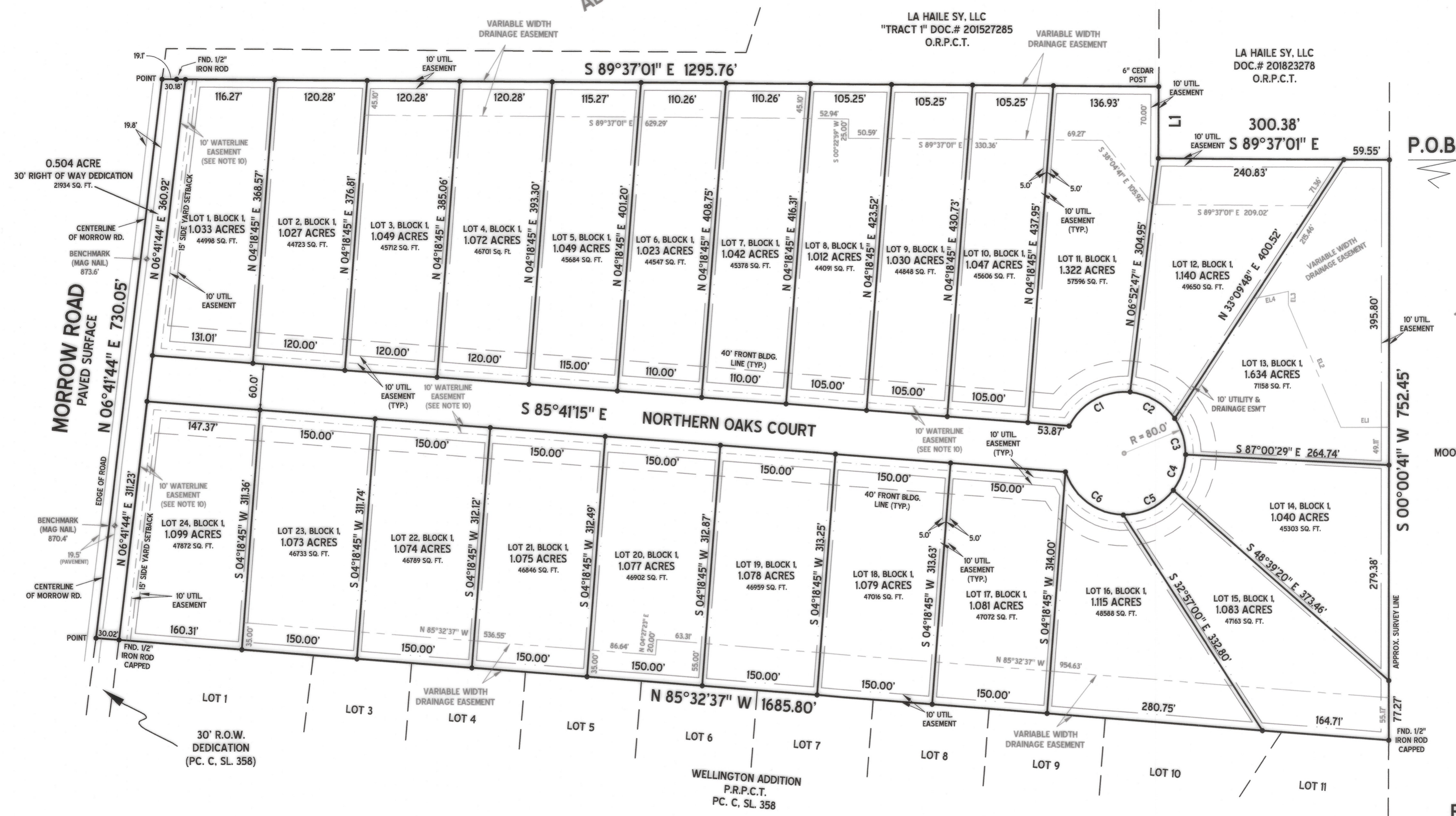


M. THOMAS SURVEY
ABSTRACT NO. 1304



T&P RR CO SURVEY
SECTION 53
ABSTRACT NO. 1386

MOONEY 2009 IRREVOCABLE TRUST
V. 738, P. 93, O.R.P.C.T.

