

Whereas Fred Myers and John Robinson are the owners of a tract of land situated in the Old Fairgrounds Addition to Weatherford, as recorded in Volume 7, Page 1 of the Deed Records of Parker County, Texas, being a 0.921 acre portion of Lots 9 and 10 of said Addition, and more particularly described by metes and bounds as follows:

Beginning at a point, said point being a 3/4" IR (fnd) at the intersection of the South line of Johnson St. and the East line of N Weiland St.

thence N 90° 00' 00" E by the South line of Johnson St for 252.08' to a 60d Spike in a tree root (fnd);

thence S 01° 00' 32" W by land of Brenada Partners LLC, Instrument No. 201327877, DRPCT, and generally along a chain link fence, for 230.19' to a 1/2" IR (fnd);

thence N 89° 39' 56" W by land of John Robinson, Volume 2607, Page 206, DRPCT, for 83.70' to a 4" wood post (fnd);

thence N 01° 10' 30" W by land of Lamar Dennis, Volume 2508, Page 932, DRPCT, for 59.00' to a 4" wood post (fnd);

thence N 88° 13' 34" W by land of said Lamar Dennis for 81.42' to a 3/4" IR in an old tree stump (fnd);

thence N 00° 59' 48" E by land of Veleeta Goss, Volume 2862, Page 696 and by land of Marcos & Maria Pacheco, Vol 2697, Page 1166, DRPCT, for 93.82' to a 1/2" IR (set);

thence S 87° 58' 36" W by land of said Marcos & Maria Pacheco for 90.09' to a 1/2" IR (fnd) in the East line of N Weiland St;

thence N 04° 54' 37" E for by the East line of N Weiland St 77.83' to the 3/4" IR at the Point of Beginning;

the Area being 0.921 Acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Fred A Myers and John Robinson, owners of above described property, do hereby adopt this plat designating the herein above described property as "Myers 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 1 day of June, 2016
BY: Fred Myers

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 Fred Myers, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1 day of June 2016
Notary Public in and for the State of Texas

WITNESS my hand, this the 1 day of June, 2016
BY: John Robinson

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 John Robinson, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1 day of June, 2016
Notary Public in and for the State of Texas

According to the FIRM map #48367C0270E, dated 09/26/2008 this property is not located in a special flood hazard area. It is located in zone "x".

D-566

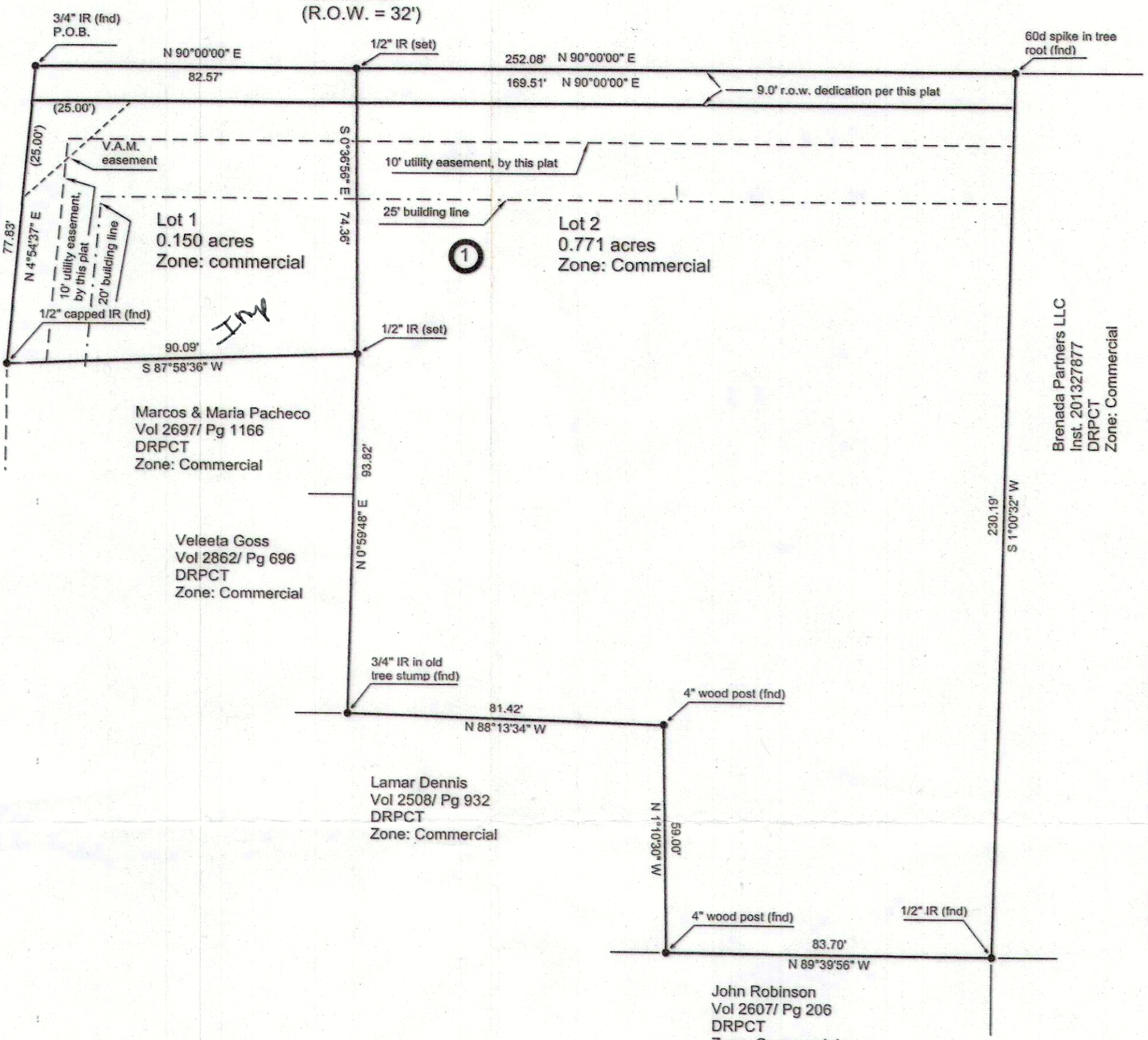
Rony Chavez
Vol 1594/ Pg 521
DRPCT
Zone: SF Residential

