

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

CONTACT 1-800-DIGRESS FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

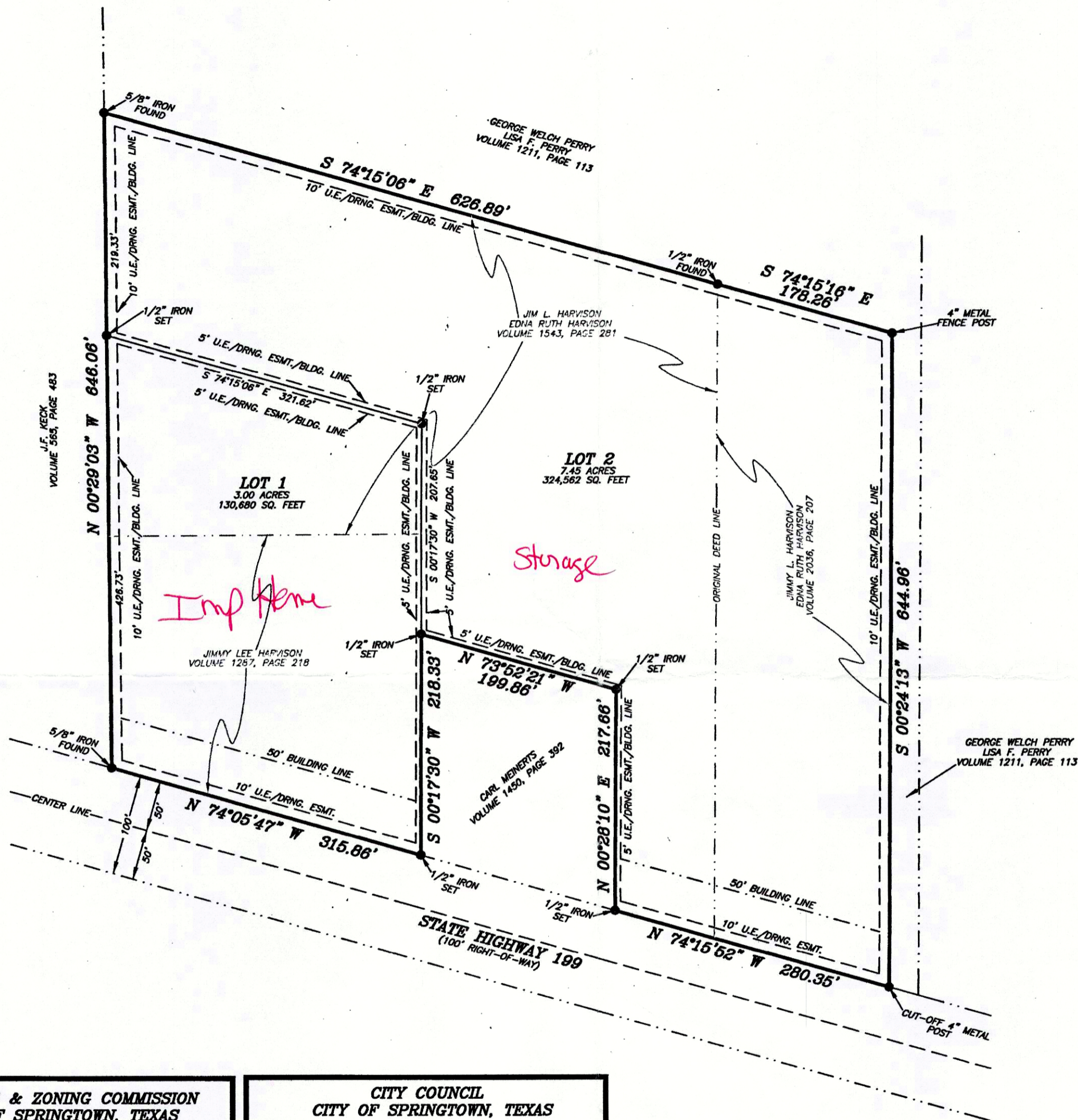
ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

NOTE: EXISTING STRUCTURES ARE PRE-EXISTING AT THE TIME OF PLATTING AND ARE SITUATED INSIDE THE BUILDING LINES. IF EVER THE EXISTING STRUCTURES ARE REMOVED BY WHATEVER MEANS, THEN ANY NEW CONSTRUCTION WILL HAVE TO COMPLY WITH THE BUILDING LINES SHOWN HEREON.



