

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS DSCI, INCORPORATED (Doc No. 2020295405), acting by and through its duly authorized agent being the undersigned, owner of 24.0 acres situated in and being a portion of the VALENTINE YOAKUM SURVEY, ABSTRACT No. 1691, in the ETJ of the City of Springtown, Parker County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at an angle iron found at the southeast corner of Lot 4, Block 2, Summerfields Estates, an addition in the ETJ of the City of Springtown, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 156, Plat Records, Parker County, Texas at the southwest corner of Lot 5, said Summerfields Estates;

THENCE S 89°55'02" E, with the south line of said Lot 5, 292.13 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of said 90.0 acre tract at the northwest corner of a tract of land described by deed to Beth Ann Viera, recorded in Volume 1920, Page 1192, Real Records, Parker County, Texas;

THENCE S 00°29'54" W, on or about a fence and the west line of said Beth Ann Viera tract, 2894.82 feet to a post at the southeast corner of said 90.0 acre tract in the north line of the tract of land described by deed to D. J. Starnes recorded in Doc No. 2014060690, Official Records, Parker County, Texas;

THENCE N 86°35'10" W, with the north line of said D. J. Starnes tract, 294.87 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the east right of way line of Williams Ward Road;

THENCE with the east right of way line of said Williams Ward Road the following courses and distances:

N 00°02'31" E, 1622.36 feet to an iron rod found at the beginning of a curve to the left with a radius of 645.00 feet and whose chord bears N 14°28'42" W, 321.71 feet;

With said curve to the left through a central angle of 28°58'28" and a distance of 525.16 feet to an iron rod found;

N 28°56'56" W, 597.21 feet to an iron rod found at the beginning of a curve to the right with a radius of 543.00 feet and whose chord bears N 14°16'21" W, 274.64 feet;

With said curve to the right through a central angle of 29°19'09" and a distance of 277.06 feet to an iron rod found;

N 00°23'13" E, 10.69 feet to an iron rod set at the southeast corner of said Lot 4;

THENCE S 89°14'46" E, with the south line of said Lot 4, 442.49 feet to the POINT OF BEGINNING and containing 24.0 acres (1,045,275 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DSCI, INCORPORATED, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 71, BLOCK 1; LOTS 1 THROUGH 13, BLOCK 2 AND LOTS 1 THROUGH 9, BLOCK 3, BOARDWALK ESTATES, AN ADDITION IN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, being 24.0 acres situated in and being a portion of the Valentine Yoakum Survey, Abstract No. 1691, in the City of Springtown, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at _____, Parker County, Texas this _____ day of _____, 2022.

Don Sneed
Don Sneed

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DON SNEED, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Shelley Blalock
Notary Public in and for the State of Texas

My Commission Expires On: 8/24/2024



THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground

David Harlan, Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

September 2022



10591
SP
K-5

Owner/Developer:
DSCI, Incorporated
Don Sneed
817-625-1481
5204 Jacksboro Hwy
Fort Worth, TX 76114

21691.002.001.00

LIENHOLDER
PRR LLC

Signature of Lien holder

This the 14th day of October, 2022.

Shelley Blalock
Notary Public, State of Texas



Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

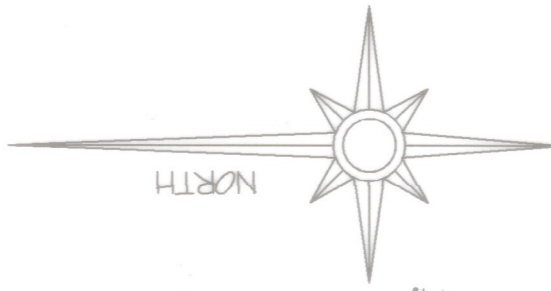
"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS:

City of Springtown City Council meeting minutes/signatures for September 9, 2022. Includes Mayor, Secretary, City Planning & Zoning, and Chairman signatures.



