

TEX LANE=2038.82'
MARY ELLIS DR.=772.67'
DELTON DR.=318.18'

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., is the owner of the following described real property to wit:

Description for a 45.46 acre tract of land situated in the J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253, Parker County, Texas, said tract being a portion of that tract of land described in deed TM LAND CO., LP., recorded in Clerks File No. 201912529, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post in the East line of Farm-To-Market Highway No. 51, said post being by previous deed call to be South, 1792.80 feet and West, 2161.90 feet from the Northeast corner of said J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253;

THENCE N 32°40'16" E, with the East line of said Farm-To-Market Highway No. 51, 361.95 feet to a capped iron set in the East line of said Farm-To-Market Highway No. 51 for the POINT OF BEGINNING;

THENCE N 32°40'16" E, with the East line of said Farm-To-Market Highway No. 51, 701.23 feet to a capped iron set;

THENCE S 61°05'40" E, 590.66 feet to a capped iron set;

THENCE S 06°27'58" E, 154.76 feet to a capped iron set;

THENCE N 48°44'07" E, 179.04 feet to a capped iron set;

THENCE N 46°36'09" E, 433.16 feet to a capped iron set;

THENCE S 87°38'51" E, 299.68 feet to a capped iron set;

THENCE N 02°21'09" E, 212.92 feet to a capped iron set;

THENCE N 30°37'56" W, 59.36 feet to a 1/2" iron found at the most Southerly Southeast corner of that certain tract of land described in deed to Nicholas Stuart Crites and wife Sherrie Ann Crites, recorded in Volume 1526, Page 107, Real Records, Parker County, Texas;

THENCE with said Volume 1526, Page 107, the following calls:

N 05°14'44" W, 40.64 feet to a 1/2" iron found;
S 87°09'40" E, 327.70 feet to a capped iron found in the West line of said Sandlin Lane and being for the Southeast corner of said Volume 1526, Page 107;

THENCE S 00°13'32" W, with said Sandlin Lane, 2106.75 feet to a wood fence post in the North line of that certain tract of land described in deed to Anna Medford Bates Family Revocable Living Trust, recorded in Volume 2692, Page 277, Real Records, Parker County, Texas;

THENCE S 89°41'56" W, with the North line of said Volume 2692, Page 277, 390.09 feet to a capped iron set;

THENCE N 01°40'01" W, 839.23 feet to a capped iron set;

THENCE N 89°46'28" W, 601.83 feet to a capped iron set;

THENCE N 46°42'12" W, 74.18 feet to a capped iron set;

THENCE N 89°46'28" W, 265.61 feet to a capped iron set;

THENCE S 84°32'56" W, 445.31 feet to a capped iron set;

THENCE N 32°49'56" E, 301.91 feet to a capped iron set;

THENCE N 64°33'17" W, 378.58 feet to the POINT OF BEGINNING and containing 45.46 acres of land.

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. EASEMENTS SHOWN WERE FURNISHED BY DPH TITLE CO., IN TITLE COMMITMENT C.F. NO. 181-191702750, DATED APRIL 09, 2019.

THE EASEMENT RECORDED IN CLERKS FILE NO. 201730968, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.
THE REMEDIATION AGREEMENT RECORDED IN CLERKS FILE NO. 201904143, R.R.P.C.T., DOES AFFECT SUBJECT PROPERTY.

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

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

40' BUILDING LINE ALONG ALL ROADS.

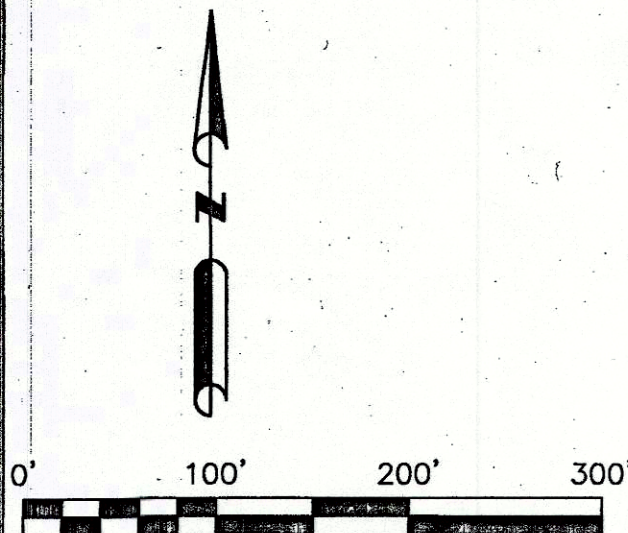
30' BUILDING LINE ALONG ALL REAR LOT LINES.

15' BUILDING LINE ALONG SIDE LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

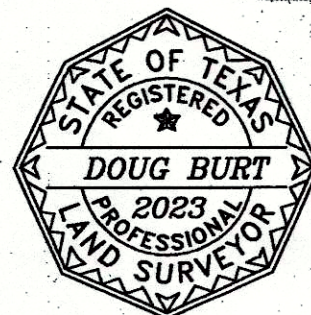
1.02 ACRES TO BE DEDICATED FOR RIGHT OF WAY TO SANDLIN LANE.



SCALE 1"= 100'
NRB SURVEYING, PLLC

P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 1018800

E-408



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 21, 2019

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201929373
11/01/2019 09:36 AM
Fee: \$8.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

October 15, 2019

APPROVAL DATE
John McElroy
CHAIRMAN
Denise Taylor
SECRETARY

22253.004.000.00 - ALL
22253.004.000.00 - SD - ALL
22253.005.000.00

OWNER/DEVELOPER
TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082

J.E. ROGERS AND BEN JOHNSON SURVEY, ABSTRACT NO. 2253,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE

N/A

CITY SECRETARY

FINAL PLAT SHOWING
Lots 1-13, Block 1
Lots 1-3, Block 2
Lots 1-8, Block 3
Lots 1-12, Block 4, Phase I,
SANDLIN HILLS ESTATES

45.46 acres of land situated in the
J.E. ROGERS AND BEN JOHNSON SURVEY, ABSTRACT NO. 2253,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.