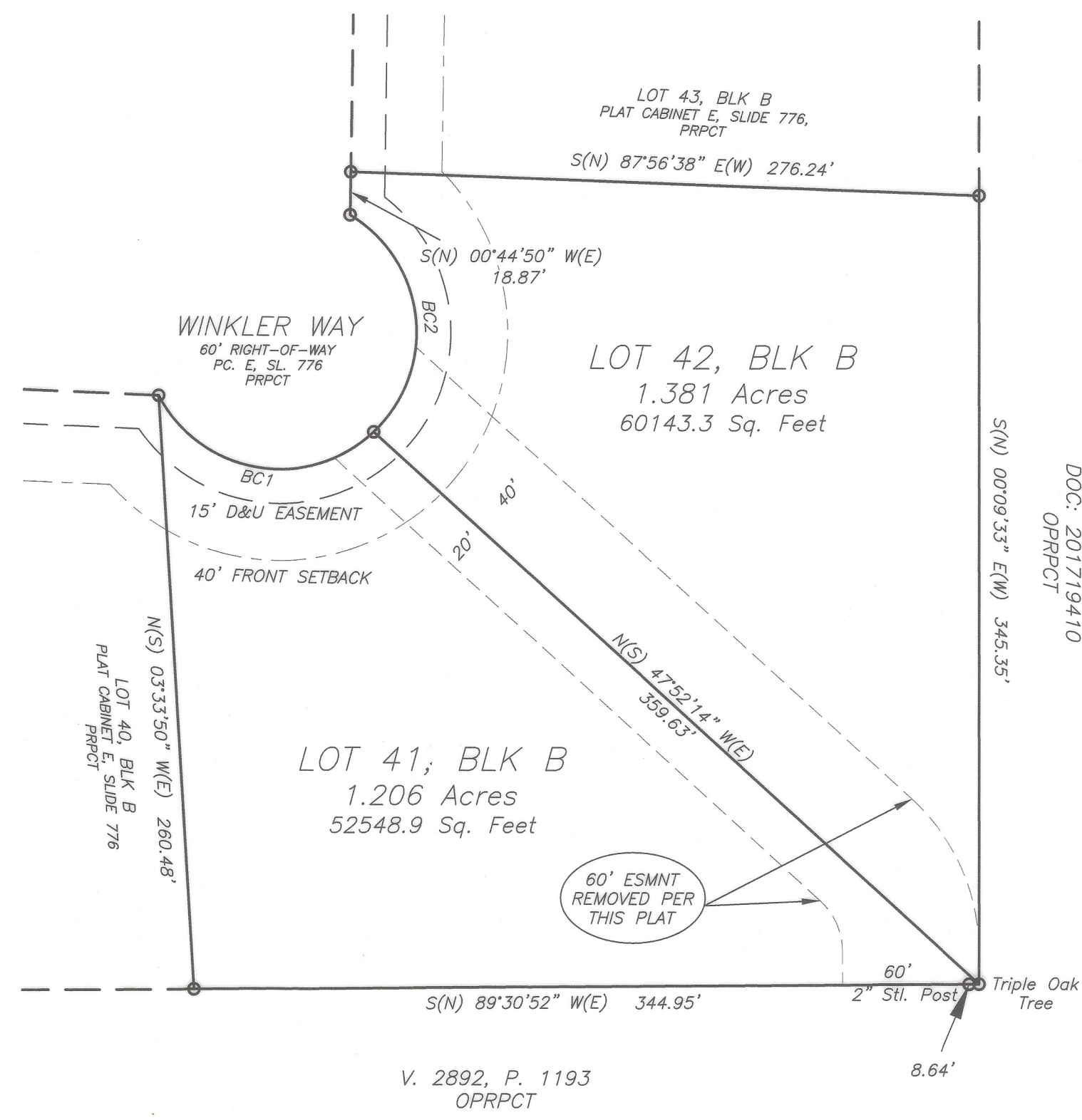
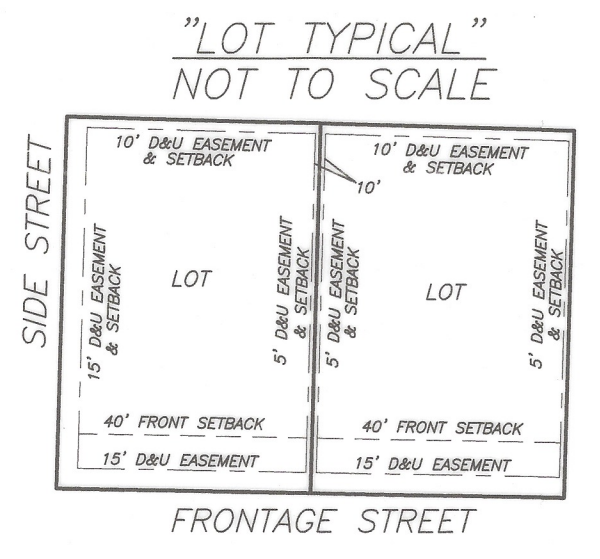
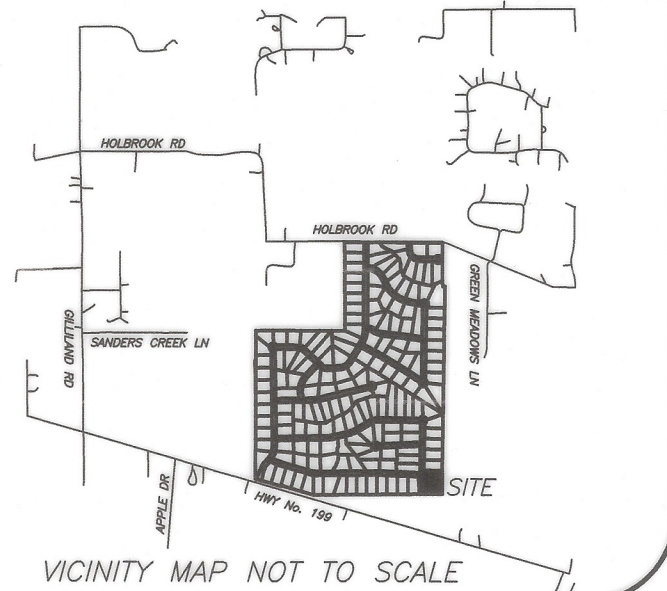


