

WHEREAS SONYA D FETTERLY IS THE OWNER OF TWO TRACTS OF LAND SITUATED IN N. WALNUT ST. ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AND BEING ALL OF LOT 2, BLOCK 10, AND A PORTION OF LOT 1, BLOCK 10, OF SAID N. WALNUT ST. ADDITION, AS RECORDED IN CABINET D, PAGE 469, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING ALL OF THOSE SAME TRACTS OF LAND AS DESCRIBED IN DOCUMENT NUMBER 00554691, AND DOCUMENT NUMBER 00761836, BOTH OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE SOUTH LINE OF THROCKMORTON STREET (A 60-FOOT RIGHT-OF-WAY), FROM WHICH A 3/8 SECONDS IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 10, OF SAID N. WALNUT ST. ADDITION BEARS SOUTH 89 DEGREES 44 MINUTES 10 SECONDS WEST, A DISTANCE OF 92.65 FEET;

THENCE, NORTH 89 DEGREES 44 MINUTES 10 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, A DISTANCE OF 57.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO OSCAR BLANCO, RECORDED IN DOCUMENT NO. 202107502, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, SAME BEING THE NORTHERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, AND WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER;

THENCE, SOUTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, WITH A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 16.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 24 DEGREES 58 MINUTES EAST, 1.2 FEET;

THENCE, SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 2, AND THE EAST LINE OF SAID SECOND-REFERENCED FETTERLY TRACT, A DISTANCE OF 149.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN TO COREY DANIEL AND RANDI DANIEL, RECORDED IN DOCUMENT NO. 202243396, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 40 MINUTES 43 SECONDS WEST, A DISTANCE OF 134.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECOND-REFERENCED FETTERLY TRACT, AND THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO PARKER COUNTY ROOFING INC., RECORDED IN DOCUMENT NO. 202326992, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF WALNUT STREET (A 56-FOOT RIGHT-OF-WAY

THENCE, NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST, WITH THE WEST LINE OF SAID SECOND-REFERENCED FETTERLY TRACT, THE WEST LINE OF SAID LOT 2, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT STREET, PASSING AT A DISTANCE OF 75.00 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, AND CONTINUING A TOTAL DISTANCE OF 149.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 2, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 80 DEGREES 15 MINUTES EAST, A DISTANCE OF 0.5 FEET;

THENCE, NORTH 89 DEGREES 44 MINUTES 07 SECONDS EAST WITH THE WESTERNMOST NORTH LINE OF SAID LOT 2, A DISTANCE OF 92.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN 6443" SET FOR AN INTERIOR "ELL" CORNER OF SAID LOT 2;

THENCE, NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST, WITH THE NORTHERNMOST WEST LINE OF SAID LOT 2, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,671 SQUARE FEET 0.566 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

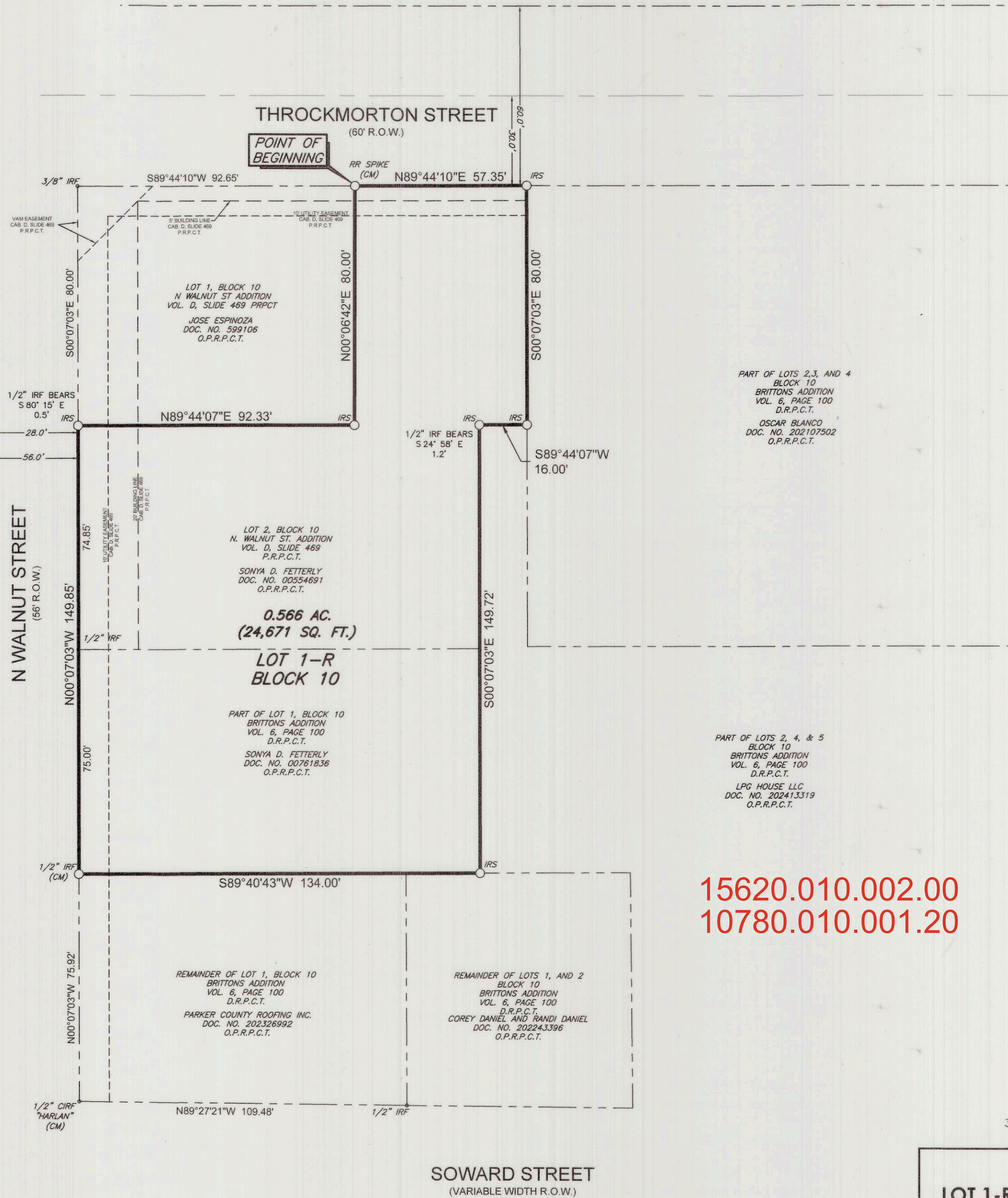
MARK PEEPLES, RPLS #6443
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS



