

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

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-INTREST FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

ALL CORNERS ARE 1/4" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CORNER SECTION 23A(032) BUTTER IS ADISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THERE SHALL BE NO TREE SURVIV PLANT, SUCH, SOIL, EVIDENCE, REMAINS, MARKS OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB ON EDGE OF PAVEMENT.

40' BUILDING LINE ALONG ALL ROADS.

15' BUILDING LINE ALONG ALL REAR LOT LINES.

15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE/UTILITY EASEMENT INSIDE ALL REAR LOT LINES.

10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

TOTAL NUMBER OF RESIDENTIAL LOTS: 12

FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE FURNISHED BY JORDAN ENGINEERING, L.L.C.

WHEREAS Alllove Holdings, LLC being the owner of that certain 19.99 acre tract of land more particularly described as follows:

Description for a 19.99 acre tract of land situated in the EZEKIEL A. FLEMING SURVEY, Abstract No. 457, Parker County, Texas, said tract being the same tract of land described in deed to Alllove Holdings, LLC, recorded in Clerks File No. 201824712, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a p.k. nail found in the center of Goshen Road, said nail being for the Northeast corner of said Clerks File No. 201824712 and which by deed call the Northwest corner of Courtney Heights, a subdivision in Parker County, Texas, recorded in Cabinet C, Slide 216, Plat Records, Parker County, Texas, bears S 00°46'21" E, 32.74 feet;

THENCE S 01°10'08" E, leaving said Goshen Road, and with the common line of said Clerks File No. 201824712 and said Courtney Heights, passing the Southwest corner of said Courtney Heights and the Northwest corner of that certain tract of land described in deed to Brenda S. Lyons, recorded in Clerks File No. 201513718, and continuing with the common line of said Clerks File No. 201824712 and said 201513718, in all, 1776.68 feet to a 1/2" iron found at the Southeast corner of said Clerks File No. 201824712, and the Southwest corner of said Clerks File No. 201513718;

THENCE S 89°03'30" W, with the South line of said Clerks File No. 201824712, 508.92 feet to a capped iron found at the Southwest corner of said Clerks File No. 201824712 and the Southeast corner of that certain tract of land described in deed to Andrea Ellen Robertson Hungerford, recorded in Volume 1298, Page 1190, Real Records, Parker County, Texas;

THENCE N 00°24'22" W, with the common line of said Clerks File No. 201824712 and said Volume 1298, Page 1190, 1746.70 feet to a p.k. nail found in the center of said Goshen Road and being for the Northwest corner of said Clerks File No. 201824712 and the Northeast corner of said Volume 1298, Page 1190;

THENCE S 89°35'29" E, with the center of said Goshen Road, 245.88 feet to a p.k. nail found;

THENCE N 80°33'11" E, with the center of said Goshen Road, 242.30 feet to the POINT OF BEGINNING and containing 19.99 acres of land.

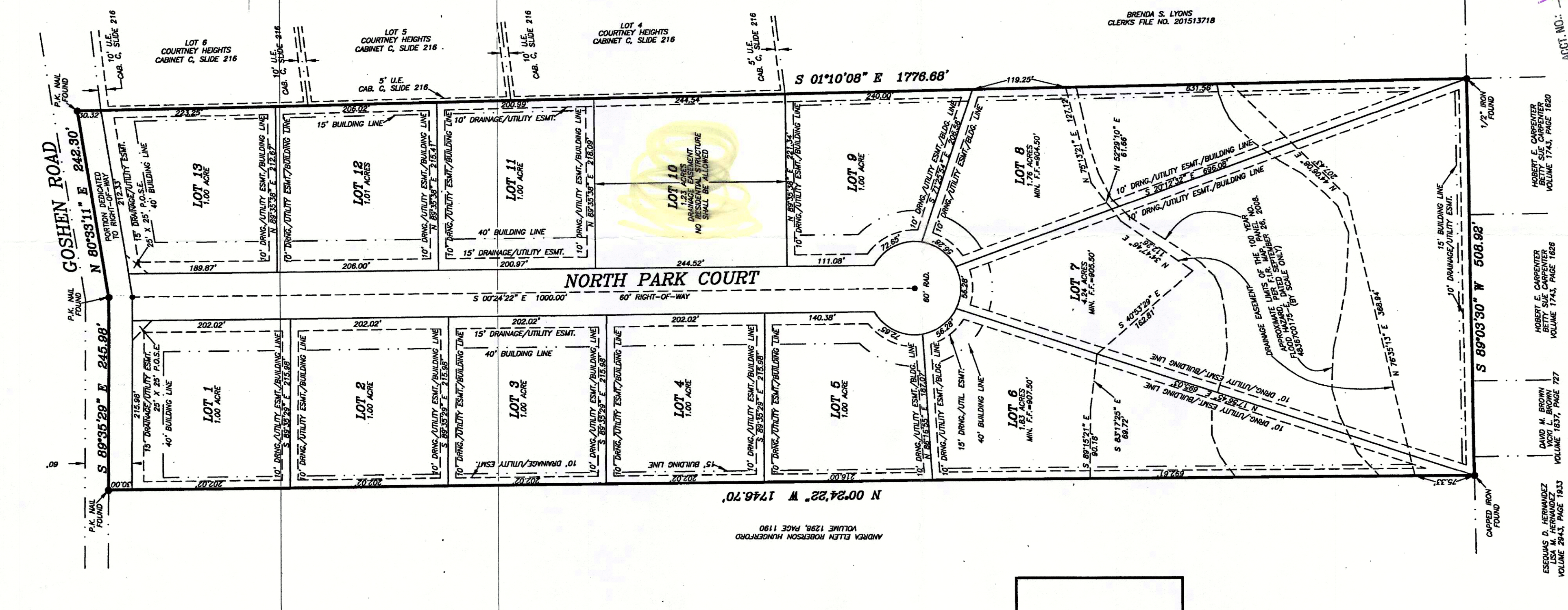
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Alllove Holdings, LLC, acting by and thru its duly authorized agent does hereby accept this plat designating the hereinabove described real property as.....

Lots 1 thru 13,
North Park In Springtown,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 10th day of June, 2019.

Daniel Morgan
(President)



STEPHANIE SALDIVAR
Notary Public, State of Texas
Notary ID# 12492379-8
My Commission Expires 05-23-2020

LIENHOLDER
Fidelity Capital Bank
Weatherford, Texas 76085

This is the 10th day of June, 2019.
Stephanie Saldivar
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201914531
2019/06/06 10:56 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLH

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
June 6, 2019

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

John McBrothig
CITY SECRETARY

Mara L. Gaudet
CITY SECRETARY

ACCT. NO.: 15592
SCH. DIST.: 5D
CITY: JFLP
MAP NO.: 20457-001-007-00

Final Plat Showing
Lots 1 thru 13
North Park In Springtown
19.99 acres of land situated in the
EZEKIEL FLEMING SURVEY, Abstract No. 457,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

OWNER/DEVELOPER
ALLLOVE HOLDINGS, LLC
WEATHERFORD, TEXAS 76085

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY OF THE CITY OF SPRINGTOWN, TEXAS.

DOUG BURT PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 19, 2019

ESQUINAS J. HERNANDEZ
VOLUME 2943, PAGE 1833

DAVID M. BROWN
VICKI L. BROWN
VOLUME 1837, PAGE 727

ROBERT E. CARPENTER
BETTY SUE CARPENTER
VOLUME 1743, PAGE 1628

ROBERT E. CARPENTER
VOLUME 1743, PAGE 1628

BRENDA S. LYONS
CLERKS FILE NO. 201513718

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Morgan, President of Alllove Holdings, LLC, known to me to be the person whose name is subscribed to the 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 10th day of June, 2019.

Mara L. Gaudet
Notary Public State of Texas

Donna I. Garrett
Notary Public, State of Texas
My Comm. Exp. 4/9/2022
Notary ID# 343011-1

SCALE 1" = 100'

NRB SURVEYING, PLLC
SPRINGTOWN, TEXAS 76082
RSM# 817-584-9027
NLS# 817-406-6439
FIRM NO. 1016600

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
L.A.D. SURVEYOR

2019168 RSP