

Whereas Jose Espinosa and Sonya Fetterly 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 of said Brittons Addition, as recorded in Volume 6, Page 100 of the Deed Records of Parker County, Texas, being that land as described in Volume 2438, Page 1123 and Volume 1440, Page 620 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 3/8" IR (fnd) at the intersection of the East line of N Walnut St and the South line of Throckmorton St

thence North 90° 00' 00" East by the South line of Throckmorton St, for 150.00' to a point from which a 5/8" IR (fnd - bent) bears South 3.0° ;

thence South 00° 00' 00" West by land of Jack J. and Buster Nations, Vol 2262, Pg. 1439, DRPCT, for 80.00' to a point from which a RR Spike (set) bears West 16.00' ;

thence South 90° 00' 00" West by land of said Jack J. and Buster Nations, for 16.00' a RR Spike (set) ;

thence S 00° 00' 00" East by land of said Jack J and Buster Nations, for 75.00' to a double 24" Ash

thence S 90° 00' 00" W, by land of Sonya Fetterly, Volume 2831, Page 1543, DRPCT, for 134.00' to a 1/2" IR (fnd) in the East line of N Walnut St.

thence N 00° 00' 00" E, by the East line of N Walnut St., for 155.00' to the 3/8" IR at the Point of Beginning

the Area being 0.506 Acres.

210 Throckmorton
Richard & Kieran Sotero
Vol 2940/ Pg 1379

NOW, THEREFORE, KNOW ALL MEN BY THSE PRESENTS:

That Jose Espinosa and Sonya Fetterly, owners of the above noted property, do hereby adopt this plat designating the herein above described property as "N Walnut St. Addition" an addition to the City of Weatherford Texas, and do hereby dedicate, in fee simple, 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 street purposes. The easements and public use areas, as shown, are dedicated for the public use, for the purposes indicated on 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, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and 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 buildings, 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 easements. The City of Weatherford and public utility entities shall at all times have the full right of access to ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

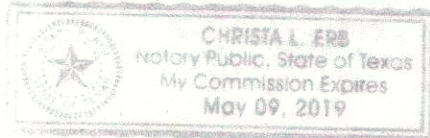
WITNESS, my hand, this the 24th day of September, 2015
BY: Jose Espinosa Sonya Fetterly
Jose Espinosa Sonya Fetterly

We do hereby waiver 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 they each executed the same for the purpose and considerations therein expressed.

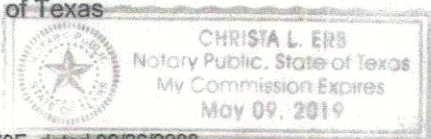
Given under my hand and seal of office, this 24th day of September
Christa L. Erb
Notary Public in and for the State of Texas



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 Sonya Fetterly, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

