

VICINITY MAP
(NOT TO SCALE)

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY DHI TITLE COMPANY IN TITLE COMMITMENT NO. 520-200225063, DATED DECEMBER 14, 2020.

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

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THE EASEMENTS RECORDED IN VOLUME 165, PAGE 226 AND VOLUME 189, PAGE 68, D.R.P.C.T., DO NOT AFFECT.

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

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: March 18, 2021

CHAIRMAN: [Signature]

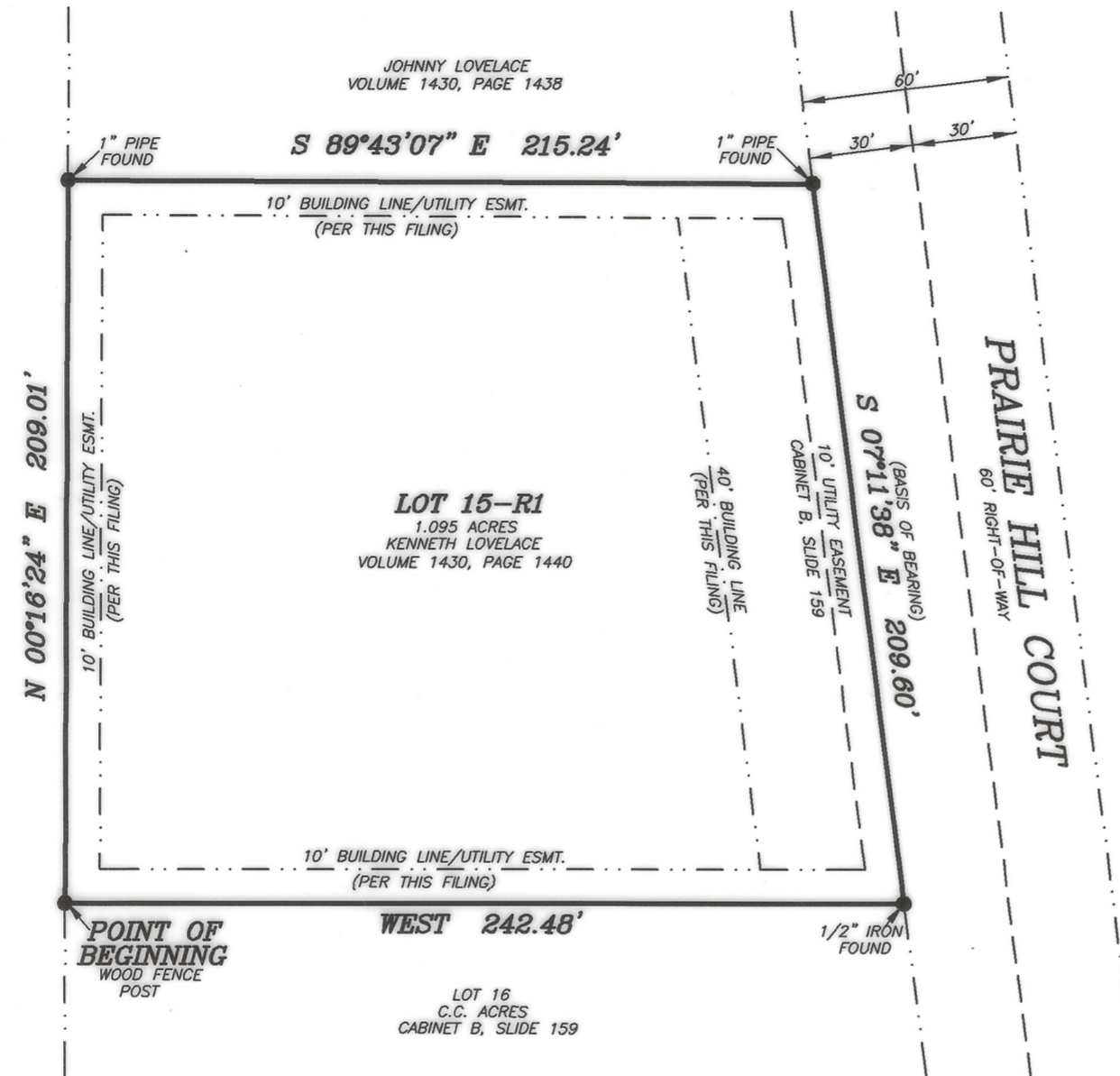
SECRETARY: [Signature]

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: March 18, 2021

MAYOR: [Signature]

CITY SECRETARY: [Signature]



