

I, DEREK OSBURN, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Derek Osburn
DEREK OSBURN

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

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-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.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL PROPERTY CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

CLUSTER BOX POSTAL COLLECTION SHALL BE LOCATED AT THE INTERSECTION OF OAK SPRINGS LANE AND THOMPSON ROAD.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.
10' BUILDING LINES ALONG ALL SIDE LOT LINES.
15' BUILDING LINES ALONG ALL REAR LOT LINES.
15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE & ALONG ALL REAR LOT LINES.
10' DRAINAGE & UTILITY EASEMENT ALONG SIDE LOT LINES.

OAK SPRINGS LANE=2,436.79 FEET.



STATE OF TEXAS }
COUNTY OF PARKER }

202133264 PLAT Total Pages: 1

WHEREAS Derek Osburn Constructions, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the T. SMITHERS SURVEY, Abstract No. 1166, Parker County, Texas, said tract being the same tract of land described in deed to Derek Osburn Constructions, recorded in Clerks File No. 202031458, Real Records, Parker County, Texas and being more particularly described as follows:

- BEGINNING at a capped iron found at the Southeast corner of Lot 2, Block 2, Oak Springs Addition, Phase One, recorded in Cabinet E, Slide 600, Plat Records, Parker County, Texas, whence by deed call the Northwest corner of said T. SMITHER SURVEY bears N 29°19'27" W, 279.93 feet;
- THENCE S 29°19'27" E, 374.75 feet to a cross-tie fence post;
- THENCE S 56°45'46" W, 280.04 feet to a 1/2" iron found;
- THENCE S 42°24'01" W, 431.06 feet to a 1/2" iron found;
- THENCE S 42°06'20" W, 103.24 feet to a capped iron found;
- THENCE S 42°59'08" W, 239.68 feet to a 1/2" iron found;
- THENCE S 43°18'16" W, 460.25 feet to a 1/2" iron found;
- THENCE S 51°14'16" W, 244.57 feet to a capped iron found at the Southeast corner of Lot 1, Block 2 of said Oak Springs Addition, Phase One;
- THENCE N 42°01'10" W, with the East line of said Lot 1, Block 2, 192.21 feet to a capped iron set at the Northeast corner of said Lot 1, Block 2;
- THENCE S 45°44'41" W, with the North line of said Lot 1, Block 2, 237.90 feet to a capped iron found;
- THENCE S 55°49'35" W, with the North line of said Lot 1, Block 2, 240.05 feet to a capped iron found in the East line of Thompson Road and being for the Northwest corner of said Lot 1, Block 2;
- THENCE N 28°54'26" W, with the East line of said Thompson Road, 60.25 feet to a capped iron found at the Southwest corner of Lot 1R, Block 1 of said Oak Springs Addition, Phase One;
- THENCE along the Southern and Eastern lines of said Oak Springs Addition, the following calls:
N 55°49'35" E, 229.23 feet to a capped iron found;
N 45°44'41" E, 257.63 feet to a capped iron found;
N 43°48'15" W, 239.03 feet to a capped iron found;
N 25°30'41" E, 435.26 feet to a capped iron found;
N 31°34'44" W, 83.12 feet to a capped iron found;
N 58°36'44" E, 1073.24 feet to a capped iron found;
N 32°22'23" W, 236.38 feet to a capped iron found in the South line of said Thompson Road and being for the Northeast corner of Lot 8, Block 1 of said Oak Springs Addition, Phase One;
- THENCE N 60°32'46" E, with the South line of said Thompson Road, 60.08 feet to a capped iron found at the Northwest corner of said Lot 2, Block 2 of said Oaks Springs Addition, Phase One;
- THENCE S 32°22'23" E, with the West line of said Lot 2, Block 2, 284.89 feet to a capped iron found at the Southwest corner of said Lot 2, Block 2;
- THENCE N 59°45'12" E, with the South line of said Lot 2, block 2, 301.17 feet to the POINT OF BEGINNING and containing 23.80 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Derek Osburn Constructions, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 9-13, Block 1 & Lots 3-7, Block 2, OAK SPRINGS ADDITION, PHASE 2, Parker County, Texas

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

Executed this 19th day of July, 2021.

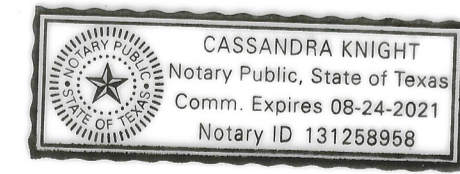
Derek Osburn
Derek Osburn

STATE OF TEXAS }
COUNTY OF PARKER }

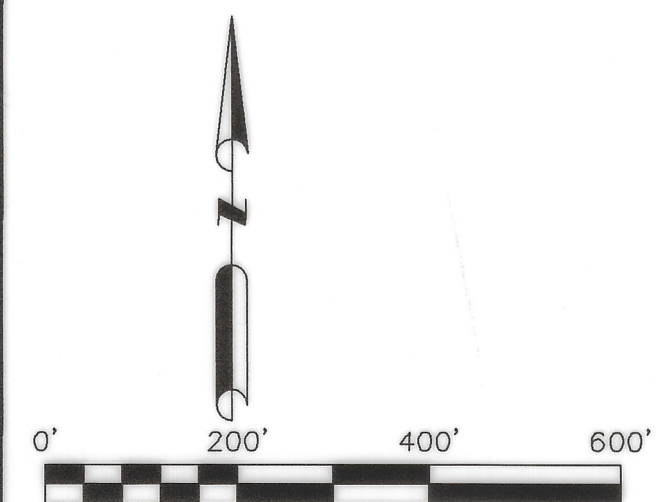
BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of July, 2021.

Cassandra Knight
Notary Public State of Texas



2166.021.000.10



SCALE 1" = 200'
HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

OWNER/DEVELOPER
DEREK OSBURN CONSTRUCTIONS
1903 F.M. 1189 #100
BROCK, TEXAS 76087



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 22, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202133264
08/24/2021 11:30 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F-37

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 19th DAY OF July, 2021.

Paul
COUNTY JUDGE

George A. Conker
COMMISSIONER PRECINCT #1

Ray Walden
COMMISSIONER PRECINCT #3

Ray Walden
COMMISSIONER PRECINCT #4

15832
WE
H-19

Final Plat
Lots 9-13, Block 1, and
Lots 3-7, Block 2,
OAK SPRINGS ADDITION, Phase 2,
Being 23.80 acres of land situated in the T.
SMITHERS SURVEY, Abstract No. 1166, Parker
County, Texas.