

10780.010.003.00

ACCT. NO: 10780
SCH. DIST: WE
CITY: CWE
MAP NO: H-15

LEGAL DESCRIPTION

Of a 0.627 acre tract of land, being part of Lot 3 and Lot 4 in Block 10 of Brittons Addition to the City of Weatherford, according to plat recorded in Volume 6, Page 100 of the Deed Records of Parker County, Texas; being the same tract described in Document No. 201707063 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (HARLAN) at the northeast corner of said Block 10 and at the intersection of the south right of way line of Throckmorton Street (paved) and the west right of way line of N. Rusk Street (paved) for the northeast and beginning corner of this tract.

Thence S. 00 deg. 10 min. 44 sec. E. 106.33 feet along the west right of way line of said N. Rusk Street to a found 5/8" iron rod in the east line of said Lot 4 and at the northeast corner of a certain 0.339 acre tract described in Document No. 202143636 of said Official Public Records for the most easterly southeast corner of this tract.

Thence N. 89 deg. 32 min. 05 sec. W. 149.92 feet to a found 1/2" iron rod with cap (HARLAN) at the northwest corner of said 0.339 acre tract for an ell corner of this tract.

Thence S. 00 deg. 41 min. 38 sec. W. 50.50 feet to a found 1/2" iron rod with cap (HARLAN) in the west line of said 0.339 acre tract and at the northeast corner of Lot 4R in Block 10 of Brittons Addition, according to plat recorded in Cabinet E, Slide 39 of the Plat Records, for the most southerly southeast corner of this tract.

Thence N. 89 deg. 21 min. 39 sec. W. 74.00 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 4R and at the southeast corner of a certain 0.63 acre tract described in Document No. 201720568 of said Official Public Records for the southwest corner of this tract.

Thence N. 00 deg. 00 min. 45 sec. E. 154.00 feet to a found 1/2" iron rod with cap (HARLAN) at the northeast corner of said 0.63 acre tract and in the south right of way line of said Throckmorton Street and in the north line of said Lot 3 for the northwest corner of this tract.

Thence N. 89 deg. 47 min. 57 sec. E. 224.16 feet along the south right of way line of said Throckmorton Street to the place of beginning.

STATE OF TEXAS
COUNTY OF PARKER

That we, CHRISTOPHER M. COFFEY and CHRISTINA COFFEY, the owners of the land shown on this plat, and designated herein as Lot 3A-R and Lot 3B-R in BLOCK 10 of BRITTONS ADDITION to the City of Weatherford, Parker County, Texas, and whose names are subscribed hereto, do 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.

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

Christopher M. Coffey 8/13/24
Christopher M. Coffey Date

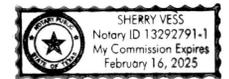
Christina Coffey 8/13/24
Christina Coffey Date

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRISTOPHER M. COFFEY and CHRISTINA COFFEY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 13 day of August, 2024

Sherry Vess
Signature



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 13th DAY OF August, 2024

BY: *Monica Johnson*
Development & Neighborhood Services Staff

ATTEST: *Lila Deakie*
Development & Neighborhood Services Staff

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 DIRECT SUPERVISION ON JULY 16, 2024

Philip E. Colvin, Jr.

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN24572 FN240713

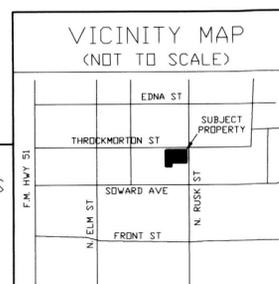
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakie
Lila Deakie, County Clerk
Parker County, TX
PLAT

202421190
08/15/2024 01:18 PM
Fee: 100.00
Lila Deakie, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 771
DATE 8/15/2024



DEVELOPER
CHRISTOPHER M. COFFEY
113 CHRISTOPHER CT
WEATHERFORD, TX 76088
817-845-8589

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

MINOR PLAT

LOT 3A-R AND LOT 3B-R
BRITTONS ADDITION
BLOCK 10

BEING A SUBDIVISION OF A 0.627 ACRE TRACT, BEING PART OF LOT 3 AND LOT 4 IN BLOCK 10 OF BRITTONS ADDITION TO THE CITY OF WEATHERFORD, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 100 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: JULY 24, 2024

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C0270E, DATED SEPTEMBER 26, 2008

NOTE: THIS TRACT IS CURRENTLY ZONED R1

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: FUTURE DEVELOPMENT MAY BE SUBJECT TO THE INSTALLATION, BONDING OR SURETY OF PUBLIC IMPROVEMENTS AND INFRASTRUCTURE DEEMED NECESSARY BY THE CITY OF WEATHERFORD.

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

NOTE: WATER WILL BE SUPPLIED BY CITY OF WEATHERFORD

NOTE: SEWER WILL BE SUPPLIED BY CITY OF WEATHERFORD

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

NOTE: ALL EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.

SCALE: 1" = 30 FEET

