

State of Texas
County of Parker

Whereas, Cross Land Development, LLC, being the owner of a 30.263 acres tract of land out of the J.M. JONES SURVEY, ABSTRACT No. 744, Parker County, Texas; being all of that certain tract described in Clerk's File No. 202216609, Real Property Records, Parker County, Texas; 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. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod at the northwest corner of Tract 2 conveyed to Moran in Clerk's File No. 201521288, R.P.R.P.C.T., same being in the east line of Tract One conveyed to Patterson in Volume 1952, Page 298, R.P.R.P.C.T., for the southwest and beginning corner of this tract. WHENCE the southwest corner of said J.M. JONES SURVEY is calculated to bear S 09°57'15" W 337.46 feet.

THENCE N 09°53'50" E 1033.70 feet, to a found axle, in the east line of that certain tract conveyed to Westbrook in Clerk's File No. 201623483, R.P.R.P.C.T., for a corner of this tract.

THENCE N 08°48'36" E 432.56 feet, with the east line of said Westbrook Tract, to a found 1/2" iron rod at the southwest corner of Lot 3, LINHART WOODS, as recorded in Plat Cabinet C, Slide 663, Plat Records, Parker County, Texas, for the northwest corner of this tract.

THENCE S 79°32'40" E 1086.31 feet, along the south line of said LINHART WOODS to a found 1/2" iron rod at the southeast corner of Lot 1 of said LINHART WOODS and in the west line of Zion Hill Loop, for the northeast corner of this tract.

THENCE along said occupied west line of Zion Hill Loop as follows:
S 29°45'52" W 647.62 feet to a 6" steel fence post, for a corner of this tract.
S 20°49'31" W 322.04 feet to a 6" steel fence post, for a corner of this tract.
S 19°06'11" W 318.32 feet to a 6" steel fence post, for a corner of this tract.
S 21°34'33" W 221.98 feet to a 6" steel fence post, for a corner of this tract.
S 26°23'02" W 133.92 feet to a 4" steel fence post, for a corner of this tract.
S 23°26'29" W 104.94 feet to a found 1/2" iron rod at the northeast corner of Tract 1 conveyed to Moran in Clerk's File No. 201521288, R.P.R.P.C.T., for the southeast corner of this tract.

THENCE N 69°12'49" W 59.02 feet along the north line of said Tract 1 to a found 1/2" iron rod at the southeast corner of said Tract 2, for a corner of this tract.

THENCE along the east and north lines of said Tract 2 as follows:
N 25°31'40" E 37.47 feet to a found 1/2" iron rod, for a corner of this tract.
N 53°58'20" W 202.52 feet to a found 1/2" iron rod, for a corner of this tract.
N 63°11'57" W 150.61 feet to a 4" steel fence post, for a corner of this tract.
N 69°05'16" W 269.66 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: March 3, 2022 - JN190760-P



Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0270E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) With respect to the documents listed in Title Commitment No. 138002367 the following easements and/or restrictions were reviewed for this survey:
Subject to the following Easement(s) and/or Document(s):
V. 2332, P. 183; V. 2337, P. 756; V. 2578, P. 694; R.P.R.P.C.T.

County and/or City Notes:

- 1) 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.)
- 2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
- 3) 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.
- 4) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- 5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 6) Lots 1, 2, 3, 11, 12, 13, and 14 are not permitted access via Zion Hill Loop.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.
6) Approximate location of survey lines is based upon GLO GIS Map Database.
7) The 50' Private Ingress/Egress Easement dedicated per plat (as shown) is exclusively for access to the tract conveyed to Westbrook and described in C.F. No. 201623483, R.P.R.P.C.T., and their heirs and assigns forever.

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400
Owner/Developer:
Cross Land Development, LLC
1802 Martin Dr
Weatherford, TX 76086

1" = 200'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202240881
11/18/2022 11:18 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet **F** Slide **377**



Table with 4 columns: CURVE, RADIIUS, ARC, CHORD, CHORD. Lists curve data for C1 through C13.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for L1 through L20.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for LI through LI1.

Now, Therefore, Know All Men By These Presents:

that Logan Cross acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-14, Parker Meadows, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas, and do(es) 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 or 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 using 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 easements. 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford, Texas.
witness, my hand, this 7th day of November, 2022.

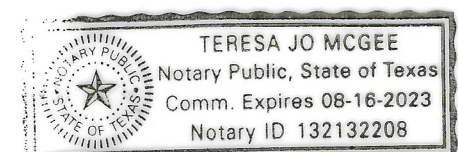
By: Logan Cross
Cross Land Development, LLC - Logan Cross

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 entities and in the capacities stated.

given under my hand and seal of office on this 7th day of November, 2022.

Teresa Jo Mcgee
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.
Dated this 15 day of November, 2022.

By: Melinda Nowell
Chairman
Attest: Melinda Nowell
Secretary

20744.002.004.00

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.
Dated this 15 day of November, 2022.

By: Paul Palmer
Mayor
Attest: Melinda Nowell
Secretary

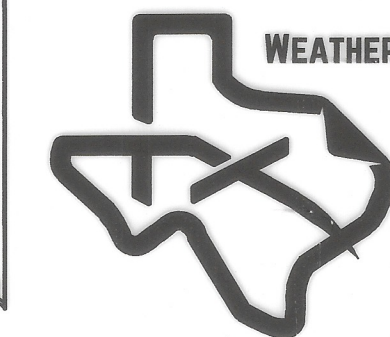
16058
WE
H-12
NWE

Final Plat
Lots 1-14
Parker Meadows
an addition to the Extraterritorial Jurisdiction
of the City of Weatherford, Parker County, Texas

Being a 30.263 acres tract of land out of the
J.M. JONES SURVEY, ABSTRACT No. 744,
Parker County, Texas

November 2022

WEATHERFORD BRANCH - 817-594-0400



TEXAS
SURVEYING
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM

