

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, BRENT GILBERT AND MICHAEL & KATE BOWLING, BEING THE OWNERS(S) OF A 3.677 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION 167, ABSTRACT NO. 1344, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS AS RECORDED IN DOC. NO. 20152020 AND DOC. NO. 20152022, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF LOT 56 AND LOT 57, BLOCK A, NORTHSTAR CROSSING, AS RECORDED IN PLAT CABINET B, SLIDE 747, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" SPIKE IN THE EAST LINE OF NORTHSTAR CROSSING LANE, AT THE WEST COMMON CORNER OF SAID LOT 56 AND LOT 55 OF SAID NORTHSTAR CROSSING, FOR THE NORTHERLY NORTHWEST CORNER OF THIS TRACT.  
THENCE N 25°40'03" E 215.16 FEET TO A FOUND 3/8" SPIKE IN THE MONUMENTED WEST LINE OF F.M. HIGHWAY NO. 920, AT THE NORTHEAST CORNER OF SAID LOT 55, AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.65 FEET, AND WHOSE CHORD BEARS S 43°18'47" E 516.00 FEET, FOR THE NORTHERLY CORNER OF THIS TRACT.  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 516.73 FEET, TO A FOUND 1/2" IRON ROD, IN THE WEST LINE OF SAID F.M. HIGHWAY NO. 920, FOR A CORNER OF THIS TRACT.  
THENCE S 37°52'36" E 80.89 FEET TO A FOUND 3/8" SPIKE IN THE WEST LINE OF SAID F.M. HIGHWAY NO. 920, AND AT THE COMMON EAST CORNER OF SAID LOT 57 AND LOT 54 OF SAID NORTHSTAR CROSSING, FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE S 42°24'11" W 427.30 FEET TO A FOUND 3/8" SPIKE IN THE EAST LINE OF SAID NORTHSTAR CROSSING, AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 811.53 FEET, AND WHOSE CHORD BEARS N 17°20'04" W 298.02 FEET, AT THE COMMON WEST CORNER OF SAID LOTS 57 AND 54, FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 299.72 FEET, TO A FOUND 3/8" SPIKE IN THE WEST LINE OF SAID NORTHSTAR CROSSING, FOR A CORNER OF THIS TRACT.  
THENCE N 27°52'36" W 58.04 FEET TO A FOUND 3/8" SPIKE AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AND WHOSE CHORD BEARS N 01°04'23" W 107.10 FEET, FOR THE SOUTHERLY NORTHWEST CORNER OF THIS TRACT.  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 132.34 FEET, TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 (GRID)

SURVEYORS CERTIFICATE  
I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT 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.

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WEATHERFORD, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT BRENT GILBERT AND MICHAEL & KATE BOWLING, ACTING HEREIN (DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 56R & 57R, BLOCK A, NORTHSTAR CROSSING, IN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD, PARKER COUNTY, 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 ON 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 CROSS 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 PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND, THIS 20 DAY OF June 2019.

BY: [Signatures of Brent Gilbert and Michael & Kate Bowling]

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 [Brent Gilbert], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS 20 DAY OF June 2019.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

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 [Michael & Kate Bowling], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS 20 DAY OF June 2019.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

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 [Kate R. Bowling], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