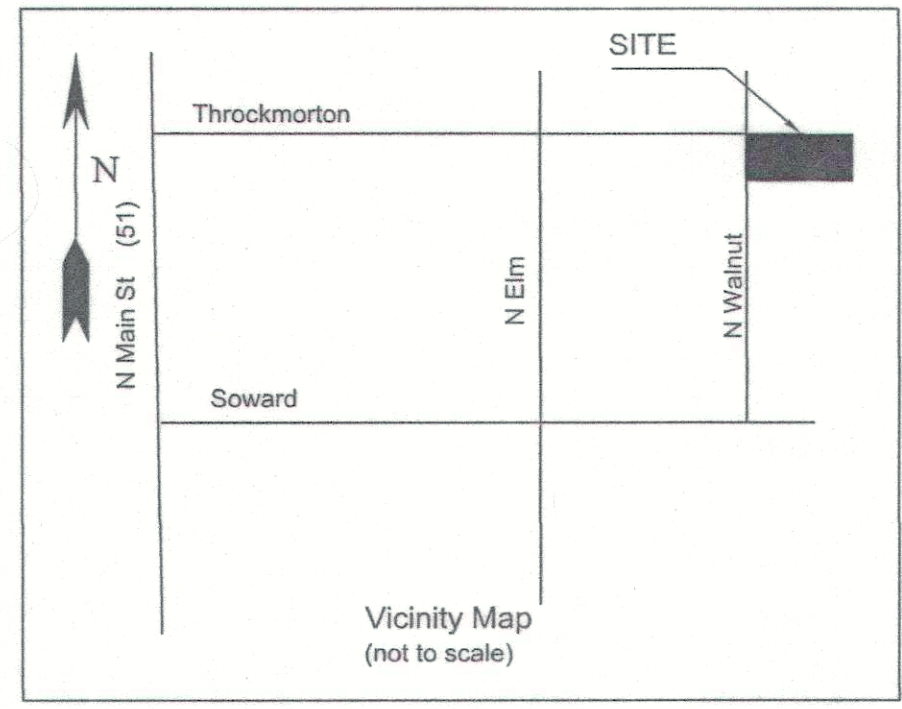
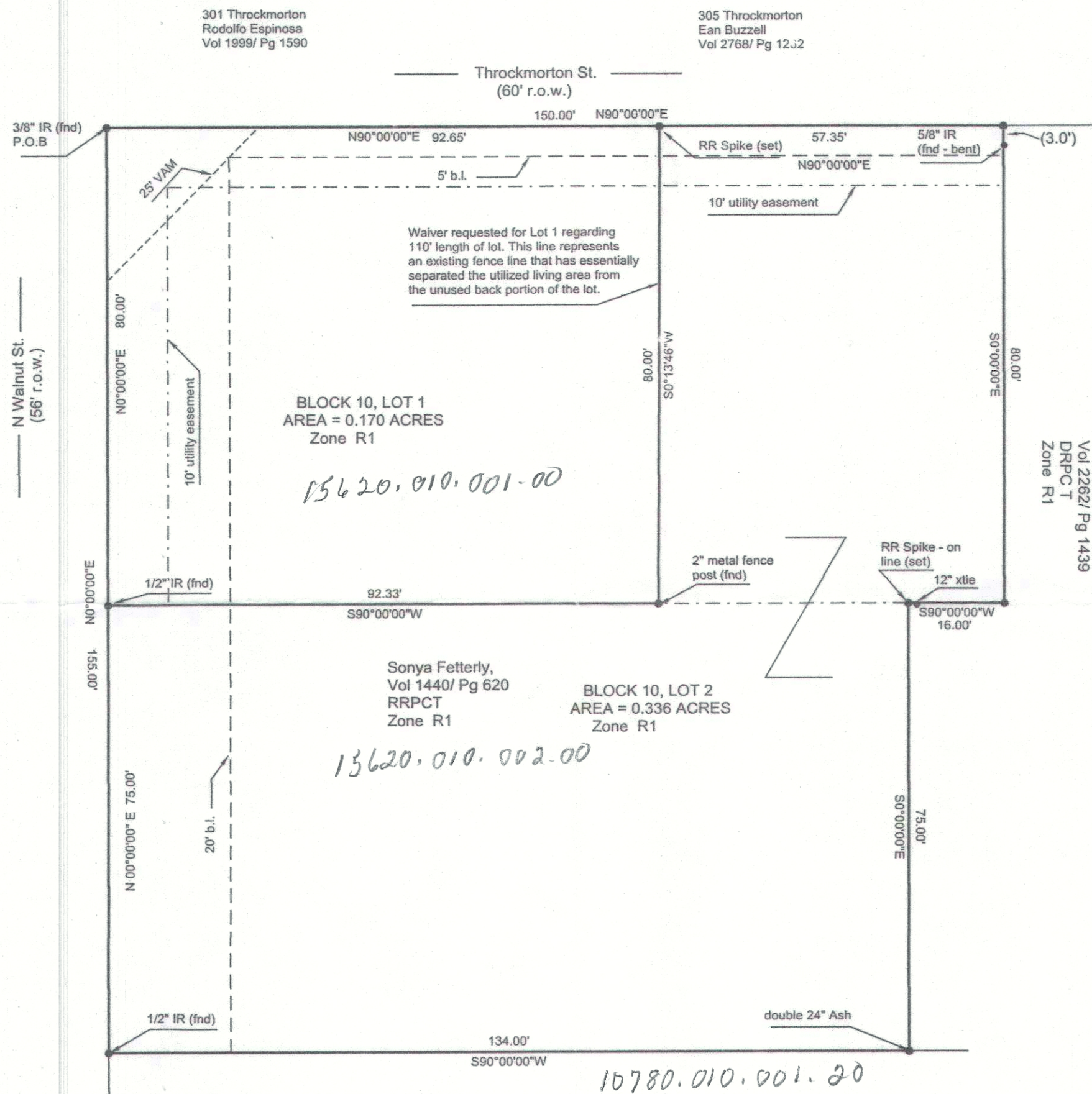
Given under my hand and seal of office, this 24th day of September
Christa L. Erb
Notary Public in and for the State of Texas



According to the FIRM map #48497C0270E, dated 09/26/2008 this property is not located in a special flood hazard area. It is located in zone "X".

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155

Date: 11/15/2014
Revised: 03/27/2015
Revised: 07/11/2015



KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

R. DeFalco
Richard DeFalco, RPLS # 6014

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 Richard DeFalco, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 19th day of Sept. 2015
Sherry Hanwalt
Notary Public in and for the State of Texas



This 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
<u>[Signature]</u>	<u>10-6-15</u>
Signature of City Planner	Date of recommendation
APPROVED BY:	City of Weatherford, Texas
<u>[Signature]</u>	<u>10-13-15</u>
Signature of City Manager	Date of Approval
<u>[Signature]</u>	<u>10/13/15</u>
Signature of Mayor	Date of Approval
ATTEST:	
<u>Melinda Nowell</u>	<u>10/13/15</u>
City Secretary	Date

OWNERS:
Sonya Fetterly 610 N Walnut St Weatherford, TX 817-565-6979
Jose Espinosa 612 N Walnut St Weatherford, TX 817-613-7085

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201521930
10/15/2015 11:37 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 15620
SCH. DIST.: WE
CITY: WE
MAP NO.: 17-15

Recorded on this ___ day of ___, 20___
in Volume (Cab) D, Page (Slide) 469 of the
Plat Records of Parker County, Texas

FINAL PLAT
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



10780.010.001.00 10780.010.001.10 10780.010.001.20