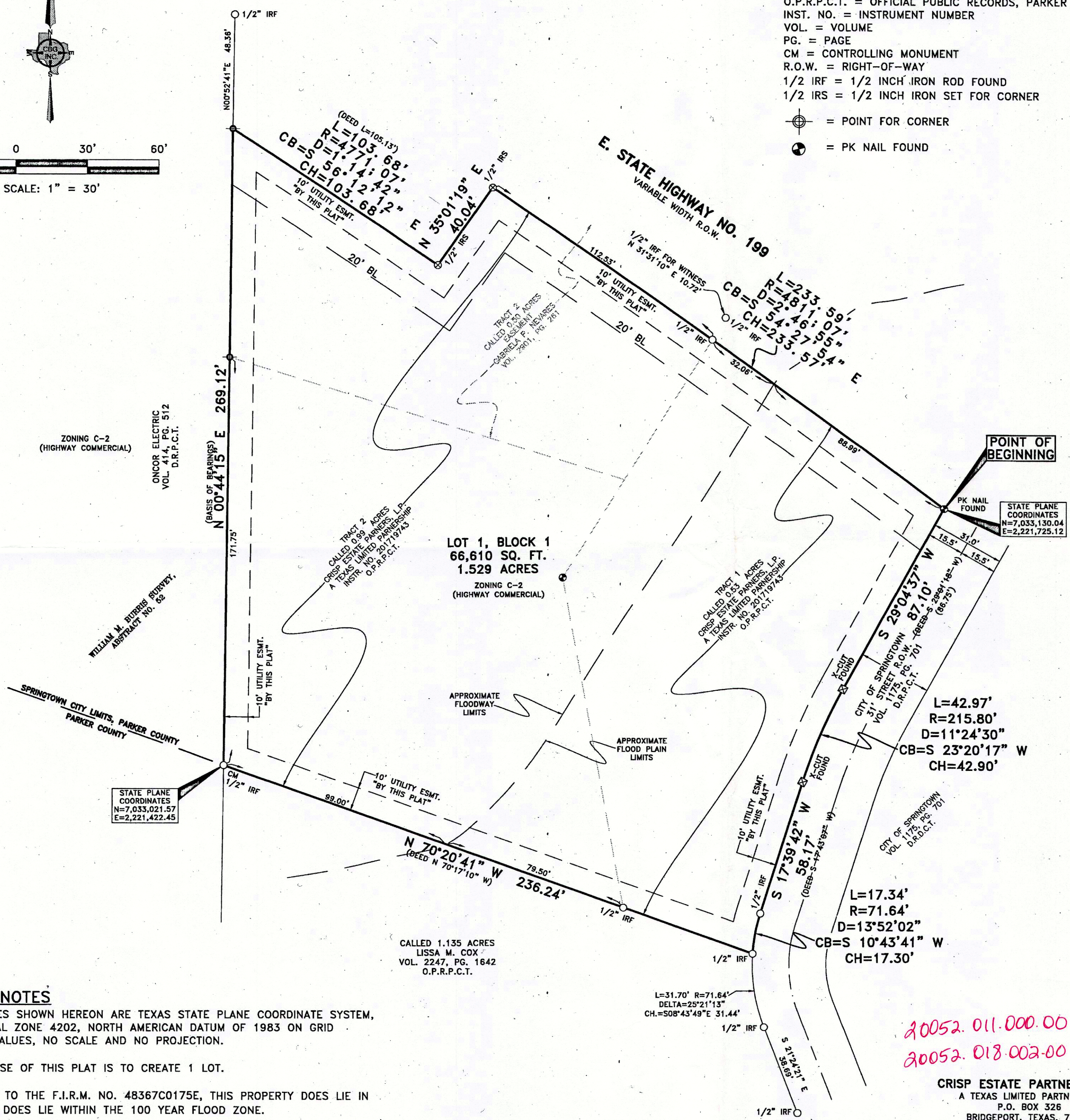
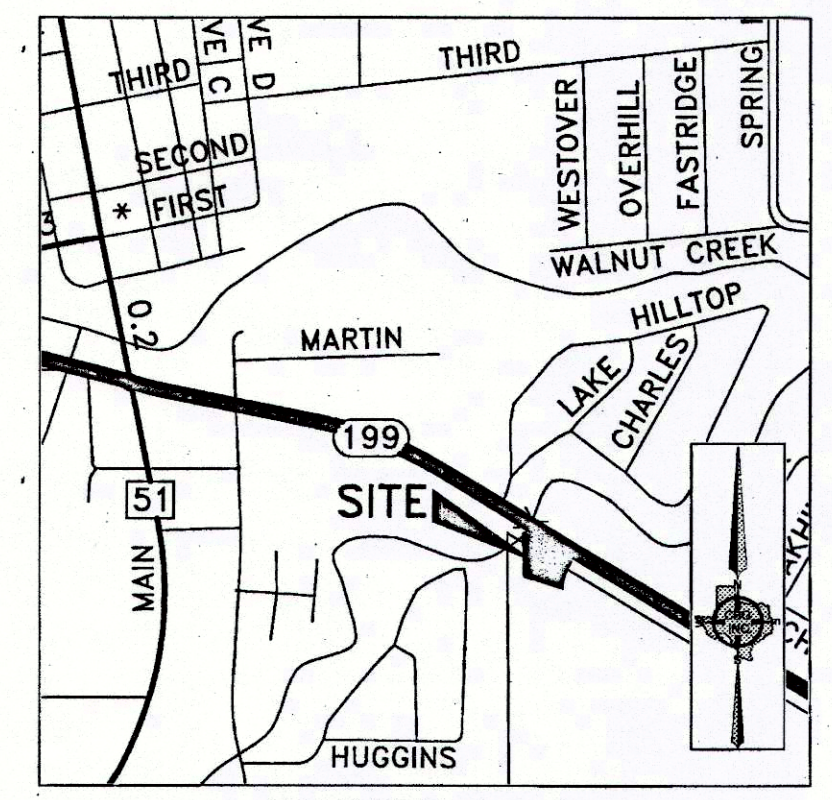


