

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

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

CONTACT 1-800-DIGEST FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E & 48367C0300-E, DATED SEPTEMBER 28, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 23.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL FENCE, RETAINER WALL OR OTHER NEW CONSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

July 11, 2019
APPROVAL DATE

John M. Galloway
Chairman

Denise Taylor
Secretary

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

July 25, 2019
APPROVAL DATE

Denise Taylor
Mayor

Denise Taylor
City Secretary

LIENHOLDER
The Community Bank

Jamie Clark
By the 14th day of August, 2019.

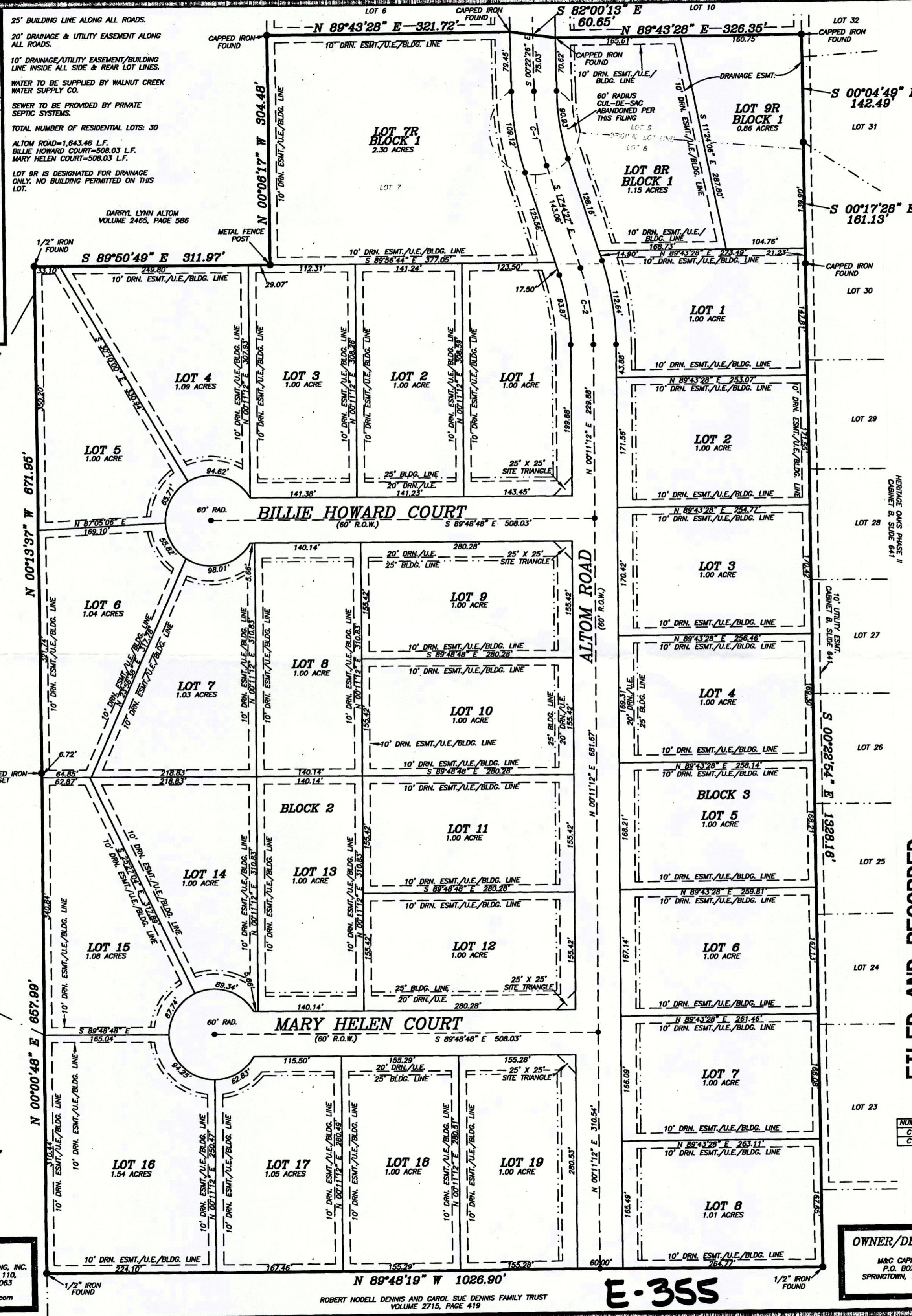
Brandi Lou Peebles
Notary Public, State of Texas

BRANDI LOU PEEBLES
Notary Public, State of Texas
Notary ID # 12899117-3
My Commission Expires May 23, 2020

SCALE 1" = 100'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800

ENGINEER
CHARLES CROOK CONSULTING, INC.
2400 HWY. 287, STE. 110
MANSFIELD, TEXAS 76063
(817) 453-1200
www.CCConsulting.com