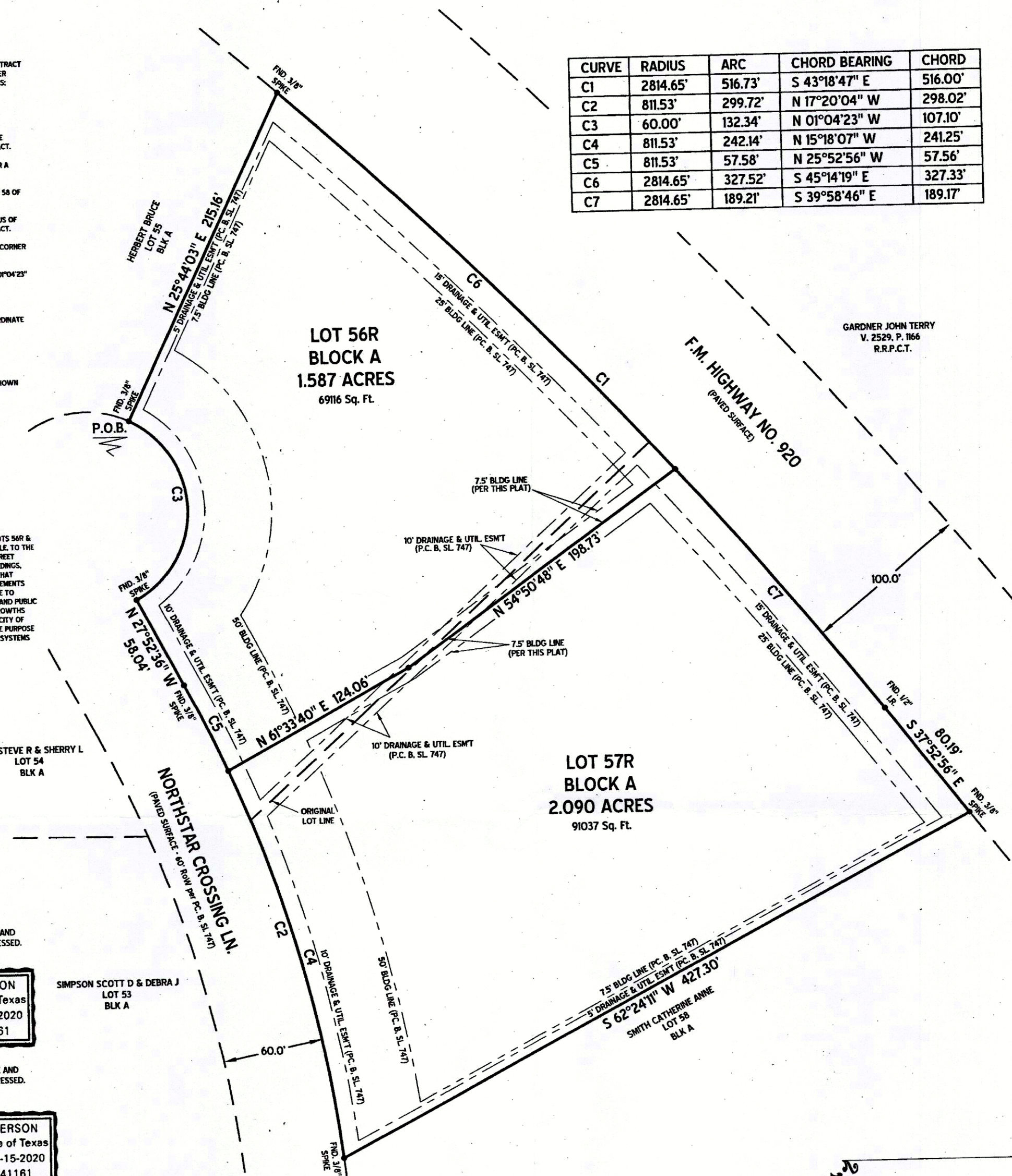
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20 DAY OF June 2019.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TX 76086  
817-594-0400  
OWNER/DEVELOPER(S):  
BRENT O. GILBERT  
190 NORTHSTAR CROSSING LN.  
WEATHERFORD, TX 76088  
817-279-3615  
MICHAEL R. & KATE R. BOWLING  
186 NORTHSTAR CROSSING LN.  
WEATHERFORD, TX 76088

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
201916011  
06/27/2019 02:30 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CABINET E, SLIDE 321

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2814.65'	516.73'	S 43°18'47" E	516.00'
C2	811.53'	299.72'	N 17°20'04" W	298.02'
C3	60.00'	132.34'	N 01°04'23" W	107.10'
C4	811.53'	242.14'	N 15°18'07" W	241.25'
C5	811.53'	57.58'	N 25°52'56" W	57.56'
C6	2814.65'	327.52'	S 45°14'19" E	327.33'
C7	2814.65'	189.21'	S 39°58'46" E	189.17'

