

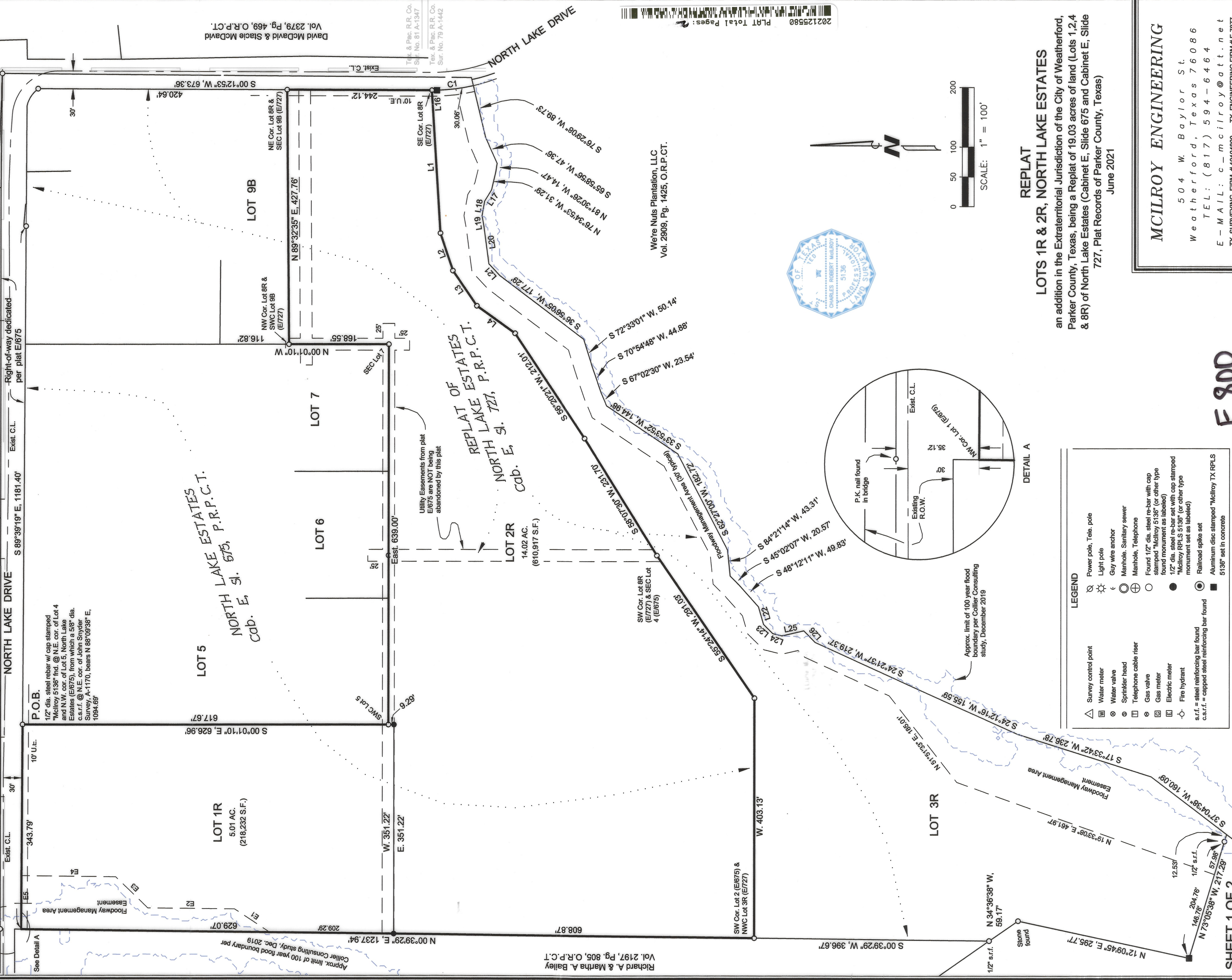
W. BAKER SURVEY
Abstract No. 84

Robert H. Byers & Vonda Jo Byers
Vol. 1275, Pg. 1091, R.P.P.C.T

W. Baker Survey A-84
T. & P. R. R. Co.
Survey No. 81, A-1347

2 MESSINGER ACRES
Cab. D, Sl. 207 1

5/8" dia. steel rebar w/ cap
stamped "McIlroy 5136" ind. @
N.E. Corner of John Snyder
Survey A-1170



P.O.B.
1 1/2" dia. steel rebar w/ cap stamped
"McIlroy 5136" ind. @ N.E. cor. of Lot 4
and NW cor. of Lot 5, North Lake
Estates (E/675), from which a 5/8" dia.
c.s.r.f. @ N.E. cor. of John Snyder
Survey A-1170, bears N 88°08'38" E,
1094.68'

See Detail A
10' U.I.
343.79'
30'

Approx. limit of 100 year flood boundary per
Coiller Consulting Study, Dec. 2019

East. C.L.
S 89°39'19" E, 1181.40'

