



LEGAL DESCRIPTION

202331594 PLAT Total Pages: 1

Of a 3.133 acres tract of land, being all of Lot 36 and Lot 37 in Block A of Northstar Crossing, according to plat recorded in Cabinet B, Slide 747 of the Plat Records of Parker County, Texas; and being all of those certain tracts described in Document No. 201320489 and Document No. 201421108, both in the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" spike in the west right of way line of Coldwater Creek Lane (paved) and at the southeast corner of Lot 38 in said Block A for the northeast and beginning corner of this tract.

Thence southwesterly along the arc of a 08 deg. 16 min. 33 sec. curve to the left with a radius of 692.33 feet, a central angle of 07 deg. 27 min. 09 sec., a chord of S. 24 deg. 59 min. 21 sec. W. 89.99 feet and an arc length of 90.05 feet along the west right of way line of said Coldwater Creek Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 21 deg. 17 min. 06 sec. W. 262.10 feet along the west right of way line of said Coldwater Creek Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this tract.

Thence southwesterly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 70 deg. 43 min. 47 sec., a chord of S. 45 deg. 38 min. 41 sec. W. 69.45 feet and an arc length of 74.07 feet to a found 1/2" iron rod at the most northerly northeast corner of Lot 34R in Block A of Northstar Crossing, according to plat recorded in Cabinet C, Slide 221 of said Plat Records for the most southerly southeast corner of this tract.

Thence S. 88 deg. 14 min. 45 sec. W. 266.27 feet to a found 1/2" iron rod at the northwest corner of said Lot 34R for the southwest corner of this tract.

Thence N. 06 deg. 04 min. 06 sec. E. 250.43 feet to a found 3/8" spike for a corner of this tract.

Thence N. 05 deg. 47 min. 21 sec. W. 87.76 feet to a found 3/8" spike for a corner of this tract.

Thence N. 31 deg. 01 min. 56 sec. E. 81.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 38 for the northwest corner of this tract.

Thence S. 86 deg. 34 min. 00 sec. E. 390.22 feet to the point of beginning.

OWNER'S CERTIFICATE

That we, JOE R. BRINKLEY and CHERYL JEAN BRINKLEY, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 36R, BLOCK A, NORTHSTAR CROSSING, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is within the Extraterritorial Jurisdiction of the City of Weatherford, Texas.

EXECUTED THIS THE 1st DAY OF Nov., 2023

BY: Joe R. Brinkley
JOE R. BRINKLEY

BY: Cheryl Jean Brinkley
CHERYL JEAN BRINKLEY

STEVE ANCY

Notary Public, State of Texas

Comm. Expires 11-13-2024

Notary ID 1067200-6

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 JOE R. BRINKLEY and CHERYL JEAN BRINKLEY, 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 1st day of Nov., 2023

Steve Anacy
Signature

15635

PE

G-13

15635.00A.036.00

15635.00A.037.00

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 11 DAY OF December, 2023.

George A. Conlay
COMR. PRECINCT #1

Jimmy Walden
COMR. PRECINCT #3

Assent
COMR. PRECINCT #2

Oriskany
COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 30, 2023.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN23909 23909.crd FN230876

REPLAT

NORTHSTAR CROSSING
BLOCK A - LOT 36R

BEING A REPLAT OF ALL OF
LOT 36 AND LOT 37 IN BLOCK A
OF NORTHSTAR CROSSING,
ACCORDING TO PLAT RECORDED IN
CABINET B, SLIDE 747 OF THE PLAT
RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 30, 2023

FILED FOR RECORD

PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F, SLIDE 630

DATE 12/11/23

VICINITY MAP
(NOT TO SCALE)

COLDWATER CREEK LN
STAR POINT LN
LOT 36R

SURVEYOR

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

OWNER

JOE BRINKLEY
P.O. BOX 722
WEATHERFORD, TX 76086
817-550-7383

BEARING BASIS:

TEXAS STATE PLANE COORDINATE SYSTEM, NAD83

NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN FLOOD ZONE "A" ACCORDING TO F.I.R.M. MAP NO. 48367C0265F, DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

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 IS BE SUPPLIED PRIVATE WATER WELL

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202331594

12/11/2023 11:57 AM

Fee: 76.00

Lila Deakle, County Clerk

Parker County, TX

PLAT