

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL PROPERTY CORNERS ARE CAPPED 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

CONTACT 811 FOR LOCATION OF ALL UNDERGROUND UTILITIES. SURVEYOR NOT RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700250-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: *n/a*

CHAIRMAN: _____

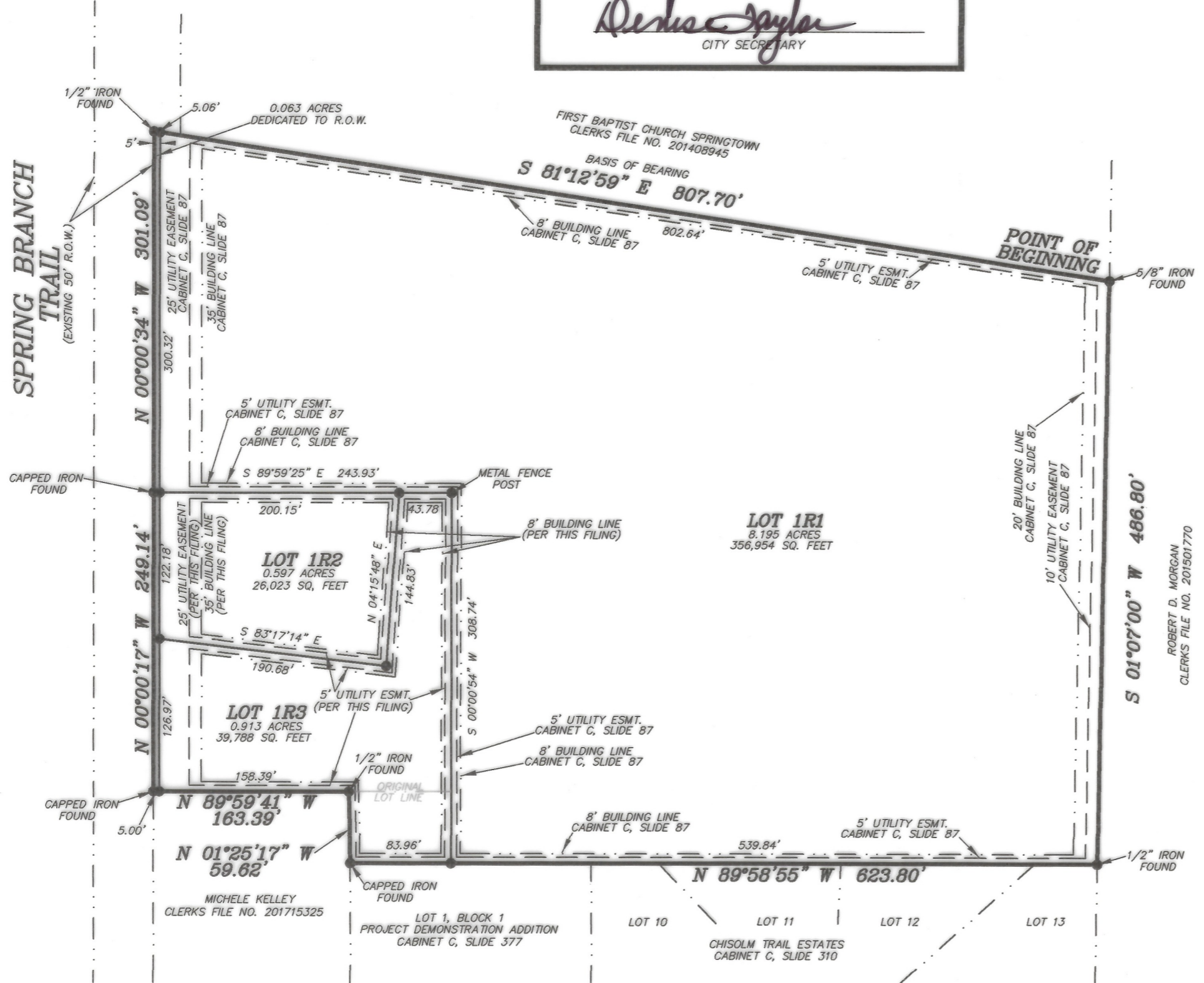
SECRETARY: _____

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: *July 29th, 2022*

MAYOR: *Ray Hood*

CITY SECRETARY: *Denise Taylor*



STATE OF TEXAS }
COUNTY OF PARKER }

202229277 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, Kevin McConnell and Rhonda McConnell and John McWilliams and Denise McWilliams, are the owners of the following described real property to wit:

Description for a tract of land situated in the Calvin Gage Survey, Abstract No. 506, Parker County, Texas, and being all of Lot 1, Block 1, Allred Estates, an addition to the City of Springtown, Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 87, Plat Records, Parker County, Texas and being described in deed to John McWilliams and Denise McWilliams, recorded in Volume 2745, Page 876, Real Records, Parker County, Texas and being all of that certain tract of land described in deed to Kevin McConnell and Rhonda McConnell, recorded in Volume 2800, Page 673, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron found at the Northeast corner of said Lot 1, Block 1, Allred Estates;

thence S 01°07'00" W, 486.80 feet to a 1/2" iron found at the Southeast corner of said Lot 1, Block 1, Allred Estates;

thence N 89°58'55" W, with the South line of said Lot 1, Block 1, Allred Estates, 623.80 feet to a capped iron found at the most Southerly Southwest corner of said Lot 1, Block 1, Allred Estates;

