

**PLANNING & ZONING COMMISSION**  
**CITY OF SPRINGTOWN, TEXAS**

October 5, 2017  
 APPROVAL DATE

*Sarah Cochran*  
 CHAIRMAN

*Worce L. Savet*  
 SECRETARY

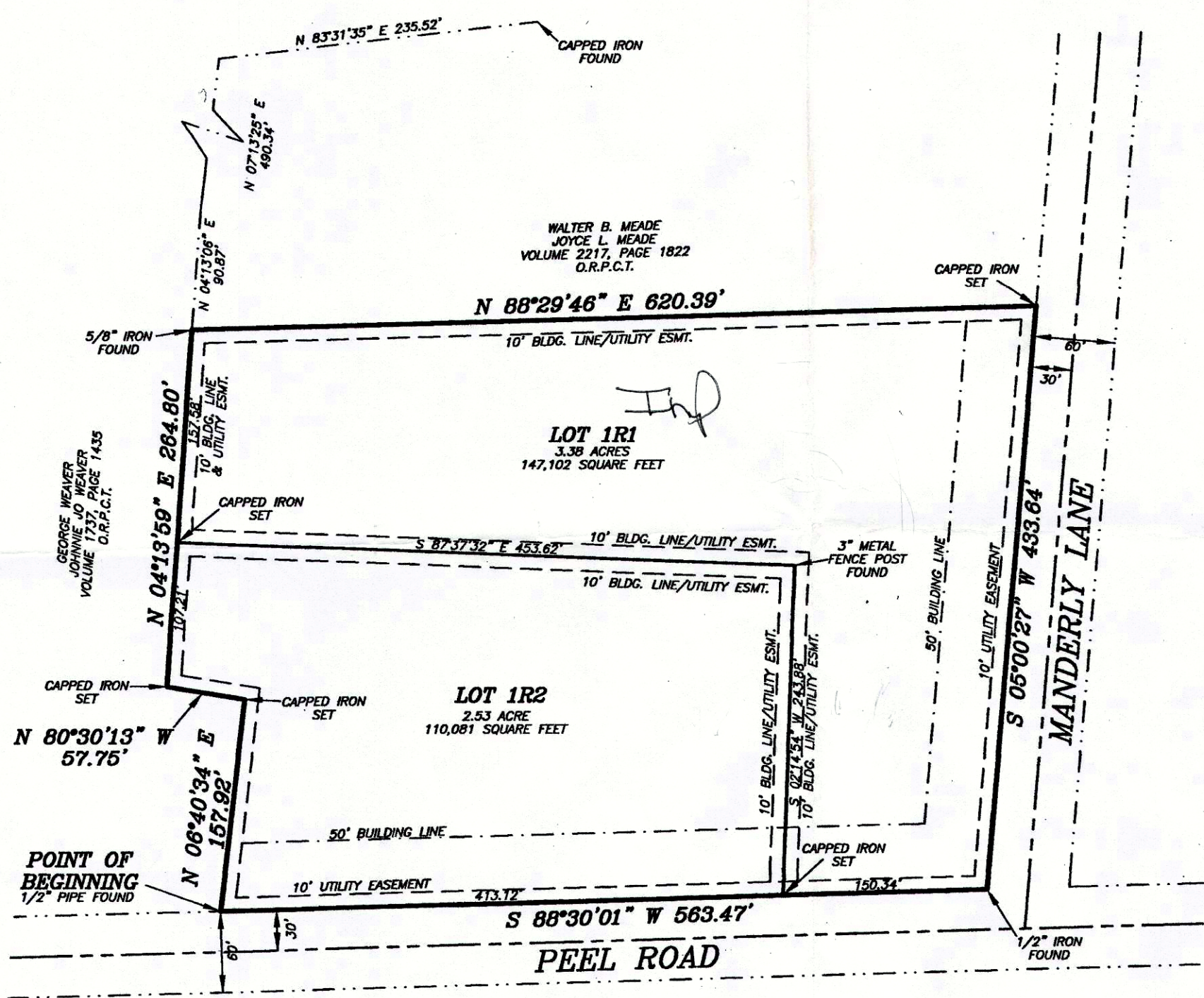
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**CITY COUNCIL**  
**CITY OF SPRINGTOWN, TEXAS**