FINAL PLAT
LOTS 1 THROUGH 71, BLOCK 1; LOTS 1 THROUGH 13
BLOCK 2 AND LOTS 1 THROUGH 9, BLOCK 3
BOARDWALK ESTATES
AN ADDITION IN THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
Being 24.0 acres situated in and being a portion of
the Valentine Yoakum Survey, Abstract No. 1691
in the City of Springtown Parker County, Texas

SEPTEMBER 2022

SCALE: 1" = 100'

F 353

Cabinet/Instrument#

SHEET ONE OF TWO

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833
FIRM #10086500 harlanland@yahoo.com

2021183 PLAT

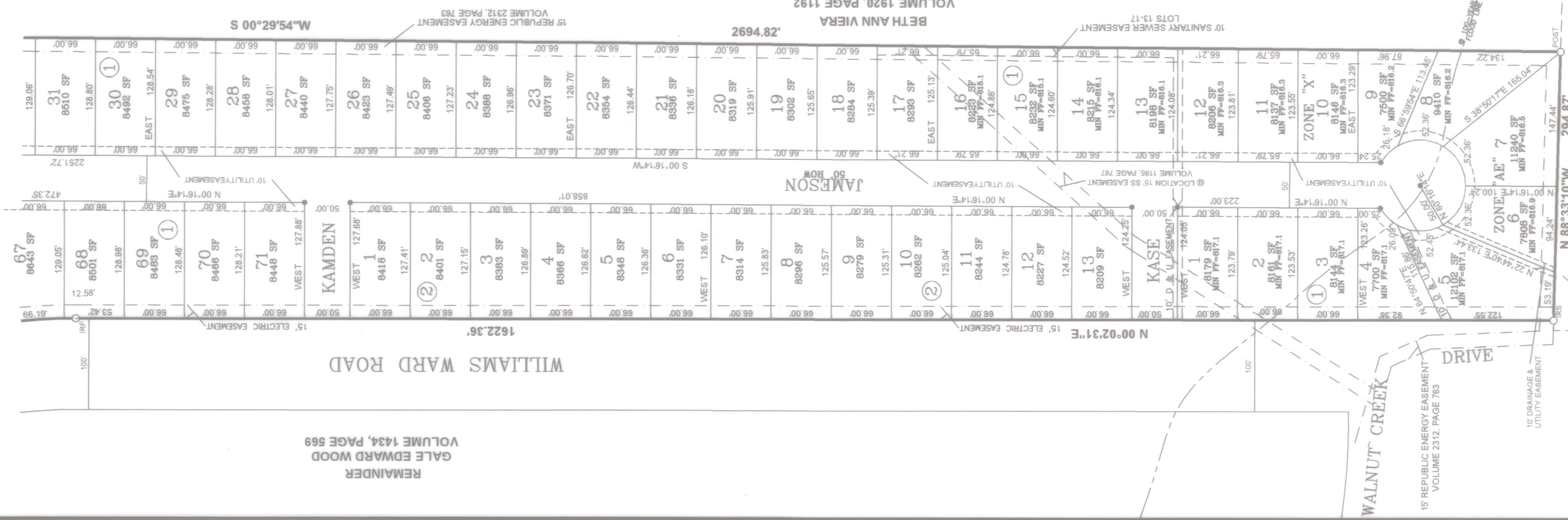
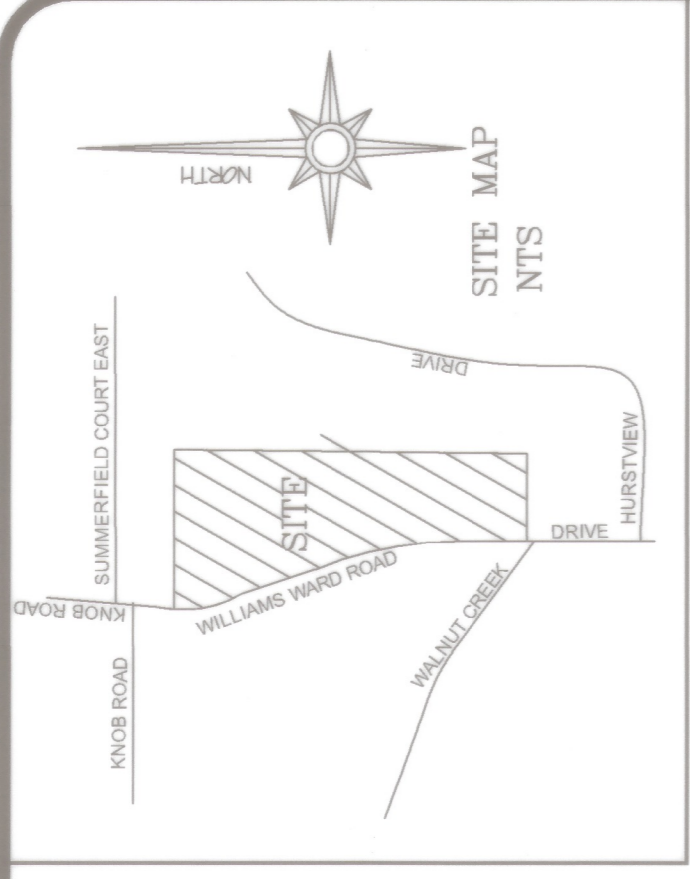
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48357, C-0175, E. EFFECTIVE DATE: SEPTEMBER 26, 2008, PORTIONS OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA. THE FLOOD HAZARD ZONE "AE", BASE FLOOD ELEVATION DETERMINED BY THE FLOOD HAZARD AREA. ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA. NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202237554
10/17/2022 01:58 PM
Lila Deakle, County Clerk
Parker County, Texas
PLAT

