

City of Weatherford, Texas

10-6-15

Owner:

Sonja Fettley
610 N Walnut St.
Weatherford, TX
817-565-9697
City of Weatherford, Texas
817-643-1083

N. WALNUT ST. ADDITION

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