

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

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.

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

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION 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.

25' BUILDING LINE ALONG ALL ROADS.

10' BUILDING LINE ALONG SIDE & REAR LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

2.49 ACRES TO BE DEDICATED FOR RIGHT OF WAY.

STATE OF TEXAS }
COUNTY OF PARKER }

201731313 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., is the owner of the following described real property to wit:

Description for a 28.31 acre tract of land situated in the ROBERT M. THROCKMORTON SURVEY, Abstract No. 1329 and the I&G.N. R.R. CO. SURVEY, Abstract No. 1982, Parker County, Texas, said tract being the same tract of land described in deed to TM Land Co., LP., recorded in Document No. 201709173, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 3" metal fence post in the South Easterly line of Farm-To-Market Highway 51, said post being for the Southwest corner of Lot 1, BITT DISPOSAL ADDITION, recorded in Plat Cabinet D, Slide 510, Plat Records, Parker County, Texas;

THENCE S 89°47'52" E, with the South line of said BITT DISPOSAL ADDITION, 971.55 feet to a 6" metal fence post;

THENCE S 00°03'47" W, 141.48 feet to a 6" metal fence post;

THENCE S 89°56'51" E, 63.75 feet to a capped iron set for the POINT OF BEGINNING;

THENCE S 89°56'51" E, 551.54 feet to a 1/2" iron found;

THENCE S 00°12'55" W, 1505.68 feet to a p.k. nail set in Young Road;

THENCE N 89°47'52" W, with said Young Road, 1920.83 feet to a p.k. nail set in Sandlin Lane;

THENCE N 00°31'17" W, with said Sandlin Lane, 377.44 feet to a point in said Sandlin Lane;

THENCE S 89°58'59" E, 862.26 feet to a capped iron set;

THENCE S 00°01'01" W, 42.20 feet to a capped iron set;

THENCE S 89°58'59" E, 279.28 feet to a capped iron set;

THENCE N 00°01'01" E, 42.20 feet to a capped iron set;

THENCE S 89°58'59" E, 515.88 feet to a capped iron set;

THENCE N 00°01'01" E, 371.10 feet to a capped iron set;

THENCE N 89°58'59" W, 279.38 feet to a capped iron set;

THENCE N 00°01'01" E, 751.29 feet to the POINT OF BEGINNING and containing 28.31 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TM LAND CO., LP., does hereby adopt this plat of the hereinabove described real property as:

Lots 1 thru 19
BYERS RANCH ESTATES, PHASE I
City of Springtown E.T.J., Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 11 day of October, 2017.

Tommy Miles
Tommy Miles (President of TM Land Co., LP.)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, president of TM Land Co., LP., 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 11th day of October, 2017.

Quinn Brezina
Notary Public State of Texas



FINAL PLAT
Showing Lots 1 THRU 19
BYERS RANCH ESTATES, PHASE I
28.31 acres of land situated in the
ROBERT M. THROCKMORTON SURVEY, ABSTRACT NO. 1329 and the I&G.N. R.R. CO. SURVEY, ABSTRACT NO. 1982,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

September 7, 2017
APPROVAL DATE

Derek Cookburn
CHAIRMAN

Alonzo Y. Sweet
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

September 28, 2017
APPROVAL DATE

James A. Patin III
MAYOR

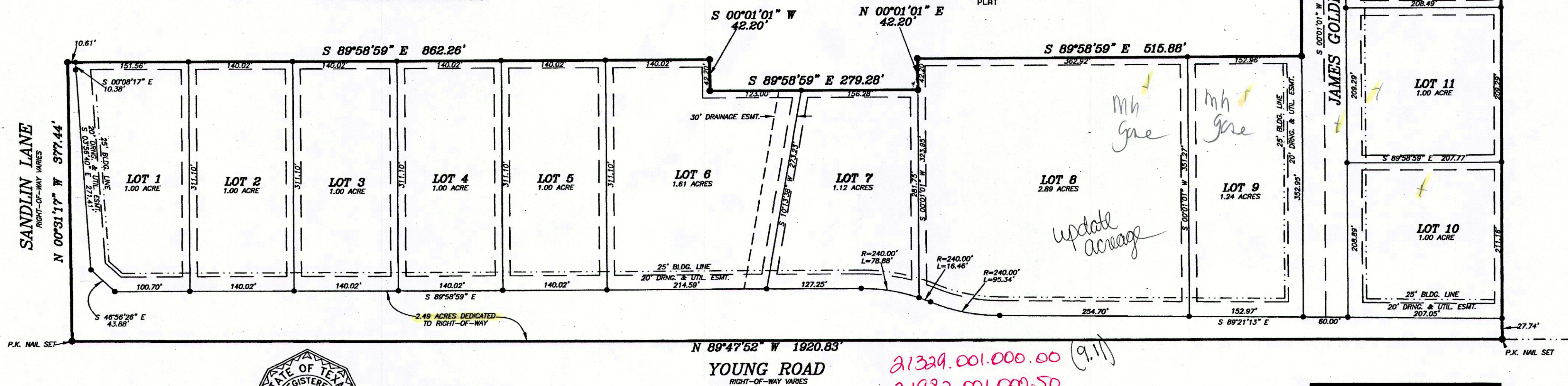
Chenue Bogan
CITY SECRETARY

ACCT. NO.: 10876
SCH. DIST.: SP
CITY: J-7+K-7
MAP NO.:

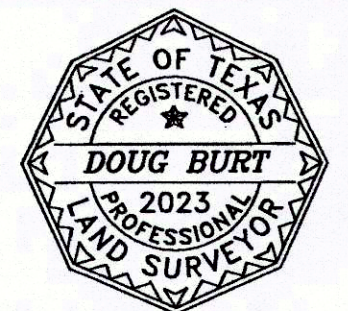
FUTURE DEVELOPMENT
BYERS RANCH PHASE II
TM LAND CO., LP.
DOCUMENT NO. 201709173

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201731313
12/19/2017 08:57 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



SCALE 1" = 100'
NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 23, 2017

document by Jack + Tom

21329.001.000.00 (9.1)
21982.001.000.50
21982.002.000.00
21982.001.000.00 E-10

OWNER/DEVELOPER
TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082