

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.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITY EASEMENTS OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

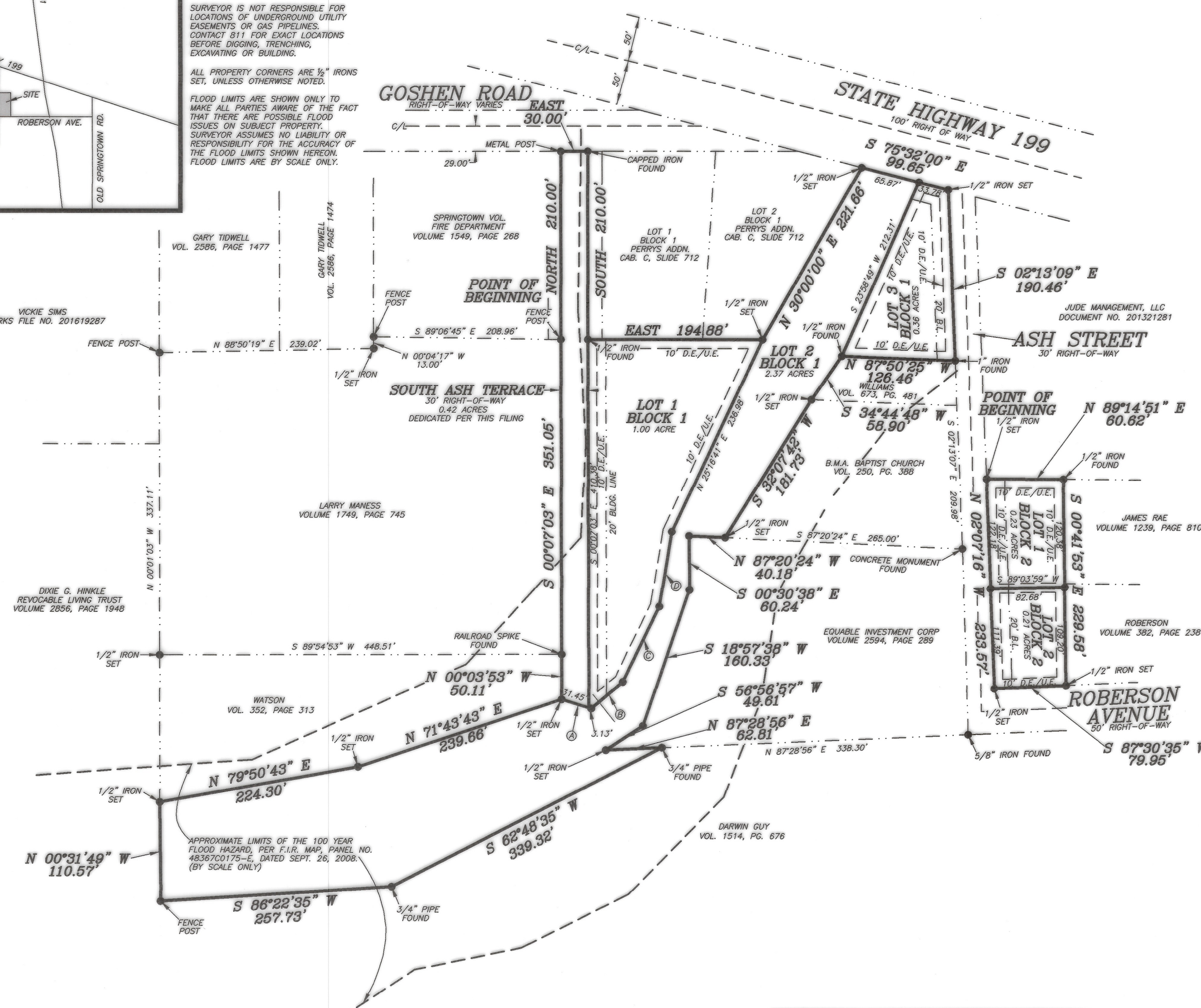
ALL PROPERTY CORNERS ARE 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON SUBJECT PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD LIMITS ARE BY SCALE ONLY.

