

WHEREAS, Randy Thomas, Stan Thomas and Tommy Thomas are the Owners of a tract of land situated in the Desiderio Dela Cruz Survey Abstract No. 1928, Parker County, Texas and being a portion of that certain tract evidenced by warranty deed recorded in Volume 2816, Page 925, Deed Records Parker County, Texas, more particularly described by metes and bounds as follows:

beginning at a point for corner in the east line of North Denton Road for the southwest corner of a corner for the intersection of the North Denton Road East line and the south line of Front Street;

Thence North 35°53'44" East a distance of 57.66 feet to a point on the northwestern end of said segment line in the south line of Front Street, said point being the beginning of a curve to the left having a radius of 1030.00 feet, a central angle of 14°22'21" and a long chord that bears North 63°55'14" East, 257.70 feet;

Thence along said curve to the left and south line of Front Street an arc distance of 258.37 feet to a point for corner;

Thence South 00°00'00" west, leaving the Front Street south line at 8.96 feet passing a set 1/2 inch iron rod for corner a total distance of 549.36 feet to a set 1/2 inch iron rod;

Thence North 90°00'00" west at 254.92 feet passing a set 1/2 inch iron rod for corner, a total distance of 269.92 feet to a point in the existing east line of North Denton Road;

Thence North 00°41'04" East with the North Denton Road east line a distance of 389.39 feet to the Point of Beginning and Containing 127,511 square feet, 2.93 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WST Trust, acting herein by and through its duly authorized officer, has hereby adopted this plat designating the herein above described property as LOT 1, BLOCK A, WILLARD THOMAS ADDITION, and addition to the City of Weatherford, Texas, and does 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 forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon 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 easement. The City of Weatherford and public utility entities shall at all times have the full right of 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 of procuring permission from anyone.

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

Witness our hands this the 20th day of February, 2014.

Randy Thomas Stan Thomas
Tommy Thomas

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared Randy Thomas, Stan Thomas, and Tommy Thomas known by me to be the persons whose names are subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 20th day of February, 2014.

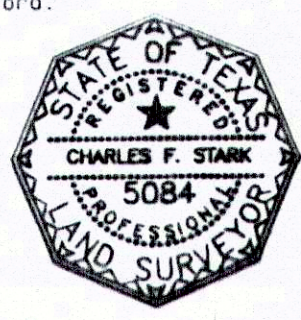
Debra Turner
Notary Public in and for the State of Texas



FINAL PLAT
LOTS 1, BLOCK A
WILLARD THOMAS ADDITION
2.74 ACRES SITUATED IN THE
DESIDERIO DELA CRUZ SURVEY, ABSTRACT NO 223
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS

SURVEYOR CERTIFICATE
I, Charles F. Stark, do hereby certify I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

Charles F. Stark 2/20/14
Charles F. Stark, R.P.L.S. No. 5084



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201404434
03/11/2014 01:59 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
P.C.

- GENERAL NOTES**
- All lot corners are 1/2 inch iron rods with red cap unless otherwise noted.
 - Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
 - No part of the subject plat includes any lots of a prior subdivision limited by deed restriction to residential use of not more than two residential units per lot.
 - Basis of Bearing for this plat is the Texas State Plane Coordinate System, North Central Texas Zone NAD 83.
 - No portion of subject property lies within a FEMA designated flood plane or flood prone area, Parker County FIRM, Panel 48367C0270E, Effective Date Sept. 26, 2008.
 - NOTICE: Selling a portion of this addition by sales and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
 - All portions of this plat lie within the corporate city limits of the City of Weatherford.
 - Waiver of perimeter street construction requirements for subject tract granted by City Council.

STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority, on this day appeared Charles F. Stark, known by me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 20th day of February, 2014.
Maria R. Ferguson
Notary Public in and for the State of Texas



OWNER
RANDY THOMAS, STAN THOMAS & TOMMY THOMAS
329 TRIMBLE ROAD
WEATHERFORD, TEXAS 76084

Approved by the City of Weatherford for Filing at the Office of the County Clerk of Parker County
RECOMMENDED BY: Planning & Zoning Board, City of Weatherford, Texas
Signature of Chairperson: *Caris K. Saunders*, Date of Recommendation: 3-10-14
APPROVED BY: City Council, City of Weatherford, Texas
Signature of Mayor: *Malinda Nowell*, Date of Approval: 2/24/14
City Secretary: _____, Date: 2/24/14

BARRON * STARK * SWIFT
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Texas Registered Engineering Firm F-10998
www.barronstark.com.com

FILED FOR RECORD
PARKER COUNTY TEXAS PLAT RECORDS
CABINET **D**, SLIDE **311**
DATE _____