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
BC1	60.00'	110.84'	S(N) 80°29'35" E(W)	95.74'
BC2	60.00'	110.84'	S(N) 06°19'58" E(W)	95.74'

**NOTE:**  
 THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE 60' EASEMENT ALONG THE COMMON LINE OF LOTS 41 & 42, BLOCK B (AS SHOWN). SAID EASEMENT PREVIOUSLY CREATED BY PLAT DOCUMENT RECORDED IN PLAT CABINET E, SLIDE 776, PLAT RECORDS, PARKER COUNTY, TEXAS



DOC: 201719410  
 OPRPCT

10557.00B.041.00  
 10557.00B.042.00

10557  
 SP  
 J-5

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

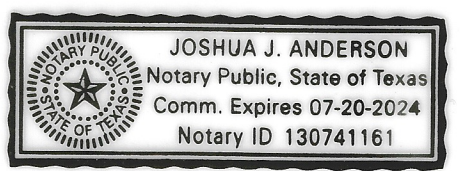
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Mike Heid*

HEID CONSTRUCTION LLC  
 MANAGER: MIKE HEID

THE STATE OF TEXAS {}  
 COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE HEID KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL ON THIS THE 9th DAY OF Sept, 2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ON THIS

THE 27 DAY OF September 2022.

*[Signature]*  
 DIRECTOR OF PLANNING

*[Signature]*  
 CITY SECRETARY

AMENDED PLAT OF  
 BITTERSWEET SPRINGS  
 LOTS 41 & 42, BLOCK B  
 PLAT CABINET E, SLIDE 776  
 PLAT RECORDS, PARKER COUNTY, TEXAS

BEING 2.587 acres of land out of the F. LIDDY SURVEY, ABSTRACT No. 829, Parker County, Texas; being all of Lots 41 and 42, Block B, Bittersweet Springs as recorded in Plat Cabinet E, Slide 776, Plat Records, Parker County, Texas; being all those certain tracts of land as recorded in Doc. No. 202129692, Real Records, Parker County, Texas.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*[Signature]*  
 JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE No. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE No. 361-813-1888  
 JUSTIN@NOCTUAMAPS.COM



FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202235456  
 09/27/2022 01:29 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

- NOTES:
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 4836700175E, DATED APRIL 5, 2019.
  - CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
  - ALL LOT CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - 15' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND A 10' UTILITY AND DRAINAGE EASEMENT AROUND SIDE AND REAR OF ALL LOT LINES. (SEE TYPICAL)
  - 40' RESIDENTIAL FRONT BUILDING SETBACK LINES; 15' SIDE STREET SETBACK LINES (AS SPECIFIED); 5' SIDELINE AND 10' REAR BUILDING SETBACK LINES; UNLESS OTHERWISE SHOWN (SEE TYPICAL). DEVIATIONS TO SAID SETBACKS MAY BE MADE ONLY BY DEVELOPERS DISCRETION AND THROUGH PROPERLY EXECUTED AGREEMENTS.
  - BEARINGS AND DISTANCES DERIVED FROM GLOBAL POSITIONING SYSTEM - NAD83 STATE PLANE COORDINATES (SCALE FACTOR - GRID).
  - ALL LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC FACILITIES.
  - WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
  - THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF SPRINGTOWN.
  - ALL LOTS WILL HAVE LIMITED ACCESS FROM A SINGLE RIGHT OF WAY ALONG THE FRONTAGE OF THE LOTS. THERE SHALL BE NO DUAL ACCESS POINTS FROM ADDITIONAL RIGHT OF WAY SHOULD THE LOT HAVE MULTIPLE ADJACENT STREETS.

DEVELOPED BY  
 HEID CONSTRUCTION LLC  
 134 EL CHICO TRAIL #105  
 WILLOW PARK, TEXAS 76087

PLAT PREPARED BY  
 ADVANCED DEVELOPMENT SERVICE  
 301 MEASURES ROAD  
 WEATHERFORD, TEXAS 76008

SURVEYED BY  
 JUSTIN PARENTEAU  
 140 HACKBERRY POINTE DR  
 WEATHERFORD, TEXAS 76087



F344