202147488 PLAT Total Pages: 1

**LINE DETAIL**

LINE	BEARING	LENGTH
A	S 72°56'37" E	34.58'
B	N 49°46'15" E	45.67'
C	N 26°01'15" E	93.74'
D	N 08°28'44" E	84.47'



STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness being the owners of that certain tract of land more particularly described as follows:

TRACT ONE

Description for a 4.15 acre tract of land situated in the M. Leonard Survey, Abstract No. 822, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, recorded in Volume 1125, Page 343, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a fence post at the Northwest corner of said Volume 1749, Page 745, said post being by deed call, 251.60 feet South of the Northwest corner of said M. Leonard Survey;

THENCE N 88°50'19" E, 239.02 feet to a 1/2" iron set;

THENCE N 00°04'17" W, 13.00 feet to a fence post at the called Southwest corner of Volume 1549, Page 268, R.R.P.C.T.;

THENCE S 89°06'45" E, with the South line of said Volume 1549, Page 268, 208.96 feet to a fence post at the called Southeast corner of said Volume 1549, Page 268 and being for the POINT OF BEGINNING;

THENCE North, 210.00 feet to a fence post in the South line of Goshen Road;

THENCE East, with the South line of said Goshen Road, 30.00 feet to a capped iron found;

THENCE South, 210.00 feet to a 1/2" iron found;

THENCE East, 194.88 feet to a 1/2" iron set;

THENCE N 30°00'00" E, 221.66 feet to a 1/2" iron set in the South line of State Highway No. 199;

THENCE S 75°32'00" E, with the South line of said State Highway No. 199, 99.65 feet to a 1/2" iron set at the intersection of the South line of said State Highway No. 199 and the West line of Ash Street;

THENCE S 02°13'09" E, with the West line of said Ash Street, 190.46 feet to a 1" iron found;

THENCE N 87°50'25" W, 126.46 feet to a 1/2" iron found;

THENCE S 34°44'48" W, 58.90 feet to a 1/2" iron set;

THENCE S 32°07'42" W, 181.73 feet to a 1/2" iron set;

THENCE N 87°20'24" W, 40.18 feet to a point in a creek;

THENCE with said creek the following calls:

S 00°30'38" E, 60.24 feet;

S 18°57'39" W, 160.33 feet;

S 56°56'57" W, 49.61 feet;

N 87°28'56" E, 62.81 feet to a 3/4" pipe found;

THENCE S 62°48'35" W, 339.32 feet to a 3/4" pipe found;

THENCE S 86°22'35" W, 257.73 feet to a fence post;

THENCE N 00°31'49" W, 110.57 feet to a 1/2" iron set;

THENCE N 79°50'43" E, 224.30 feet to a 1/2" iron set;

THENCE N 71°43'43" E, 239.66 feet to a 1/2" iron set;

THENCE N 00°03'53" W, 50.11 feet to a railroad spike found;

THENCE N 00°07'03" W, 351.05 feet to the POINT OF BEGINNING and containing 4.15 acres of land.

TRACT TWO

Description for a 0.44 acre tract of land situated in the M. Leonard Survey, Abstract No. 822, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, recorded in Volume 1125, Page 343, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a fence post at the Northwest corner of said Volume 1749, Page 745, said post being by deed call, 251.60 feet South of the Northwest corner of said M. Leonard Survey;

THENCE N 88°50'19" E, 239.02 feet to a 1/2" iron set;

THENCE N 00°04'17" W, 13.00 feet to a fence post at the called Southwest corner of Volume 1549, Page 268, R.R.P.C.T.;

THENCE S 89°06'45" E, with the South line of said Volume 1549, Page 268, 208.96 feet to a fence post at the called Southeast corner of said Volume 1549, Page 268;

THENCE North, 210.00 feet to a fence post in the South line of Goshen Road;

THENCE East, with the South line of said Goshen Road, 30.00 feet to a capped iron found;

THENCE South, 210.00 feet to a 1/2" iron found;