WELLINGTON ADDITION
P.R.P.C.T.
PC. C, SL. 358

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°13'44" W	92.94'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	80.00'	96.45'	N 60°52'25" E	90.71'
C2	80.00'	69.71'	S 59°37'40" E	67.52'
C3	80.00'	50.00'	S 16°45'40" E	49.19'
C4	80.00'	50.00'	S 19°02'55" W	49.19'
C5	80.00'	75.00'	S 63°48'40" W	72.28'
C6	80.00'	100.00'	N 53°31'18" W	93.62'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 89°59'19" E	62.58'
EL2	S 23°20'27" E	172.93'
EL3	S 00°00'41" W	17.63'
EL4	S 78°09'48" W	47.26'

21304.001.000.00
21304.001.000.50

ACCT NO: 15617
SCH DIST: SP

FINAL PLAT
LOTS 1 - 24, BLOCK 1
NORTHERN OAKS
AN ADDITION TO THE ETJ OF THE CITY OF
SPRINGTOWN, PARKER COUNTY, TEXAS
BEING A 28.960 ACRES TRACT OF LAND OUT OF THE M. THOMAS SURVEY,
ABSTRACT NO. 1304, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT
CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 202000295, OFFICIAL
RECORDS, PARKER COUNTY, TEXAS.

FEBRUARY 2021

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
LACKLAND LAND DEVELOPER, LTD.
3045 LACKLAND ROAD
FORT WORTH, TX, 76116

TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

E-758

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LACKLAND LAND DEVELOPER, LTD., BEING THE OWNER(S) OF A 28.960 ACRES TRACT OF LAND OUT OF THE M. THOMAS SURVEY, ABSTRACT NO. 1304, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 202000295, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)

BEGINNING AT A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC.# 201823278, O.P.R.P.C.T., IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 738, P. 93, O.R.P.C.T. AND IN THE EAST LINE OF SAID DOC.# 202000295, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF SAID M. THOMAS SURVEY IS CALCULATED TO BEAR N 00°00'41" E 916.42 FEET AND THE SOUTHEAST CORNER OF SAID DOC.# 202000295 BEARS S 00°00'41" W 752.45 FEET.

THENCE S 00°00'41" W 752.45 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT II, WELLINGTON ADDITION, PC, C, SL 358, P.R.P.R.C.T. BEING THE SOUTHEAST CORNER OF SAID DOC.# 202000295, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 85°32'37" W 1685.80 FEET TO A POINT IN THE APPROXIMATE CENTER LINE OF MORROW ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 06°41'44" E 730.05 FEET TO A POINT IN THE APPROXIMATE CENTER LINE OF SAID MORROW ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°37'01" E 1295.76 FEET TO A 6" CEDAR POST IN THE WEST LINE OF SAID DOC.# 201823278, AND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT 1, DOC.# 201527285, O.P.R.P.C.T. FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°13'44" W 92.94 FEET TO A SET 1/2" CAPPED (TEXAS SURVEYING, INC.) IRON ROD AT THE SOUTHWEST CORNER OF SAID DOC.# 201823278, FOR AN INTERIOR ELL CORNER OF THIS TRACT.

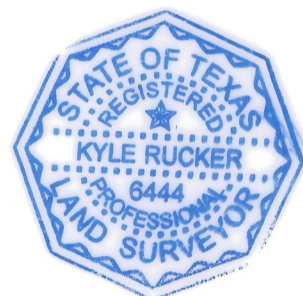
THENCE S 89°37'01" E 300.38 FEET TO THE POINT OF BEGINNING, CONTAINING 28.960 ACRES (1,261,497.8 Sq. Ft.) OF LAND.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SPRINGTOWN.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
FIELD DATE: OCTOBER 2018 - JN80705P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LACKLAND LAND DEVELOPER, LTD., ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-24, BLOCK 1, NORTHERN OAKS, AN ADDITION TO THE ETJ OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND PARKER COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SPRINGTOWN, TEXAS.

WITNESS, MY HAND, THIS THE 23 DAY OF March, 2021.