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Jimmy Lee Harvison and Edna Ruth Harvison, being the owners of that certain 10.45 acre tract of land more particularly described as follows:

BEGINNING at a 4" metal fence post at the Northeast corner of said Volume 2036, Page 207 and being for an ell corner of that certain tract of land described in deed to George Welch Perry, recorded in Volume 1211, Page 113, Real Records, Parker County, Texas, said post being by deed call, S 00°28'00" W, 1156.50 feet and N 73°00'00" W, 30.00 feet from the Northeast corner of said G.W. DUNCAN SURVEY;

THENCE S 00°24'13" W, with the common line of said Volume 2036, Page 207 and said Volume 1211, Page 113, 644.96 feet to cut-off 4" metal fence post in the North line of State Highway 199, said post being for the Southeast corner of said Volume 2036, Page 207 and for the Southwest corner of said Volume 1211, Page 113;

THENCE N 74°15'52" W, with the North line of said State Highway 199, passing the Southwest corner of said Volume 2036, Page 207 and the Southeast corner of said Volume 1543, Page 281 and continuing with the South line of said Volume 1543, Page 281, in all, 280.35 feet to a 1/2" iron set at the most Southerly Southwest corner of said Volume 1543, Page 281 and at the Southeast corner of that certain tract of land described in deed to Carl Meinerts, recorded in Volume 1450, Page 392, Real Records, Parker County, Texas;

THENCE N 00°28'10" E, with the common line of said Volume 1543, Page 281 and said Volume 1450, Page 392, 217.66 feet to a 1/2" iron set at and ell corner of said Volume 1543, Page 281 and for the Northeast corner of said Volume 1450, Page 392;

THENCE N 73°52'21" W, with the common line of said Volume 1543, Page 281 and said Volume 1450, Page 392, 199.86 feet to a 1/2" iron set at an ell corner of said Volume 1543, Page 281 and at the Northwest corner of said Volume 1450, Page 392 and being in the East line of said Volume 1287, Page 218;

THENCE S 00°17'30" W, with the common line of said Volume 1287, Page 218 and said Volume 1450, Page 392, 218.33 feet to a 1/2" iron set at the Southeast corner of said Volume 1287, Page 218 and for the Southwest corner of said Volume 1450, Page 392 and being in the North line of said State Highway 199;

THENCE N 74°05'47" W, with the North line of said State Highway 199, 315.86 feet to a 3/8" iron found at the Southwest corner of said Volume 1287, Page 218 and for the Southeast corner of that certain tract of land described in deed to J.F. Keck, recorded in Volume 565, Page 483, Deed Records, Parker County, Texas;

THENCE N 00°29'03" W, with the common line of said Volume 1287, Page 218 and said Volume 565, Page 483, passing the Northwest corner of said Volume 1287, Page 218 and the most Westerly Southwest corner of said Volume 1543, Page 281, continuing with the common line of said Volume 1543, Page 281 and said Volume 565, Page 483, in all, 646.06 feet to a 3/8" iron found at the Northwest corner of said Volume 1543, Page 281 and at the most Westerly Southwest corner of said Volume 1211, Page 113;

THENCE S 74°15'06" E, with the common line of said Volume 1543, Page 281 and said Volume 1211, Page 113, 626.89 feet to a 1/2" iron found at the Northeast corner of said Volume 1543, Page 281 and at the Northwest corner of said Volume 2036, Page 207;

THENCE S 74°15'16" E, with the common line of said Volume 2036, Page 207 and said Volume 1211, Page 113, 178.26 feet to the POINT OF BEGINNING and containing 10.45 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jimmy Lee Harvison and Edna Ruth Harvison, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 and 2,
G.W. DUNCAN NO. 375 ADDITION,
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 7th day of June, 2019.

Jimmy Lee Harvison
Jimmy Lee Harvison

Edna Ruth Harvison
Edna Ruth Harvison

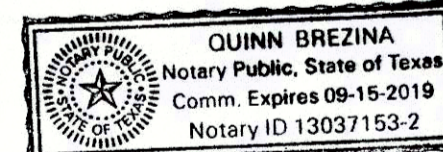
ACCT. NO.: 12592
SCH. DIST.: 3P
CITY: J-5
MAP NO.:

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jimmy Lee Harvison, 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 7th day of June, 2019.

Quinn Brezina
Notary Public State of Texas

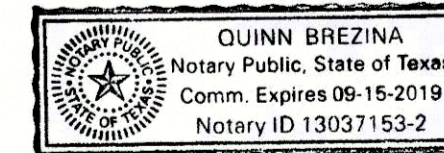


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Edna Ruth Harvison, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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 7th day of June, 2019.

Quinn Brezina
Notary Public State of Texas



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

June 6, 2019
APPROVAL DATE

John McElathig
CHAIRMAN

Donna P. Lantz
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE

N/A
MAYOR

CITY SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lula Deakle

201914528
06/13/2019 10:48 AM
Fee: 76.00
Lula Deakle, County Clerk
Parker County, Texas
PLAT

20375.012.000.00
20375.012.000.50

20375.017.000.00
20375.009.000.00

Plat Showing
Lots 1 and 2,
G.W. DUNCAN NO. 375 ADDITION,
10.45 acres of land situated in the
G.W. DUNCAN SURVEY, Abstract No. 375,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

0' 100' 200' 300'

SCALE 1" = 100'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186600



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 14, 2019

OWNER/DEVELOPER

JIMMY & EDNA HARVISON
1150 W. HIGHWAY 199
SPRINGTOWN, TEXAS 76082

E 307