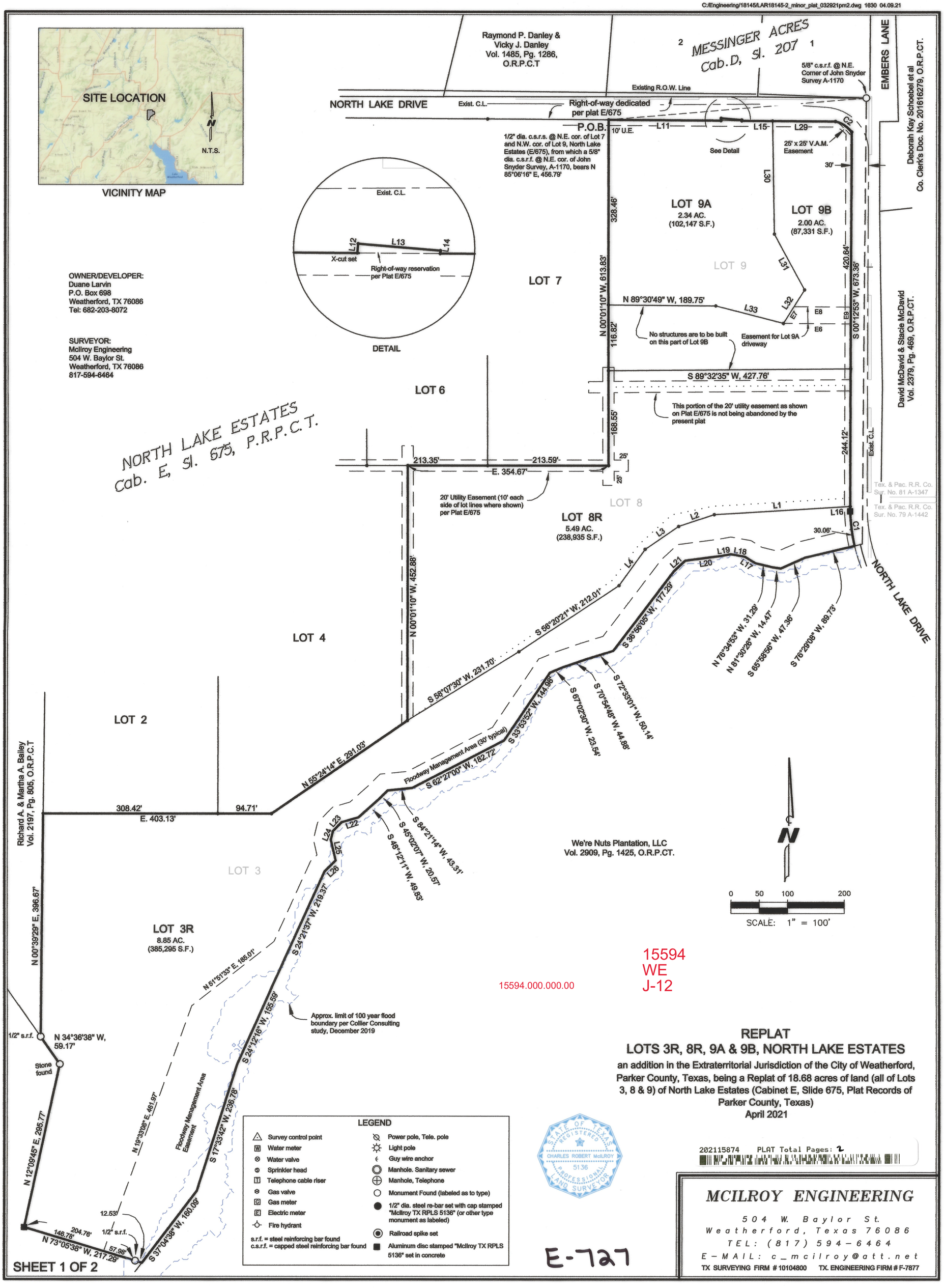

REPLAT
LOTS 3R, 8R, 9A & 9B, NORTH LAKE ESTATES

an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, being a Replat of 18.68 acres of land (all of Lots 3, 8 & 9) of North Lake Estates (Cabinet E, Slide 675, Plat Records of Parker County, Texas)

April 2021

202115874 PLAT Total Pages: 2

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
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TX SURVEYING FIRM # 10104800 TX. ENGINEERING FIRM # F-7877