LEGEND
 D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
 O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2 IRF = 1/2 INCH IRON ROD FOUND
 1/2 IRS = 1/2 INCH IRON SET FOR CORNER
 ⊕ = POINT FOR CORNER
 ⊙ = PK NAIL FOUND



ZONING C-2
(HIGHWAY COMMERCIAL)

ONCOR ELECTRIC
VOL. 414, PG. 512
D.R.P.C.T.

WILLIAM M. BURRIS SURVEY,
ABSTRACT NO. 52

SPRINGTOWN CITY LIMITS, PARKER COUNTY
PARKER COUNTY

STATE PLANE COORDINATES
N=7,033,021.57
E=2,221,422.45

LOT 1, BLOCK 1
66,610 SQ. FT.
1.529 ACRES
ZONING C-2
(HIGHWAY COMMERCIAL)

POINT OF BEGINNING

PK NAIL FOUND
STATE PLANE COORDINATES
N=7,033,130.04
E=2,221,725.12

ACCT. NO.: 11671
SCH. DIST.: SP
CITY: CSP
MAP NO.: K-16

GENERAL NOTES

- 1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) ACCORDING TO THE F.I.R.M. NO. 48367C0175E, THIS PROPERTY DOES LIE IN ZONE AE AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 4) FINISH FLOOR ELEVATION = 850.00

FINAL PLAT
 LOT 1, BLOCK 1, CRISP ESTATES ADDITION
 CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
 BEING A TRACT OF LAND SITUATED IN THE WILLIAM M. BURRIS SURVEY, ABSTRACT NO. 52
 66,610 SQ.FT. / 1.529 ACRES
 10/26/17

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbginctx.com

CRISP ESTATE PARTNERS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 P.O. BOX 326
 BRIDGEPORT, TEXAS, 76242
 INSTR. NO. 201719743
 O.P.R.P.C.T.

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 20052.018.002.00

E71