Right-of-way dedicated
per plat E/675

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Being a 19.03 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 19.03 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" found in the south right-of-way line of North Lake Drive for the northeast corner of Lot 4 and northwest corner of Lot 5, 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 (P.R.P.C.T.), 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 88°09'38" East, 1094.69 feet;

THENCE, leaving said North Lake Drive, and with the line common to said Lots 4 and 5, South 00°01'10" East, 617.67 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the southwest corner of said Lot 5; THENCE East 639.00 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the southeast corner of Lot 7 of said North Lake Estates;

THENCE North 00°01'10" West, with the east line of said Lot 7, 168.55 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the northwest corner of Lot 8R and the southwest corner of Lot 9B, as shown on Replat of North Lake Estates recorded in Cabinet E, Slide 727, P.R.P.C.T.;

THENCE North 89°32'35" East, with the line common to said Lots 8R and 9B, 427.76 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found in the west right of way line of North Lake Drive for the northeast corner of said Lot 8R and the southeast corner of said Lot 9B;

THENCE South 00°12'53" West, with said right of way line, 244.12 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the southeast corner of said Lot 8R;

THENCE leaving North Lake Drive and with the south line of said Lot 8R, as follows:

South 86°30'34" West, 240.45 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

South 71°27'07" West, 66.36 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

South 55°31'54" West, 71.68 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

South 35°30'23" West, 79.29 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

South 56°20'21" West, 212.01 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

South 58°07'30" West, 231.70 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the southwest corner of said Lot 8R, said point also being the southeast corner of said Lot 4;

THENCE South 55°24'14" West, with the south line of Lot 4, 291.03 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found;

THENCE West, passing the southwest corner of Lot 4, and continuing West with the south line of Lot 2, North Lake Estates, for a total distance of 403.13 feet to a 1/2" diameter steel reinforcing bar with cap stamped "McIlroy 5136" found for the southwest corner of Lot 2;

THENCE North 00°39'29" East, with the west line of said North Lake Estates addition; 1237.94 feet to a point in a creek, said point being the northwest corner of Lot 1 of said North Lake Estates;

THENCE South 89°39'19" East, with the south right-of-way line of North Lake Drive, 343.79 feet to the Place of Beginning, and containing 19.03 acres of land, more or less, and being the same lands as Lots 1, 2 and 4 of North Lake Estates as per plat recorded in Cabinet E, Slide 675, P.R.P.C.T., together with all of the area contained within Lot 8R of the Replat of North Lake Estates as per plat recorded in Cabinet E, Slide 727, P.R.P.C.T.

STATE OF TEXAS

COUNTY OF PARKER

Date JUNE 29, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as LOTS 1R & 2R, NORTH LAKE ESTATES, an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, being a Replat of 19.03 acres of land (Lots 1, 2, 4 & 8R) of North Lake Estates (Cabinet E, Slide 675 and Cabinet E, Slide 727, 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
Duane Larvin, Owner

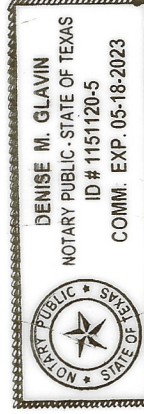
STATE OF TEXAS

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 29 day of JUNE, 2021.

Denise M. Glavin
Denise M. Glavin
Notary Public in and for the state of Texas



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 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.



VICINITY MAP

LIENHOLDER:
N/A
Signature of Lienholder
Name / Title _____
Date _____

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.

OWNER/DEVELOPER:
Duane Larvin
P.O. Box 698
Weatherford, TX 76086
Tel: 682-203-8072

SURVEYOR:
McIlroy Engineering
504 W. Baylor St.
Weatherford, TX 76086
817-594-6464

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'
L16	S 00°12'53" W	23.60'
L17	N 57°55'40" W	21.95'
L18	N 80°06'02" W	24.87'
L19	N 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'

75.06'
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 33°20'34" E	71.24'
E2	N 00°39'29" E	146.72'
E3	N 44°00'52" E	75.06'
E4	N 00°39'29" E	159.02'
E5	N 89°39'19" W	90.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	LONG CHORD
C1	314.34'	61.94'	S 07°15'55" E, 61.84'

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 29 day of JUNE, 2021.

[Signature]
By: _____
Development & Neighborhood Services Staff

ATTEST:
[Signature]
Secretary

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.

[Signature]
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 29 day of JUNE, 2021.

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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202125580
06/29/2021 10:52 AM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas

REPLAT
LOTS 1R & 2R, NORTH LAKE ESTATES
an addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, being a Replat of 19.03 acres of land (Lots 1, 2, 4 & 8R) of North Lake Estates (Cabinet E, Slide 675 and Cabinet E, Slide 727, Plat Records of Parker County, Texas)

June 2021

MCILROY ENGINEERING
504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c-mcIlroy@att.net
TX SURVEYING FIRM #10104800 TX ENGINEERING FIRM # F-7877

VOLUME/CABINET E, PAGE/SLIDE 800