BEING a 18.68 acre tract of land situated in the JOHN SNYDER Survey, Abstract Number 1170, Parker County, Texas, being a portion of a called 25.00 tract of land described in deeds recorded in Volume 2146, Page 1673, Official Records of Parker County, Texas (O.R.P.C.T.) and in Volume 2190, Page 906, O.R.P.C.T., and also being a portion of a called 17.823 acre tract of land described in deed from Frank E. Larvin, Jr. to Duane Larvin recorded in Volume 2537, Page 1344, O.R.P.C.T., said 18.68 acres of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set for the northeast corner of Lot 7 and the northwest corner of Lot 8, of North Lake Estates, an addition in Parker County, Texas as shown on plat recorded in Cabinet E, Slide 675, Plat Records of Parker County, Texas, from which point a 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136" found in the north right-of-way line of North Lake Drive for the northeast corner of said 25.00 acre tract of land and being the accepted northeast corner of the said John Snyder Survey bears North 85°06'16" East, 456.79 feet;

THENCE, with the right-of-way line of North Lake Drive as shown on said plat of North Lake Estates, as follows:

South 89°39'19" East, 198.60 feet to an x-cut set; North 04°47'23" East, 4.13 feet to a ½" diameter steel reinforcing bar with cap stamped McIlroy TX RPLS 5136" set; South 85°12'37" East, 36.50 feet to a ½" diameter steel reinforcing bar with cap stamped McIlroy TX RPLS 5136" set; South 04°47'23" West, 1.29 feet to a ½" diameter steel reinforcing bar with cap stamped McIlroy TX RPLS 5136" set; South 89°39'19" East, 165.42 feet to a ½" diameter steel reinforcing bar with cap stamped McIlroy TX RPLS 5136" set for the beginning of a curve to the right, said curve having a radius of 50.00 feet and a chord bearing South 56°52'34" East, 34.44 feet; Along the arc of said curve to the right, for a distance of 35.16 feet to a ½" diameter steel reinforcing bar with cap stamped McIlroy TX RPLS 5136" set; South 00°12'53" West, 673.36 feet to an aluminum disk stamped "McIlroy TX RPLS 5136" set in concrete for the beginning of a curve to the left, said curve having a radius of 314.34 feet and a chord bearing South 07°15'55" East, 61.84 feet; Along the arc of said curve to the left, for a distance of 61.94 feet to a point in a creek;

THENCE, with the meanders of said creek, as follows:

South 76°29'08" West, 89.73 feet; South 65°58'56" West, 47.36 feet; North 81°30'26" West, 14.47 feet; North 76°34'53" West, 31.29 feet; North 57°55'40" West, 21.95 feet; North 80°06'02" West, 24.87 feet; South 79°43'27" West, 16.89 feet; South 82°28'26" West, 64.68 feet; South 46°56'28" West, 27.26 feet; South 36°56'05" West, 177.29 feet; South 72°33'01" West, 50.14 feet; South 70°54'48" West, 44.88 feet; South 67°02'30" West, 23.54 feet; South 33°53"52" West, 144.98 feet; South 62°27'00" West, 182.72 feet; South 84°21'14" West, 43.31 feet; South 45°02'07" West, 20.57 feet; South 48°12'11" West, 49.83 feet; South 73°39'55" West, 30.92 feet'; South 44°09'34" West, 21.90 feet; South 13°41'27" West, 16.17 feet; South 13°01'52" East, 37.64 feet; South 45°27'48" West, 27.37 feet; South 24°21'37" West, 219.37 feet; South 24°12'16" West, 155.59 feet; South 17°33'42" West, 236.78 feet; South 37°04'38" West, 160.09 feet;

THENCE North 73°05'38" West, leaving said creek, at 12.53 feet passing a found ½" diameter steel reinforcing bar, and continuing in all distance of 217.29 feet to an aluminum disk stamped "McIlroy TX RPLS 5136" set in the bottom of an old stone drainage ditch;

THENCE North 12°09'45" East, 295.77 feet to a stone found in a very old fenceline for an angle point;

THENCE North 34°36'38" West, generally with said fenceline, 59.17 feet to a ½" diameter steel reinforcing bar found for the most southerly corner of a called 14.397 acre tract of land described in deed to Richard A. Bailey and Martha A. Bailey recorded in Volume 2197, Page 805, O.R.P.C.T.;

THENCE North 00°39'29" East, with the line common to said Larvin 17.823 acre tract of land and said Bailey tract of land, 396.67 feet to a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set for the northwest corner of Lot 3 and the southwest corner of Lot 2, of said North Lake Estates'

THENCE East 403.13 to a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set;

THENCE North 55°24'14" East, 291.03 feet to a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set;

THENCE North 00°01'10" West, 452.88 feet to a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set;

THENCE East 354.67 feet to a 1/2" diameter capped steel reinforcing bar with plastic cap stamped "McIlroy 5136" set for the southeast corner of Lot 7 of said North Lake Estates;

THENCE North 00°01'10" West, 613.83 feet to the Place of Beginning, and containing 18.68 acres of land, more or less, and being the same land as Lots 3, 8 and 9 of North Lake Estates as shown on plat recorded in Cabinet E, Slide 675, Plat Records of Parker County, Texas.