WILLIAM HOWARD TAYLOR
DIANNA LYNNE TAYLOR
CLERKS FILE NO. 201616663

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Kenneth Lovelace is the owner of the following described real property to wit:

Description for a portion of Lot 15, C.C. ACRES, an addition to Parker County, Texas, according to the final plat thereof recorded in Plat Cabinet B, Slide 159, Plat Records, Parker County, Texas, said tract being the same tract of land described in deed to Kenneth Lovelace, recorded in Volume 1430, Page 1440, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a wood fence post at the Southwest corner of said Volume 1430, Page 1440 and the Southwest corner of said Lot 15 and the Northwest corner of Lot 16, and being in the East line of that certain tract of land described in deed to William Howard Taylor and Dianna Lynne Taylor, recorded in Clerks File No. 201616663, Real Records, Parker County, Texas;

THENCE N 00°16'24" E, with the common line of said Volume 1430, Page 1440 and said Clerks File No. 201616663, 209.01 feet to a 1" pipe found at the Northwest corner of said Volume 1430, Page 1440 and the Southwest corner of that certain tract of land described in deed to Johnny Lovelace, recorded in Volume 1430, Page 1438, Real Records, Parker County, Texas;

THENCE S 89°43'07" E, with the common line of said Volume 1430, Page 1440 and said Volume 1430, Page 1438, 215.24 feet to a 1" pipe found in the West line of Prairie Hill Court and being for the Northeast corner of said Volume 1430, Page 1440 and the Southeast corner of said Volume 1430, Page 1438;

THENCE S 07°11'38" E, with the West line of said Prairie Hill Court, 209.60 feet to a 1/2" iron found at the Southeast corner of said Volume 1430, Page 1440 and for the Northeast corner of said Lot 16;

THENCE West, with the common line of said Volume 1430, Page 1440 and said Lot 16, 242.48 feet to the POINT OF BEGINNING and containing 1.095 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kenneth Lovelace, does hereby adopt this plat of the hereinabove described real property as.....

Lot 15-R1
C.C. ACRES
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 2 day of April, 2021.

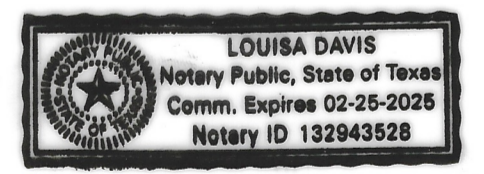
[Signature: Kenneth Lovelace]
Kenneth Lovelace

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Lovelace, 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 2 day of April, 2021.

[Signature: Louisa Davis]
Notary Public, State of Texas



This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

10901.001.015.10

ACCT NO: 10901
SCH DIST: SP

FILED AND RECORDED

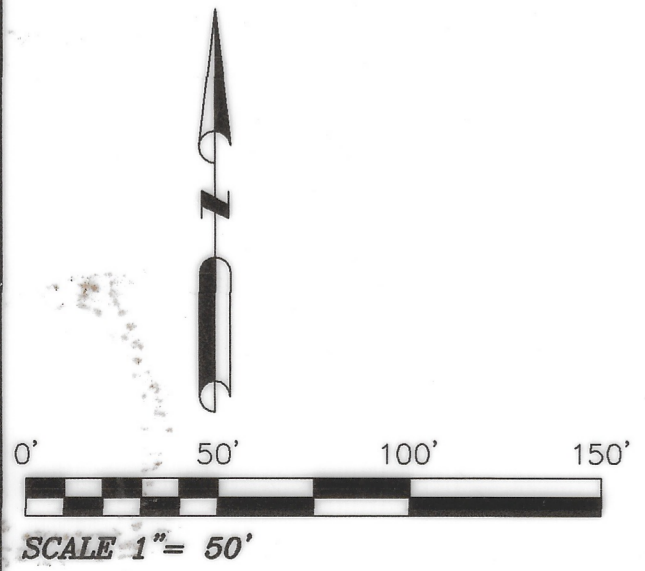
OFFICIAL PUBLIC RECORDS

[Signature: Lila Deakle]

202116106
04/26/2021 09:29 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
Kenneth Lovelace
419 Prairie Hill Court
Springtown, Texas 76082

PLAT REVISION SHOWING
Lot 15-R1,
C.C. ACRES
being a re-plat of a portion of Lot 15, C.C. ACRES, an addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 158, Plat Records, Parker County, Texas and being 1.095 acres of land situated in the EBENEZER MILLER SURVEY, ABSTRACT NO. 899, City of Springtown Extra Territorial Jurisdiction, Parker County, Texas.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
[Signature: Doug Burt]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 13, 2021

E 729