AREAS:
BLOCK 1 15.182 ACRES
BLOCK 2 2.481 ACRES
BLOCK 3 1.888 ACRES
ROADS 4.449 ACRES



**SUMMERFIELDS ESTATES
PLAT CABINET B, SLIDE 158**



**FINAL PLAT
LOTS 1 THROUGH 71, BLOCK 1; LOTS 1 THROUGH 13
BLOCK 2 AND LOTS 1 THROUGH 9, BLOCK 3
BOARDWALK ESTATES**

AN ADDITION IN THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
Being 24.0 acres situated in and being a portion of
the Valentine Yoakum Survey, Abstract No. 1691
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SEPTEMBER 2022

Owner/Developer:
DSCI, Incorporated
Don Sheed
817-625-1481
5204 Jacksboro Hwy
Fort Worth, TX 76114

D. J. STARNES
DOC# 201405620

NOTE: 20' BY 40' DRAINAGE
BASEMENT LOCATED HERE TO BE
DETERMINED (DOC# 20222316)

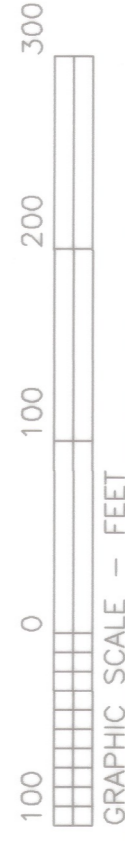
D&U DRAINAGE & UTILITY
1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET TWO OF TWO

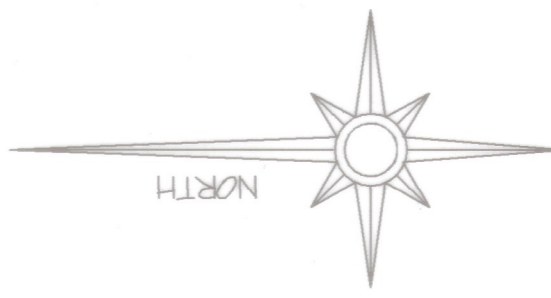
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F 353

Slide



SCALE: 1" = 100'



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