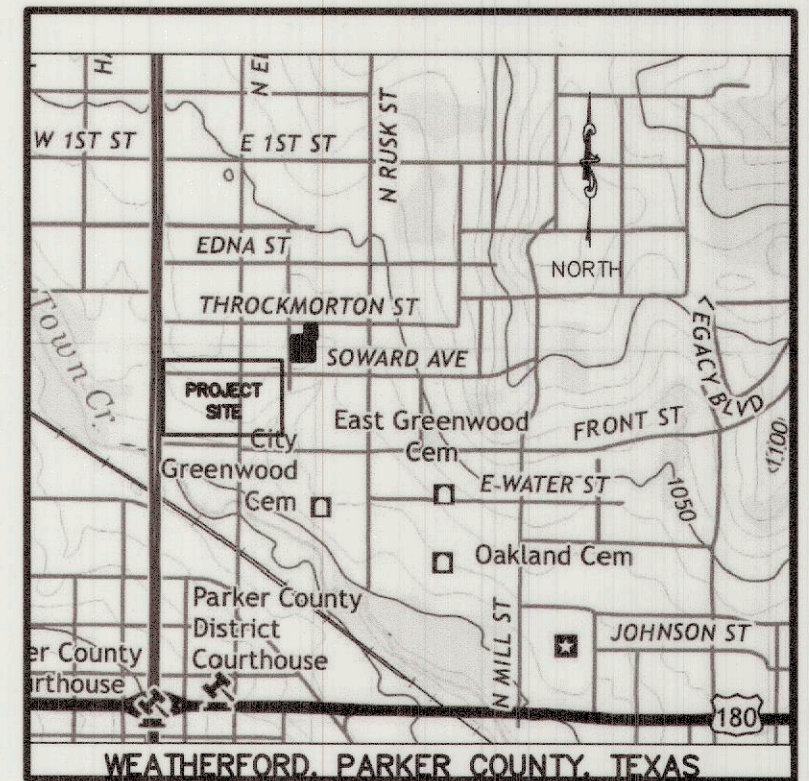
OWNER:
SONYA FETTERLY
610 N. WALNUT ST.
WEATHERFORD, TX
817-565-6979

SURVEYOR:
FLANAGAN LAND SURVEYING
817-704-0480
5049 EDWARDS RANCH
ROAD, STE 300

11/14/2024



15620.010.002.00
10780.010.001.20



VICINITY MAP
NOT TO SCALE

LEGEND OF ABBREVIATIONS

- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8 INCH CAPPED REBAR STAMPED "FLANAGAN" SET
- RR SPIKE RAILROAD SPIKE FOUND
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT

19014
WE
CWE
H-15



NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

MINOR PLAT
LOT 1-R, BLOCK 10, WALNUT/BRITTONS ADDITION
(0.566 ACRES)

BEING A PLAT OF A PORTION OF BLOCK 10, LOT 1 OF THE BRITTONS ADDITION, AND ALL OF BLOCK 10, LOT 2 OF THE N. WALNUT ST. ADDITION TO THE CITY OF WEATHERFORD, TEXAS, AS RECORDED IN CABINET D, SLIDE 469, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

REVISIONS		
DATE	REASON	BY

G-045

SHEET NO. 1 OF 2