

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	9224.66'	345.38'	N 0°21'23" E	345.36'

202418825 PLAT Total Pages: 1

Sheet 1 of 1

State of Texas
County of Parker

Whereas, Cross Development, LLC, being the sole owner of a 16.507 acres tract of land out of the J. Silivant Survey, Abstract No. 1175, Parker County, Texas, being a portion of that certain called 1023572 acres tract conveyed to Cross Land Development, LLC in Document No. 20235800, Official Public Records, Parker County, Texas (D.P.R.C.), same being all of Lots 3, 4 and 5, Stanley Ridge Estates, according to the plat recorded in Cabinet F, State and Local Records, Parker County, Texas (D.P.R.C.), and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc., and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GARS - US Survey Feet):

BEARING at a set 1/2" capped iron rod at the northeast corner of said Lot 3, Stanley Ridge Estate, for the northeast and beginning corner of this tract, witness a found 1/2" iron rod, at the northeast corner of said Stanley Ridge Estates, bears N 0°32'25" E 494.97 feet.

THENCE S 0°07'12" W 893.10 feet, along the east line of said Stanley Ridge Estates, to a set 1/2" capped iron rod at the southeast corner of said Lot 3, Stanley Ridge Estates, same being the northeast corner of Lot 4, said Stanley Ridge Estates, for the southeast corner of this tract.

THENCE S 8°25'04" W 807.36 feet, along the common line of said Lots 3 and 4, Stanley Ridge Estates, to a set 1/2" capped iron rod in the west line of Stanley Ridge Estates, same being the east line of Stanley Lane (a paved surface), and being the southwest corner of said Lot 5, Stanley Ridge Estates, for the southwest corner of this tract.

THENCE along the common line of said Stanley Ridge Estates and said Stanley Lane the following:
N 0°07'59" E 715.53 feet, to a set 1/2" capped iron rod, for a corner of this tract.
N 0°07'50" E 718.23 feet, to a set 1/2" capped iron rod, for a corner of this tract.
N 0°07'07" E 718.62 feet, to a set 1/2" capped iron rod, for a corner of this tract.
Northwesterly, along the arc of a curve to the right 345.38 feet, said curve having a radius of 9224.66 feet, and whose chord bears N 0°07'23" E 345.36 feet, to a set 1/2" capped iron rod, for a corner of this tract.
N 0°04'54" W 825.68 feet, to a set 1/2" capped iron rod at the northwest corner of said Lot 3, Stanley Ridge Estates, same being the southwest corner of Lot 2, said Stanley Ridge Estates, for the northwest corner of this tract.

THENCE N 8°15'04" E 802.35 feet, along the common line of said Lots 2 and 3, Stanley Ridge Estates, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2304038-991
Field Date: July 2, 2024
Preparation Date: July 3, 2024



Surveyor's Notes:

A) With respect to the documents listed in Title Commitment No. 18034949 the following easements and/or restrictions were reviewed for this survey:
Subject to the following Easement(s) and/or Document(s):
V. 1072, P. 1046 (as shown); V. 1500, P. 239; V. 1896, P. 727; V. 2930, P. 402;
C.F. 204000320 (Blanket); R.P.R.C.T.

According to easement descriptions, visible apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "A" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 483623850X, dated September 26, 2008, for use to date flood hazard information always visit the official F.I.R.M. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GARS - US Survey Feet).

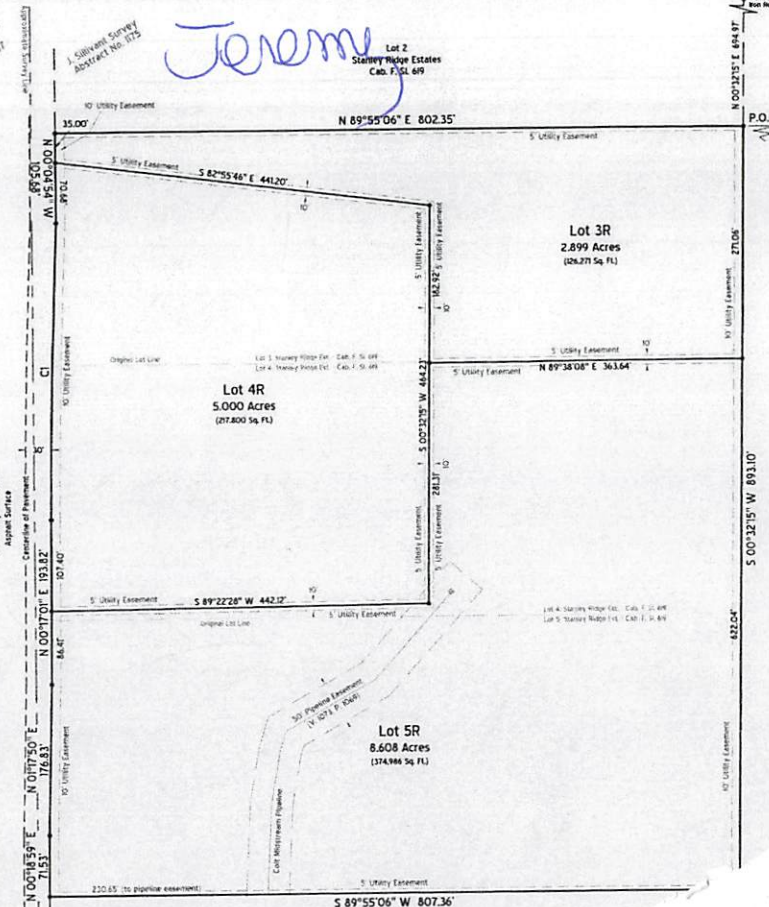
D) Underground utilities located by Texas 88 via Ticket No. 236443976. Always Call Texas88 and/or Utility Providers before excavation or construction.

