

ACCT. NO.: 15635
 SCH. DIST.: DE
 CITY: CO
 MAP NO.: 318

FINAL PLAT LOT 34R, BLOCK A NORTHSTAR CROSSING AN ADDITION IN PARKER COUNTY, TEXAS

C-221

Being a replat of Lots 34 and 35, Block A, Northstar Crossing
 an addition in Parker County, Texas according to the plat recorded in
 Plat Cabinet B, Slide 747, Plat Records, Parker County, Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

WHEREAS, LONDON SMITH AND SHELBY ANN SMITH being the sole owners of LOT 34 AND LOT 35, BLOCK A, NORTHSTAR CROSSING, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 747, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the southwest corner of said Northstar Crossing, said iron being the northwest corner of Sunshine Terrace Addition, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 509, Plat Records, Parker County, Texas;
 THENCE N 00°28'28" E, with the west line of said Northstar Addition, 403.46 feet to an iron rod set;
 THENCE 88°27'11" E, 266.35 feet to an iron rod set in a cul-de-sac, Coldwater Creek Lane, with a radius of 60.0 feet and whose chord bears S 65°46'56" E, 116.63 feet;
 THENCE with said cul-de-sac curved to the left through a central angle of 152°47'20" and a distance of 160.0 feet to a large nail set in the base of an electric transformer;
 THENCE S 16°42'26" E, 311.38 feet to a large nail found;
 THENCE S 00°15'21" W, 64.56 feet to an iron rod found;
 THENCE West, 465.19 feet to the POINT OF BEGINNING and containing 3.795 acres (165327 square feet) of land.

Doc 00548395 Bk DR Vol 2305 Pg 1379

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On the 09th day of March 2005 at Weatherford, Texas

Recorder Number: MCAL856
 Amount: \$6.00

By: Janice Morris

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LONDON SMITH AND SHELBY ANN SMITH do hereby adopt this plat designating the hereinabove described real property as LOT 34R, BLOCK A, NORTHSTAR CROSSING, AN ADDITION IN PARKER COUNTY, TEXAS BEING A REPLAT OF LOT 34 AND LOT 35, BLOCK A, NORTHSTAR CROSSING, PARKER COUNTY, TEXAS and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 11th day of January, 2005.

Landon Smith
 Landon Smith

Shelby Ann Smith
 Shelby Ann Smith

THE STATE OF TEXAS)
 COUNTY OF PARKER)

APPROVED by the Commissioners Court of Parker County Texas, this 9th day of March, 2005.

ABSENT

County Judges
Shelby Ann Smith
 Commissioner Precinct #1
Jim Webster
 Commissioner Precinct #2
 Commissioner Precinct #3
 Commissioner Precinct #4

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

STATE OF TEXAS)
 COUNTY OF PARKER)

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the same records of Parker County as stamped hereon by me.

Mar 09, 2005

Janice Morris, County Clerk
 Parker County

CITY OF WEATHERFORD
 PARKER COUNTY, TEXAS

Approved by the Director, Planning & Development Department.
John Hamilton
 John Hamilton
Janis Saunders
 PLANNING & ZONING CHAIRMAN
David L. Smith
 MAYOR

STATE OF TEXAS)
 COUNTY OF PARKER)

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

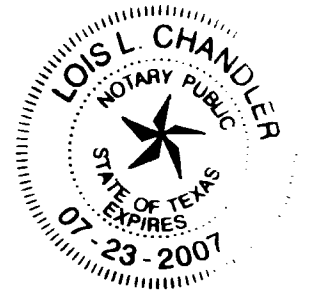
August J. Overton
 Senior Vice President
 TITLE

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Landon Smith, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2005.

Lois L. Chandler
 Notary Public in and for the State of Texas



THE STATE OF TEXAS)
 COUNTY OF PARKER)

I, Shelby Smith, being the dedicant and developers of the attached plat of said subdivision do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Weatherford.

Shelby Smith

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Shelby Smith, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2005.

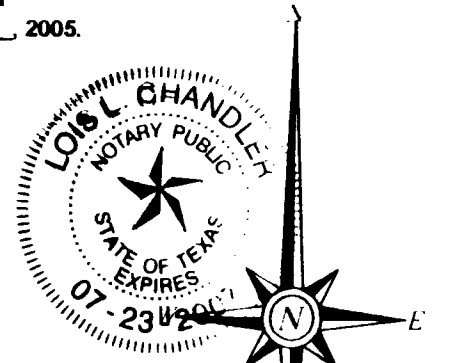
Lois L. Chandler
 Notary Public in and for the State of Texas

STATE OF TEXAS)
 COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Shelby Smith, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