James Griffin
Inst. 201310246
DRPCT
Zone: SF Residential

201612870 PLAT Total Pages: 1

Gary & Sallie Morris
Inst. 201502811
DRPCT
Zone: Commercial

N Weiland St.
(R.O.W. = 26.5')



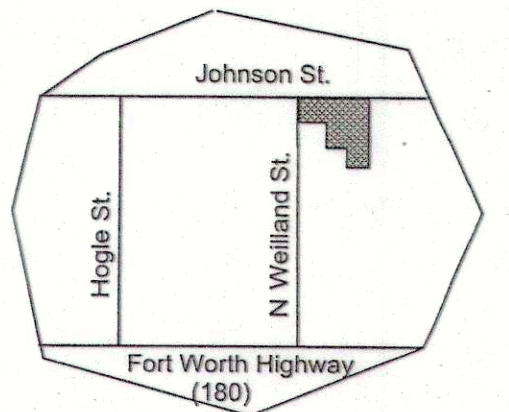
Marcos & Maria Pacheco
Vol 2697/ Pg 1166
DRPCT
Zone: Commercial

Veleeta Goss
Vol 2862/ Pg 696
DRPCT
Zone: Commercial

Lamar Dennis
Vol 2508/ Pg 932
DRPCT
Zone: Commercial

John Robinson
Vol 2607/ Pg 206
DRPCT
Zone: Commercial

Brenada Partners LLC
Inst. 201327877
DRPCT
Zone: Commercial



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
Signature of City Planner <i>Saura Enlow</i>	Date of recommendation 6-9-16
APPROVED BY <i>Shelly</i>	City of Weatherford, Texas
Signature of City Manager <i>King</i>	Date of Approval 6-9-16
OR: Signature of Mayor	Date of approval
ATTEST <i>Melinda Nowell</i>	6/9/16
City Secretary	Date:

ACCT. NO.: 15382
SCH. DIST.: WE
CITY: Weatherford
MAP NO.: H-19



The area or areas shown on the plat as "VAM" (visibility, access, and maintenance) easement are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right, but not the obligation, to maintain any and all landscaping within the VAM easement. Should the city exercise the maintenance right, then it shall be permitted to remove and dispose of any and all landscape improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM easement. The city shall have the right, but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fine and withholding of utilities and building permits

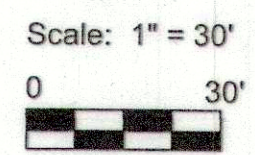
KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, do hereby certify that this plat was prepared 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.F. DeFalco
Richard DeFalco RPLS #6014

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

Date: 06/20/2015
Revision: 05/19/2016



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201612870
06/14/2016 02:28 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

OWNERS: Fred Myers
114 Meadow Creek Drive
Weatherford, TX
817-613-8258

John Robinson
807 Fort Worth Hwy.
Weatherford, TX
817-301-4826

FINAL PLAT

MYERS ADDITION

Block 1, Lots 1 and 2, being 0.921 acres out of Lots 9 and 10 of the Old Fairgrounds Addition Weatherford, recorded in Volume 7, Page 1, Deed Records of Parker County, Texas, and as recorded in Volume 1125, Page 40 of the Deed Records of Parker County, Texas.

15925.001.010.40 15925.001.009.10