E) 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, HOA/PLA, etc.)

F) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC.") unless otherwise noted.

G) All Utility Easements on the affected lots have been vacated and re-established as shown hereon, and are dedicated by the plat.

TAP IRP Co-Survey
Section No. 1050
Abstract No. 1175



N 0°07'23" E 494.97'
P.O.B.
N 0°07'23" E 494.97'

271.06'
S 0°07'12" W 893.10'
422.04'

176.83'
N 0°07'30" E 715.53'

808.345 Acres
Cross Land Development LLC
Remainder of 20235800
Reserved for Future Development

Now, Therefore, Know All Men By These Presents:

that Cross Land Development, LLC, does hereby adopt this plat designating the herein above described property as Lot 3R, 4R and 5R, Stanley Ridge Estates, an addition in Parker County, Texas, and does hereby dedicate to the public's use the streets, rights-of-way and other public improvements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this 10th day of July, 2024.

By *[Signature]*
Cross Land Development, LLC
Logan Cross (Manager)

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

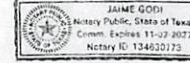
Logan Cross, known to me to be the person whose name

is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the

purpose and considerations therein expressed, on behalf of said entity and in the capacities stated.

Given under my hand and seal of office on this 10th day of July, 2024.

[Signature]
Notary Public, in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this 22nd day of July, 2024.

County Judge

[Signature]
George A. Conley
Commissioner Precinct #1

[Signature]
Commissioner Precinct #2

[Signature]
Commissioner Precinct #3

[Signature]
Commissioner Precinct #4

Parker County Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- 2) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 3) Sanitary sewer is to be provided by on-site septic facilities.
- 4) Water is to be provided by private wells.
- 5) 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 availability.
- 6) A groundwater availability certification, signed by Brian C. Blumstein (Texas Licensed Professional Engineer No. TX 80561) was approved by the Parker County Commissioner's Court on 10/23/2024.
- 7) Culverts: Each lot shown hereon is required to have one 18" corrugated metal culvert at each drive entrance, to be installed at time of construction (based on recommendations per flood engineering report completed by Baird, Hampton & Brown, dated November 10, 2023).
- 8) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.
- 9) At time of plat, Stanley Lane has a posted speed limit of 30 miles per hour.

Revision of Plat
Lots 3R, 4R and 5R
Stanley Ridge Estates
an addition in Parker County, Texas

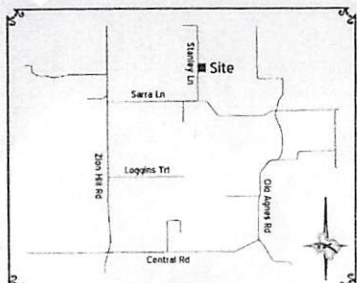
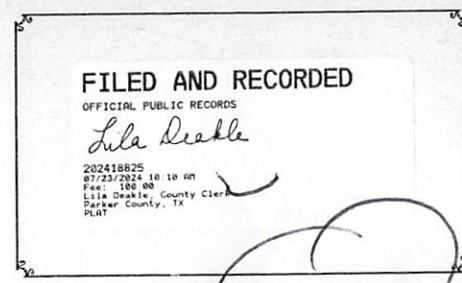
Being a 16.507 acres tract of land out of the J. Silivant Survey, Abstract No. 1175, Parker County, Texas

July 2024

WEATHERFORD BRANCH - 817-594-0400



17527.000.000.00



Vicinity Map (not to scale)

Plat Cabinet F Slide 754

Surveyor:
Micah Hamilton, R.P.L.S.
104 South Walnut Street
Weatherford, TX 76086

Owner:
Cross Land Development, LLC
1802 Martin Drive
Weatherford, TX 76086

1" = 100'