October 26, 2017  
 APPROVAL DATE

*John Bogan*  
 MAYOR

*Jhanna Bogan*  
 CITY SECRETARY



STATE OF TEXAS }  
 COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Orville R. Vaughn and Lillie J. Vaughn, are the owners of the following described real property to wit:

Description for a 5.90 acre tract of land situated in the R.D. THOMASON SURVEY, Abstract No. 1569, Parker County, Texas, said tract being that certain tract of land described in deed to Orville R. Vaughn and Lillie J. Vaughn, recorded in Volume 1019, Page 963, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" pipe found in the North line of Peel Road at the Southeast corner of that certain tract of land described by deed to George Weaver and Johnnie Jo Weaver, recorded in Volume 1737, Page 1435, Official Records, Parker County, Texas and being per deed call S 45°23'00" E, 1458.01 feet from the Northwest corner of said THOMASON SURVEY;

THENCE N 06°40'34" E, along the common line of said Vaughn tract and said Weaver tract, 157.92 feet to a capped iron set;

THENCE N 80°30'13" W, along the common line of said Vaughn tract and said Weaver tract, 57.75 feet to a capped iron set;

THENCE N 04°13'59" E, along the common line of said Vaughn tract and said Weaver tract, 264.80 feet to a 5/8" iron found at the Southwest corner of that certain tract of land described by deed to Walter B. Meade and Joyce L. Meade, recorded in Volume 2217, Page 1822, Official Records, Parker County, Texas;

THENCE N 88°29'46" E, along the common line of said Vaughn tract and said Meade tract, 620.39 feet to a capped iron set in the West line of Manderly Lane;

THENCE S 05°00'27" W, along said Manderly Lane, 433.64 feet to a 1/2" iron found in the North line of said Peel Road;

THENCE S 88°30'01" W, along the North line of said Peel Road, 563.47 feet to the POINT OF BEGINNING and containing 5.90 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Orville R. Vaughn and Lillie J. Vaughn, do hereby adopt this plat of the hereinabove described real property as.....

Lots 1R1 & 1R2,  
 Green Meadows II  
 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<sup>th</sup> day of December, 2017.

*Orville R. Vaughn*  
 Orville Vaughn

*Lillie J. Vaughn*  
 Lillie Vaughn

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Orville R. Vaughn, 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 11<sup>th</sup> day of December, 2017.

*Jhanna Bogan*  
 Notary Public State of Texas

JHANNA BOGAN  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMM. EXP. 9/17/2020  
 NOTARY ID 1218653-7

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Lillie J. Vaughn, 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 11<sup>th</sup> day of December, 2017.

*Jhanna Bogan*  
 Notary Public State of Texas

JHANNA BOGAN  
 NOTARY PUBLIC STATE OF TEXAS  
 MY COMM. EXP. 9/17/2020  
 NOTARY ID 1218653-7

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

50' BUILDING LINE ALONG ALL ROADS.

10' BUILDING LINE ALONG SIDE & REAR LOT LINES.

10' UTILITY EASEMENT INSIDE ALL LOT LINES.

WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.

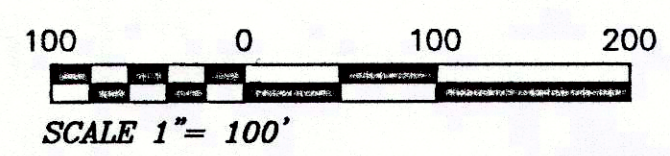
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEM.

CONTACT 811 FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCT. NO.: 12881  
 SCH. DIST.: 3P  
 CITY: K4  
 MAP NO.:

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
 201730668  
 12/12/2017 10:30 AM  
 Fee: 75.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT



**NRB SURVEYING, PLLC**  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 817-584-9027  
 nrbsurvey@yahoo.com  
 FIRM NO. 10186900

**OWNER/DEVELOPER:**  
 ORVILLE R. VAUGHN  
 LILLIE J. VAUGHN  
 103 MANDERLY LANE  
 SPRINGTOWN TX, 76082



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

*Doug Burt*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 SEPTEMBER 14, 2017

12881-001-001-00  
 12881-001-001-50

**PLAT REVISION**  
 Showing Lots 1R1 & 1R2  
 GREEN MEADOWS II,  
 5.90 acres of land situated in the  
 R. D. Thomason, Abstract No. 1569,  
 City of Springtown Extra Territorial Jurisdiction,  
 Parker County, Texas.