THENCE East, 194.88 feet to a 1/2" iron set;

THENCE N 30°00'00" E, 221.66 feet to a 1/2" iron set in the South line of State Highway No. 199;

THENCE S 75°32'00" E, with the South line of said State Highway No. 199, 99.65 feet to a 1/2" iron set at the intersection of the South line of said State Highway No. 199 and the West line of Ash Street;

THENCE S 02°13'09" E, with the West line of said Ash Street, 190.46 feet to a 1" iron found;

THENCE S 14°49'57" E, 136.62 feet to a 1/2" iron set in the East line of said Ash Street for the POINT OF BEGINNING;

THENCE N 89°14'51" E, 60.62 feet to a 1/2" iron found;

THENCE S 00°41'53" E, 229.58 feet to a 1/2" iron set in the North line of Roberson Avenue;

THENCE S 87°30'35" W, with the North line of said Roberson Avenue, 79.95 feet to a 1/2" iron set at the intersection of the North line of said Roberson Avenue and the East line of said Ash Street;

THENCE N 02°07'16" W, with the East line of said Ash Street, 233.57 feet to the POINT OF BEGINNING and containing 0.44 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 through 3, Block 1 & Lots 1 & 2, Block 2, MANESS ADDITION, City of Springtown, 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 DECEMBER, 2021

*Volton Lee Roy Maness*  
Volton Lee Roy Maness  
(Executor of the Estate)

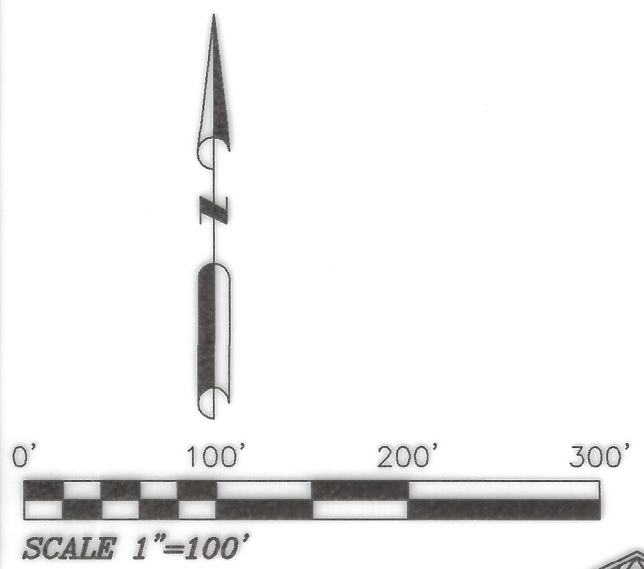
STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Volton Lee Roy Maness, 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 2nd day of December, 2021.

*Chela Ann Parker*  
Chela Ann Parker  
Notary Public State of Texas

Amended Plat Showing  
Lots 1 through 3, Block 1 & Lots 1 & 2, Block 2  
MANESS ADDITION,  
being an amending plat of Maness Addition, recorded in Cabinet E, Slide 241, Plat Records, Parker County, Texas and being 4.15 acres of land & 0.44 acres of land situated in the M. LEONARD SURVEY, Abstract No. 822, City of Springtown, Parker County, Texas.



NRB SURVEYING  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439

STATE OF TEXAS REGISTERED SURVEYOR DOUG BURT 2023 PROFESSIONAL LAND SURVEYOR

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202147488  
12/06/2021 03:33 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**F93**  
OWNER/DEVELOPER  
Volton Lee Roy Maness  
505 Trussell Drive  
Springtown, Tx, 76082  
817-269-5564

PLANNING & ZONING COMMISSION  
CITY OF SPRINGTOWN, TEXAS

*Volton Lee Roy Maness*  
APPROVAL DATE  
CHAIRMAN

SECRETARY

CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS

October 22, 2020  
APPROVAL DATE  
*Denise Taylor*  
MAYOR  
CITY SECRETARY

OLETA ANN PARKER  
My Notary ID # 7603891  
Expires January 31, 2022