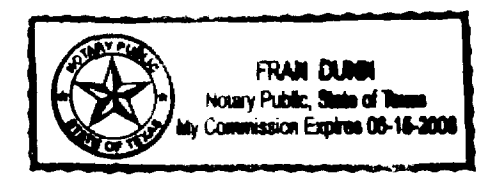
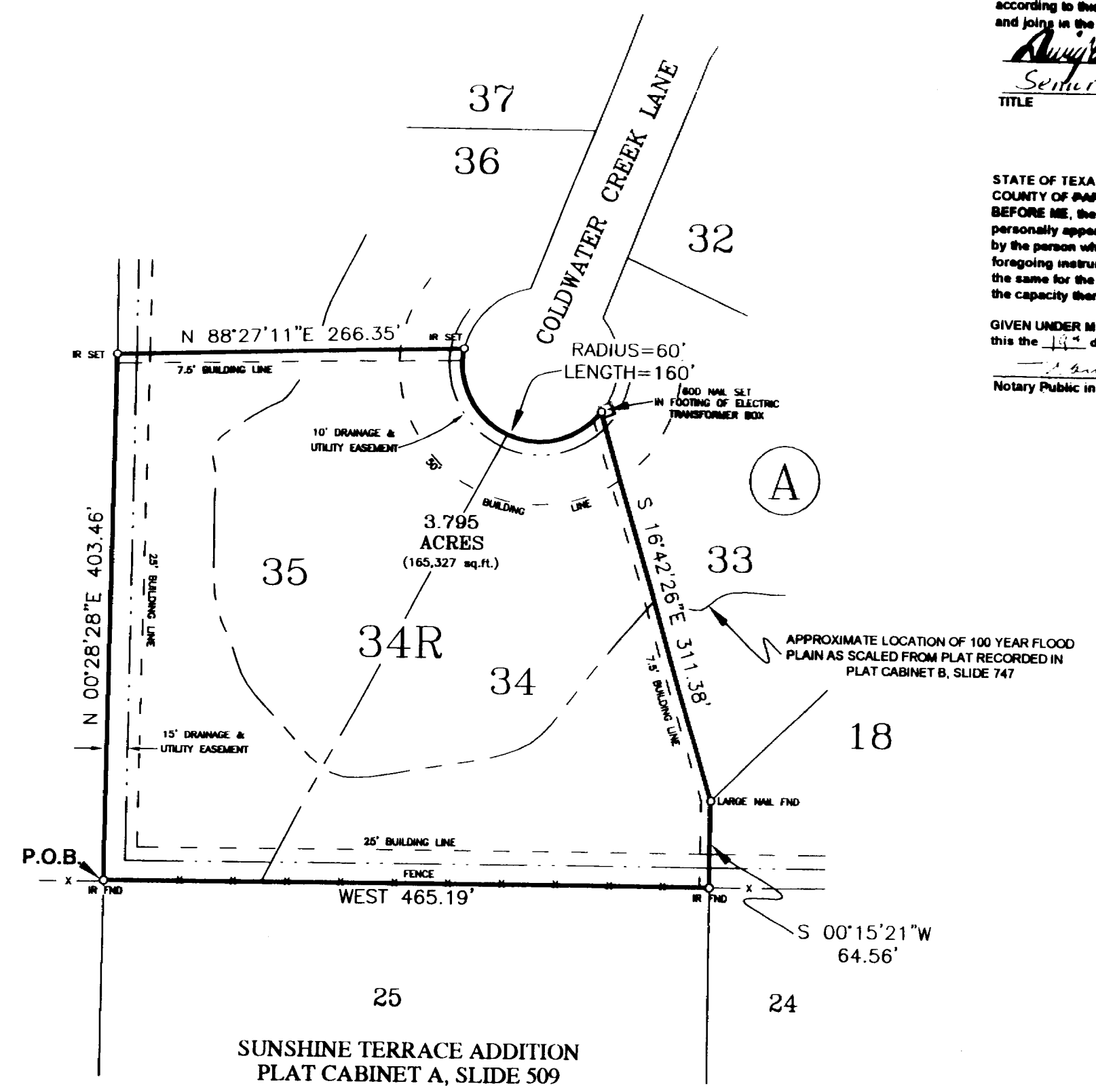
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Lois L. Chandler
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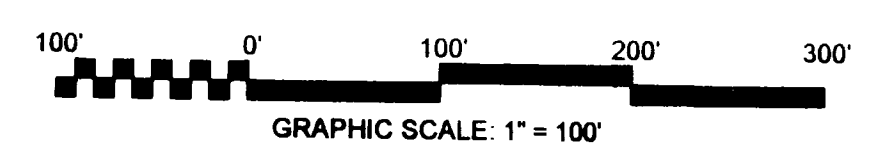


THIS is to certify that I, David Harlan, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
 Registered Professional Land Surveyor, No. 2074
 OCTOBER, 2004



DEVELOPER/OWNER
 Landon and Shelby Smith
 1021 Tanglewood Lane
 Flower Mound, TX 75028
 817-596-3229



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
 215 EUREKA STREET
 WEATHERFORD, TX 76086
 METRO(817)596-9700-(817)599-0880
 FAX: METRO(817) 341-2833