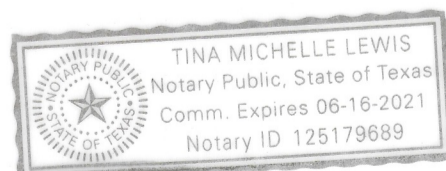
BY: *[Signature]*
TIM FLEET
PRESIDENT FOR 1900 LOOP 820, INC.
GENERAL PARTNER FOR LACKLAND LAND DEVELOPER, LTD.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Tim H. Fleet, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF March, 2021.

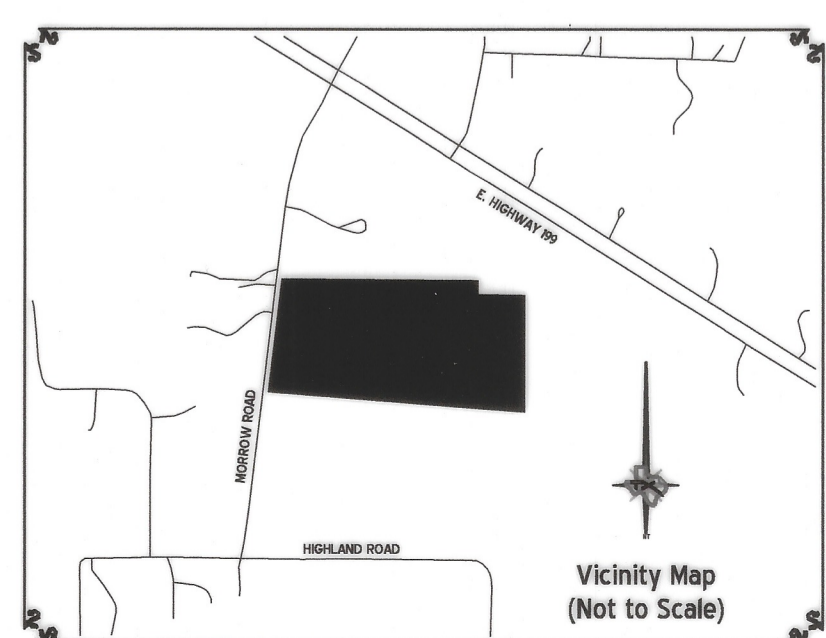
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT STREET
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
LACKLAND LAND DEVELOPER, LTD.
3045 LACKLAND ROAD
FORT WORTH, TX, 76116

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202119676
05/18/2021 03:39 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



PLAT CABINET E, SLIDE 758

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	80.00'	96.45'	N 60°52'25" E	90.71'
C2	80.00'	69.71'	S 59°37'40" E	67.52'
C3	80.00'	50.00'	S 16°45'40" E	49.19'
C4	80.00'	50.00'	S 19°02'55" W	49.19'
C5	80.00'	75.00'	S 63°48'40" W	72.28'
C6	80.00'	100.00'	N 53°31'18" W	93.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°13'44" W	92.94'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 89°59'19" E	62.58'
EL2	S 23°20'27" E	172.93'
EL3	S 00°00'41" W	17.63'
EL4	S 78°09'48" W	47.26'

NOTES:

- 1) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 2) AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED IN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0175E, DATED SEPTEMBER 26, 2018, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- 3) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)
- 4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 5) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 7) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.
- 8) ELECTRIC POWER TO BE PROVIDED BY TRI-COUNTY ELECTRIC COMPANY. EXISTING OLD LINES TO BE RELOCATED.
- 9) THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
- 10) WATER PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF SPRINGTOWN FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:

n/c PLANNING & ZONING CHAIRMAN
n/c DATE OF RECOMMENDATION

APPROVED BY:

[Signature] MAYOR/CITY MANAGER
March 5, 2020 DATE OF APPROVAL

ATTEST:

[Signature] CITY SECRETARY
May 14, 2021 DATE

FINAL PLAT
LOTS 1 - 24, BLOCK 1
NORTHERN OAKS
AN ADDITION TO THE ETJ OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
BEING A 28.960 ACRES TRACT OF LAND OUT OF THE M. THOMAS SURVEY, ABSTRACT NO. 1304, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 202000295, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

FEBRUARY 2021

TEXAS SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM