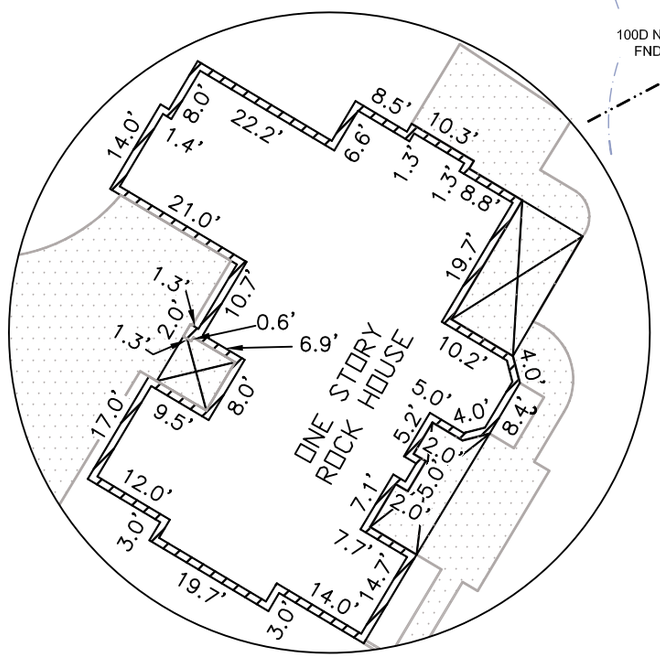
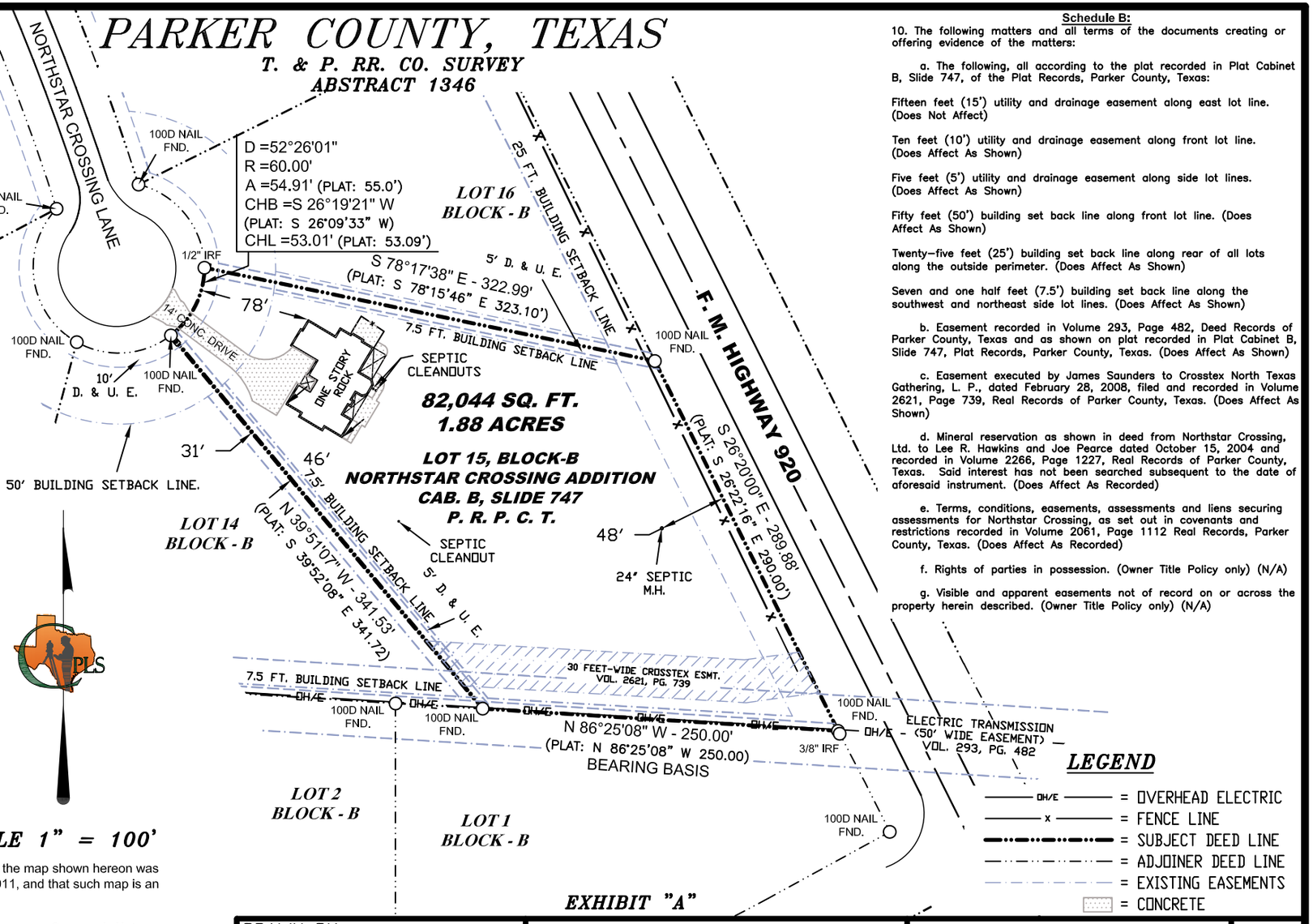
PARKER COUNTY, TEXAS

T. & P. RR. CO. SURVEY
ABSTRACT 1346



SCALE 1" = 100'



Schedule B:

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. The following, all according to the plat recorded in Plat Cabinet B, Slide 747, of the Plat Records, Parker County, Texas:

Fifteen feet (15') utility and drainage easement along east lot line. (Does Not Affect)

Ten feet (10') utility and drainage easement along front lot line. (Does Affect As Shown)

Five feet (5') utility and drainage easement along side lot lines. (Does Affect As Shown)

Fifty feet (50') building set back line along front lot line. (Does Affect As Shown)

Twenty–five feet (25') building set back line along rear of all lots along the outside perimeter. (Does Affect As Shown)

Seven and one half feet (7.5') building set back line along the southwest and northeast side lot lines. (Does Affect As Shown)

b. Easement recorded in Volume 293, Page 482, Deed Records of Parker County, Texas and as shown on plat recorded in Plat Cabinet B, Slide 747, Plat Records, Parker County, Texas. (Does Affect As Shown)

c. Easement executed by James Saunders to Crosstex North Texas Gathering, L. P., dated February 28, 2008, filed and recorded in Volume 2621, Page 739, Real Records of Parker County, Texas. (Does Affect As Shown)

d. Mineral reservation as shown in deed from Northstar Crossing, Ltd. to Lee R. Hawkins and Joe Pearce dated October 15, 2004 and recorded in Volume 2266, Page 1227, Real Records of Parker County, Texas. Said interest has not been searched subsequent to the date of aforesaid instrument. (Does Affect As Recorded)

e. Terms, conditions, easements, assessments and liens securing assessments for Northstar Crossing, as set out in covenants and restrictions recorded in Volume 2061, Page 1112 Real Records, Parker County, Texas. (Does Affect As Recorded)

f. Rights of parties in possession. (Owner Title Policy only) (N/A)

g. Visible and apparent easements not of record on or across the property herein described. (Owner Title Policy only) (N/A)

LEGEND

- OH/E = OVERHEAD ELECTRIC
- x = FENCE LINE
- = SUBJECT DEED LINE
- = ADJOINER DEED LINE
- = EXISTING EASEMENTS
- = CONCRETE

EXHIBIT "A"

I, Donald R. Crowley, Registered Professional Land Surveyor No. 5210, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on August 19th of 2011, and that such map is an accurate representation of the subject property.

Original signed in blue ink.

DONALD R. CROWLEY, R.P.L.S. No. 5210 October 11, 2011
FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
117 W. ARCHER
JACKSBORO, TEXAS 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

Surveyor's Notes:

1. THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD, IF ANY.
2. NOT ALL UNDERGROUND UTILITIES AND/OR SUBSURFACE IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED.
3. NO INVESTIGATION HAS BEEN MADE BY THIS FIRM INTO CURRENT ZONING REQUIREMENTS.

DRAWN BY:	
DATE:	October 12, 2011
DWG. NO.:	100 NORTHSTAR CROSSING.dwg
BOOK NO.:	FS
TRACT NO.:	
PROJECT AFE:	
REVISION	

100 NORTHSTAR CROSSING LANE WEATHERFORD, TEXAS 76088

PROJECT: 100 NORTHSTAR LANE

PLAT SHOWING A HOUSE AND IMPROVEMENTS ON LOT 15, BLOCK-B OF THE NORTHSTAR CROSSING ADDITION, AN ADDITION IN THE E.T.J. OF THE CITY OF WEATHERFORD, IN THE T. & P. RR. CO. SURVEY, ABSTRACT 1346, LOCATED IN PARKER COUNTY, TEXAS.

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