STATE OF TEXAS } 201921798 PLAT Total Pages: 1
COUNTY OF PARKER }
WHEREAS M & G Capital, LLC being the owner of that certain 36.16 acre tract of land more particularly described as follows:

Description for a 36.16 acre tract of land situated in the TARTLTON BURRIS SURVEY, Abstract No. 103, Parker County, Texas, said tract being all of that certain tract of land described in deed to M & G Capital, LLC, recorded in Document No. 201825702, Real Records, Parker County, Texas and all of Lots 7, 8 & 9, Block 1, Altom Addition, recorded in Clerks File No. 201823672, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a metal fence post at the Southwest corner of said Lot 7, Block 1 and for the Southeast corner of that certain tract of land described in deed to Darryl Lynn Altom, recorded in Volume 2465, Page 586, Real Records, Parker County, Texas and being in the North line of that said Clerks File No. 201825702;

THENCE N 00°06'17" W, with the common line of said Document No. 201819811 and said Volume 2465, Page 586, 304.48 feet to a capped iron found at the Northwest corner of said Lot 7, Block 1 and the Southwest corner of Lot 6, Block 1;

THENCE N 89°43'28" E, with the common line of said Lot 6, Block 1 and said Lot 7, Block 1, 321.72 feet to a capped iron found at the Southeast corner of said Lot 6, Block 1 and the Northeast corner of said Lot 7, Block 1 and being in the West line of Altom Road;

THENCE S 82°00'13" E, crossing said Altom Road, 60.65 feet to a capped iron found at the Northwest corner of said Lot 9, Block 1 and the Southwest corner of Lot 10, Block 1;

THENCE N 89°43'28" E, with the common line of said Lot 9, Block 1 and said Lot 10, Block 1, 326.35 feet to a capped iron found at the Northeast corner of said Lot 9, Block 1 and the Southeast corner of said Lot 10, Block 1 and being in the West line of Heritage Oaks, Phase II, recorded in Cabinet B, Slide 641, Plat Records, Parker County, Texas;

THENCE S 00°04'49" E, with the East line of said Lot 9, Block 1 and said Lot 8, Block 1 and said Heritage Oaks, Phase II, 142.49 feet to a metal fence post;

THENCE S 00°17'28" E, with the East line of said Lot 8, Block 1 and said Document No. 201825702 and said Heritage Oaks, Phase II, 161.13 feet to a capped iron found at the Southeast corner of said Lot 8, Block 1 and for the Northeast corner of said Document No. 201825702;

THENCE S 00°22'54" E, with the East line of said Document No. 201825702, 1328.16 feet to a 1/2" iron found at the Southeast corner of said Document No. 201825702 and for an ell corner of that certain tract of land described in deed to Robert Nadell Dennis and Carol Sue Dennis Family Trust, recorded in Volume 2715, Page 419, Real Records, Parker County, Texas;

THENCE N 89°48'19" W, with the common line of said Document No. 201825702 and said Volume 2715, Page 419, 1026.90 feet to a 1/2" iron found at the Southwest corner of said Document No. 201825702 and at the Northwest corner of said Volume 2715, Page 419 and being in the East line of The Planter's Square, recorded in Cabinet B, Slide 550, Plat Records, Parker County, Texas;

THENCE N 00°00'48" E, with the common line of said Document No. 201825702 and said Planter's Square, 657.99 feet to a capped iron found;

THENCE N 00°13'37" W, with the common line of said Document No. 201825702 and said Planter's Square, 671.95 feet to a 1/2" iron found;

THENCE S 89°50'49" E, 311.97 feet to the POINT OF BEGINNING and containing 36.16 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that M&G Capital, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 14th day of August, 2019.

Scott Taylor
Scott Taylor
(Managing Member, M&G Capital, LLC)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Scott Taylor, 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 14th day of August, 2019.

Melony D. Crawford
Melony D. Crawford
Notary Public, State of Texas

DOUG BURT
2023 PROFESSIONAL LAND SURVEYOR
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN-HEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 12, 2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201921798 09:38 AM
Per: 76180
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CURVE DETAIL

NUMBER	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	330.00'	S 89°03'28" E	98.64'
C-2	330.00'	S 08°48'37" W	102.83'

PLAT REVISION
Lots 7R, 8R & 9R Block 1
Lots 1 thru 19, Block 2
Lots 1 thru 8, Block 3
ALTOM ADDITION, PHASE II
36.16 acres of land situated in the TARTLTON BURRIS SURVEY, Abstract No. 103, and the D.A. YOUNG SURVEY, Abstract No. 2660, City of Springtown Extra Territorial Jurisdiction, Parker County, Texas, and being a revision of ALTOM ADDITION, recorded in Document No. 201823672, R.R.P.C.1

OWNER/DEVELOPER
M&G CAPITAL, LLC
P.O. BOX 1168
SPRINGTOWN, TEXAS 76082

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