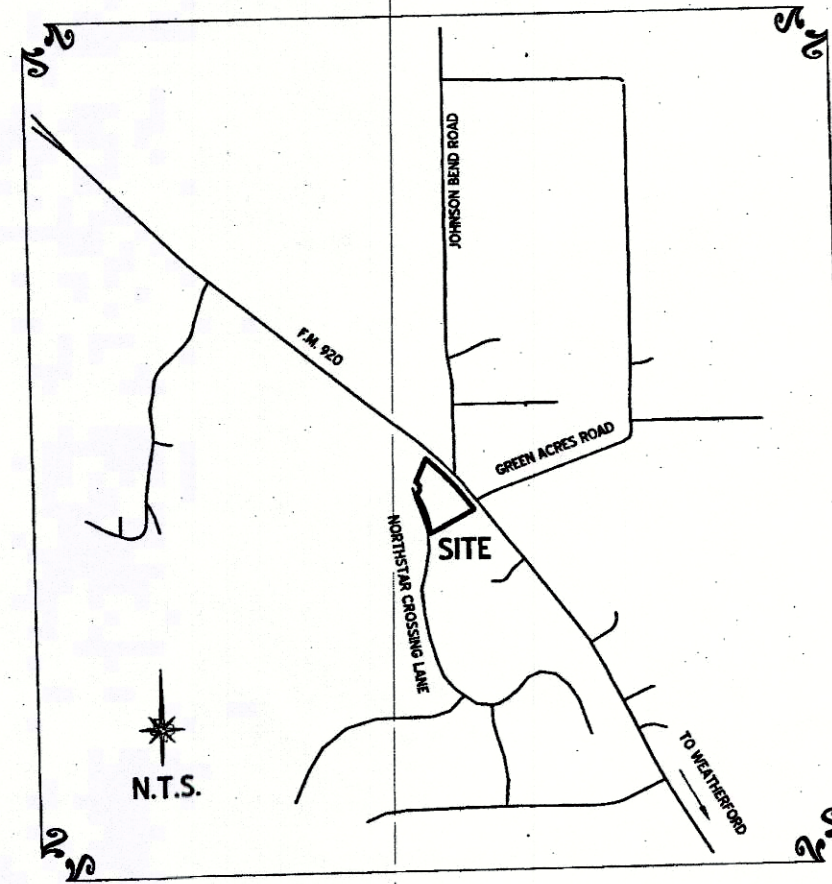


- 201916011 PLAT Total Pages: 1
- NOTES:
- 1) AT THE TIME OF PLATTING THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0265F, DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
  - 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
  - 3) SPECIAL 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.
  - 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE 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 BUILDING, 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, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
  - 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TENS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
  - 7) 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.
  - 8) THIS TRACT IS LOCATED WITHIN THE ETJ OF THE CITY OF WEATHERFORD.
  - 9) DRAINAGE AND UTILITY EASEMENT COMMON TO THESE LOTS IS UNAFFECTED BY THIS PLAT.
  - 10) THE PURPOSE OF THIS REPLAT IS TO ADJUST THE COMMON LOT LINE.

RECOMMENDED BY:  
[Signature]  
CITY PLANNER  
DATE OF RECOMMENDATION: 6-26-19

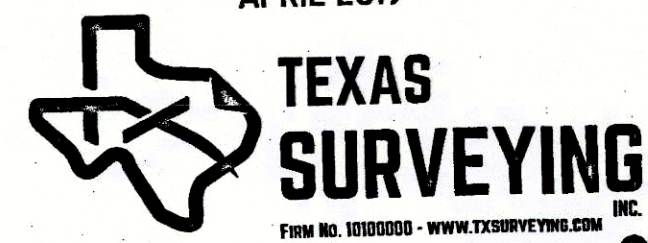
APPROVED BY:  
[Signature]  
MAYOR/CITY MANAGER  
DATE OF APPROVAL: 6-27-19

ATTEST:  
[Signature]  
CITY SECRETARY  
DATE: 6/27/19



ACCT. NO.: 15635  
SCH. DIST.: PE  
CITY: 613  
MAP NO.:

REPLAT  
LOTS 56R & 57R, BLOCK A  
NORTHSTAR CROSSING  
BEING A REPLAT OF LOTS 56 & 57,  
BLOCK A, NORTHSTAR CROSSING, AN  
ADDITION TO THE E.T.J. OF THE CITY OF  
WEATHERFORD, AS RECORDED IN PLAT  
CABINET B, SLIDE 747, PLAT RECORDS,  
PARKER COUNTY, TEXAS.  
APRIL 2019



15635.00A.056.00 15635.00A.057.00