thence N 01°25'17" W, with the most Southerly West line of said Lot 1, Block 1, Allred Estates, 59.62 feet to a 1/2" iron found at a Northwest corner of said Lot 1, Block 1, Allred Estates and being in the South line of said Volume 2800, Page 673;

thence N 89°59'41" W, with the South line of said Volume 2800, Page 673, 163.39 feet to a capped iron found in the East line of Springbranch Trail and being for the Southwest corner of said Volume 2800, Page 673;

thence N 00°00'17" W, with the East line of said Springbranch Trail and with the West line of said Volume 2800, Page 673, 249.14 feet to a capped iron found at the Northwest corner of said Volume 2800, Page 673 and being for the most Westerly Southwest corner of said Lot 1, Block 1, Allred Estates;

thence N 00°00'34" W, with the East line of said Springbranch Trail and with the West line of said Lot 1, Block 1, Allred Estates, 301.09 feet to a 1/2" iron found at the Northwest corner of said Lot 1, Block 1, Allred Estates;

thence S 81°12'59" E, with the North line of said Lot 1, Block 1, Allred Estates, 807.70 feet to the POINT OF BEGINNING and containing 9.768 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kevin McConnell and Rhonda McConnell and John McWilliams and Denise McWilliams, do hereby adopt this plat of the hereinabove described real property as.....

Lots 1R1, 1R2 & 1R3, Block 1
ALLRED ESTATES,
City of Springtown, Parker County, Texas.
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the *27th* day of *July*, 2022.

Kevin McConnell
Kevin McConnell

Rhonda McConnell
Rhonda McConnell

John McWilliams
John McWilliams

Denise McWilliams
Denise McWilliams

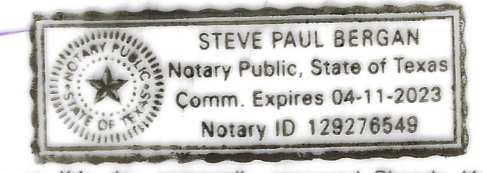
10100
SP
K-5

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kevin McConnell, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *27th* day of *July*, 2022.

Steve Paul Bergan
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Rhonda McConnell, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *27th* day of *July*, 2022.

Steve Paul Bergan
Notary Public State of Texas

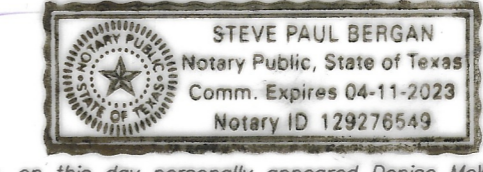


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared John McWilliams, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *27th* day of *July*, 2022.

Steve Paul Bergan
Notary Public State of Texas

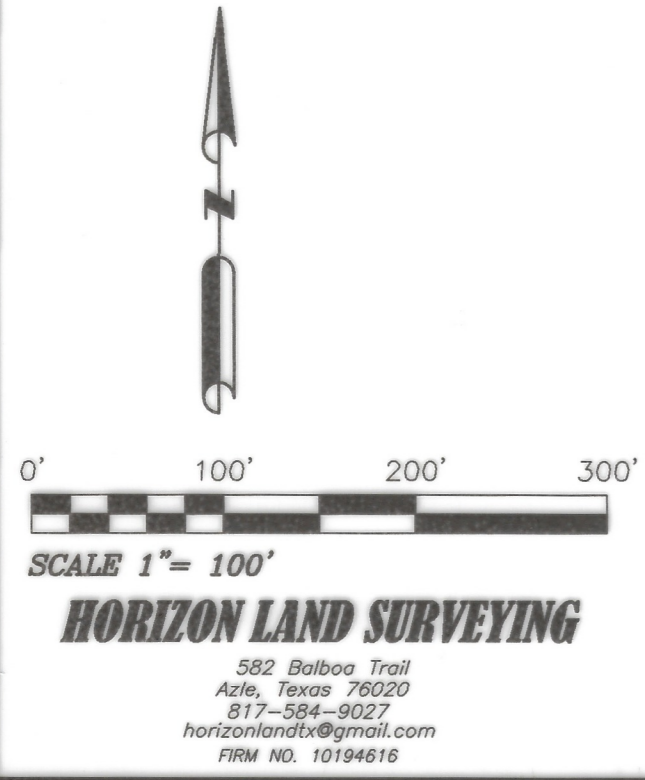
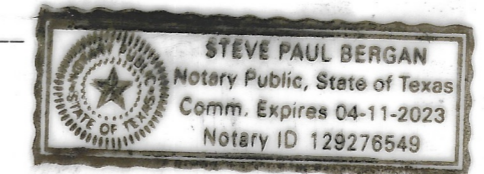


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Denise McWilliams, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *27th* day of *July*, 2022.

Steve Paul Bergan
Notary Public State of Texas



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 20, 2022

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202229277
08/03/2022 09:08 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
Kevin McConnell
Rhonda McConnell
206 N. Springbranch Trail
Springtown, Texas 76082

OWNER/DEVELOPER
John McWilliams
Denise McWilliams
6796 La Cantero Drive
Fort Worth, Texas 76108

F 288

RE PLAT SHOWING
Lots 1R1, 1R2 & 1R3, Block 1
ALLRED ESTATES
9.768 acres of land situated in the
CALVIN GAGE SURVEY, Abstract No. 506,
and being a re-plat of Lot 1, Block 1, ALLRED ESTATES, an
addition to the City of Springtown, according to the plat
thereof recorded in Cabinet C, Slide 87, P.R.P.C.T.