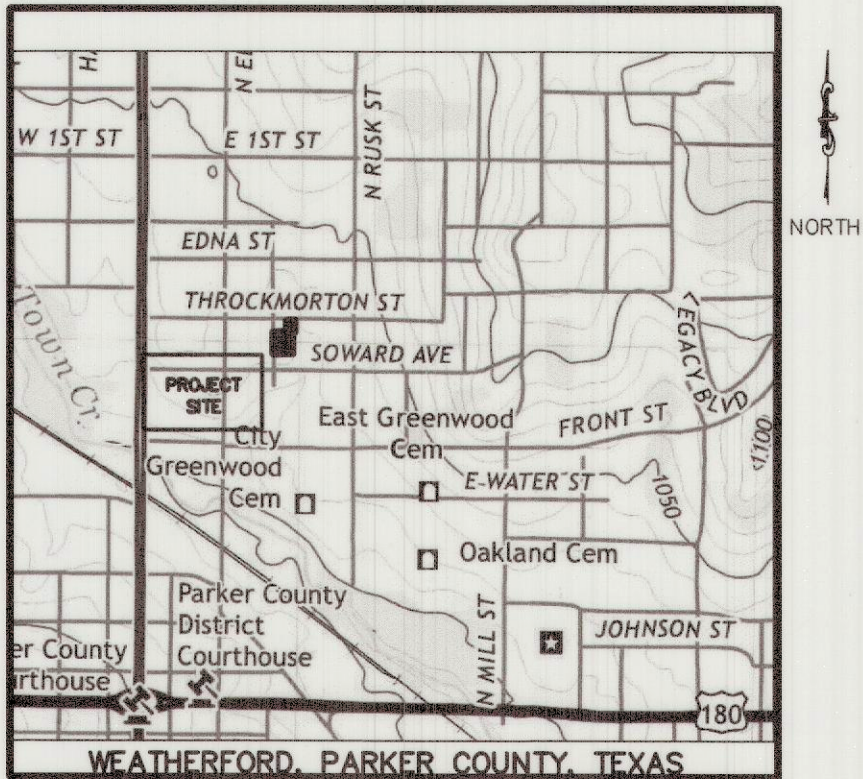


S:\SURVEY\VERLE JOB NUMBERS\2022-31 - FLS\2024-31-52 - BUSBY RESIDENCE - WEATHERFORD\MARK DRAWINGS\SERVICE DWGS\PLAT\2024-31-52 - BUSBY PLAT.DWG - JUSTIN CLINKSCALES - 11/14/24



VICINITY MAP
NOT TO SCALE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WEATHERFORD, TEXAS AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.
DATED THIS THE 14th DAY OF January, 2025

BY: Morris J. Jett
DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

ATTEST: [Signature]
DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF

11/14/2024

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

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000120.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48367C0270E , COMMUNITY-PANEL NO. 480522 , EFFECTIVE DATE: 09/26 , 2008. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

3. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
4. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
5. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
6. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
7. ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN INCORPORATED INTO THE CREATION OF THIS PLAT.

STATE OF TEXAS §

COUNTY OF PARKER §

DATE 12-12-2024, 2024

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE Lot 1-R, Block 10, Walnut/Brittons Addition SUBDIVISION TO THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

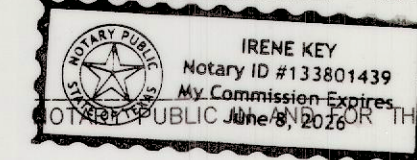
[Signature]
OWNER

STATE OF TEXAS §

COUNTY OF Parker §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Texas, ON THIS DAY PERSONALLY APPEARED Sonya Busby, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF December, 2024



NOTARY PUBLIC Irene Key FOR THE STATE OF Texas

15620.010.002.00
10780.010.001.20

19014
WE
CWE
H-15

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202500299
01/06/2025 @1:59 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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