STATE OF TEXAS

COUNTY OF PARKER

Date 19 APRIL, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as LOTS 3R, 8R, 9A & 9B, NORTH LAKE ESTATES, an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, being a Replat of 18.68 acres of land (all of Lots 3, 8 & 9) of North Lake Estates (Cabinet E, Slide 675, Plat Records of Parker County, Texas) and whose name is subscribed hereon, 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.

Duane Larvin, 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 Duane Larvin, 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 19 day of April, 2021.

Notary Public in and for the state of Texas

BILLIE JO CAST
Notary Public
STATE OF TEXAS
ID#12570770-6
My Comm. Exp. Oct. 16, 2023

NOTES:

1. According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0300E, Effective Date September 26, 2008, a portion of this property is in the 100 Year Flood Hazard Area "Zone A". See Flood Study by Collier Consulting, Stephenville, Texas, dated Dec. 10, 2019 for a more detailed flood study. See original plat of North Lake Estates (Cab. E, Sl. 675) for minimum finished floor elevations which were provided by Collier Consulting.
2. Easements and underground utilities other than any shown on this map or plat may exist. Call Tx811 prior to performing any excavation.
3. Water is to be provided by private water wells.
4. Sewer is to be provided by private on-site sewer facilities.
5. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined by static GPS on April 29, 2010, and post-processing using data from CORS station "TXWE". Distances shown are measured, and where G.P.S. was used, have been converted to surface.
6. At corners shown with the symbol "●", 1/2" diameter steel reinforcing bars with caps stamped "McIlroy TX RPLS 5136" (or other type monument, as labeled) have been set.
7. 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.
8. This property lies within the E.T.J. of the City of Weatherford. Per E.T.J. agreement signed 6/7/2011 and filed in Book 2911, Page 1570 (O.R.P.C.T.), Parker County Commissioner Court signatures are not required.
9. 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.
10. The herein stated owner(s) and subsequent owner(s) do hereby hold harmless the City of Weatherford and waive all claims for any damages.
11. There shall be a 10' utility easement along the front of lots fronting North Lake Drive.
12. Front building set-back line shall be 40 feet.
13. See recorded restrictions for North Lake Estates (Co. Clerk's Doc. # 202106538).
14. All pre-existing easements and/or dedications have been incorporated into the creation of this plat.

LIENHOLDER:

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A

Signature of Lienholder Date

Name / Title

21170.006.000.00
21170.006.001.00
21170.006.000.50
21170.007.000.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°30'34" W	240.45'
L2	S 71°27'07" W	66.36'
L3	S 55°31'54" W	71.68'
L4	S 35°30'23" W	79.29'
L11	S 89°39'19" E	198.60'
L12	N 04°47'23" E	4.13'
L13	S 85°12'37" E	36.50'
L14	S 04°47'23" W	1.29'
L15	S 89°39'19" E	54.54'
L16	S 00°12'53" W	8.60'
L17	N 57°55'40" W	21.95'
L18	N 80°06'02" W	24.87'
L19	S 79°43'27" W	16.89'
L20	S 82°28'26" W	64.68'
L21	S 46°56'28" W	27.26'
L22	S 73°39'55" W	30.92'
L23	S 44°09'34" W	21.90'
L24	S 13°41'27" W	16.17'
L25	S 13°01'52" E	37.64'
L26	S 45°27'48" W	27.37'
L29	S 89°39'19" E	110.88'
L30	S 00°56'57" E	200.69'
L31	S 28°21'11" E	112.72'
L32	S 32°06'38" W	70.22'
L33	N 75°26'30" W	123.39'

CURVE TABLE

CURVE	RADIUS	LENGTH	LONG CHORD
C1	314.34'	61.94'	S 07°15'55" E, 61.84'
C2	50.00'	35.16'	S 56°52'34" E, 34.44'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E6	N 89°30'49" W	118.92'
E7	N 32°06'38" E	35.23'
E8	S 89°30'49" E	100.31'
E9	S 00°12'53" W	30.00'

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 22nd day of April, 2021.

By: Development & Neighborhood Services Staff

ATTEST:
Malinda Nowell
Secretary

STATE OF TEXAS REGISTERED CHARLES ROBERT McILROY 5136 PROFESSIONAL LAND SURVEYOR

Surveyor's Certificate:

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.

Registered Professional Land Surveyor

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 Charles Robert McIlroy, Registered Professional Land Surveyor, 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 19 day of April, 2021.

Notary Public in and for the State of Texas

DENISE M. GLAVIN
NOTARY PUBLIC - STATE OF TEXAS
ID # 1151120-5
COMM. EXP. 05-18-2023

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202115874
04/22/2021 04:15 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

VOLUME/CABINET E, PAGE/SLIDE 727

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