

C-774

PLANNING & ZONING CITY OF SPRINGTOWN PARKER COUNTY, TEXAS
PLAT APPROVAL DATE
THIS 5th DAY OF FEBRUARY 2009.
BY: *Sarah Cochran* PLANNING & ZONING CHAIRMAN
BY: *Eric Stator* SECRETARY

CITY COUNCIL CITY OF SPRINGTOWN PARKER COUNTY, TEXAS
PLAT APPROVAL DATE
THIS 5th DAY OF FEBRUARY 2009.
BY: *Donald F. Taliaferro* MAYOR
BY: *Shanna Broad* CITY SECRETARY

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Springtown Independent School District is the owner of 18.063 acres of land situated in the T&P RR Co. Survey, Abstract No. 1461, the J. W. Graham Survey, Abstract No. 2811 and the James Sprowls Survey, Abstract No. 1209, Parker County, Texas and being conveyed to the Springtown Independent School District as recorded in Volume 2424, Page 288, Deed Records of Parker County, Texas, said 18.063 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the most easterly southeast corner of the aforementioned Springtown Independent School District tract and the northeast corner of a tract of land conveyed to Jim E. Guthrie and wife Sylvia A. Guthrie as recorded in Volume 1485, Page 400, Deed Records of Parker County, Texas;

THENCE North 89 Degrees 06 Minutes 15 Seconds West, along the common line of said School tract and said Guthrie tract, a distance of 390.00 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Associates" set (hereinafter all iron rods set are marked the same);

THENCE South 00 Degrees 55 Minutes 04 Seconds West, continuing along said common line, a distance of 189.25 feet to a 5/8 inch iron rod found at the northeast corner of a tract of land conveyed to Ruby Hardwick as recorded in Volume 1217, Page 86, Deed Records of Parker County, Texas;

THENCE North 88 Degrees 11 Minutes 09 Seconds West, along the common line of said Hardwick tract and said Springtown Independent School District tract, a distance of 756.88 feet to a 1/2 inch iron rod set in the easterly line of a 8.74 acre tract of land conveyed to Parker County, Texas as recorded in Volume 2530, Page 1287, Deed Records of Parker County, Texas;

THENCE North 01 Degree 50 Minutes 02 Seconds East, along the easterly line of said 8.74 acre tract, a distance of 180.00 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the right with a radius of 565.00 feet and whose long chord bears North 24 Degrees 15 Minutes 52 Seconds East, 431.17 feet;

THENCE Northeast along said curve, through a central angle of 44 Degrees 51 Minutes 41 Seconds, an arc distance of 442.38 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE North 46 Degrees 41 Minutes 42 Seconds East continuing along said easterly line, a distance of 400.00 feet to a 1/2 inch iron rod set at the beginning of a tangent curve to the left with a radius of 1331.71 feet and whose long chord bears North 42 Degrees 36 Minutes 35 Seconds East, 189.76 feet;

THENCE Northeast along said curve, through a central angle of 08 Degrees 10 Minutes 15 Seconds, an arc distance of 189.91 feet to the end of said curve in Walnut Creek;

THENCE along Walnut Creek the following courses and distances:

- South 42 Degrees 30 Minutes 14 Seconds East, a distance of 105.97 feet;
- South 57 Degrees 54 Minutes 11 Seconds East, a distance of 125.99 feet;
- South 72 Degrees 30 Minutes 40 Seconds East, a distance of 129.25 feet;
- South 74 Degrees 03 Minutes 22 Seconds East, a distance of 106.28 feet;
- South 81 Degrees 00 Minutes 01 Seconds East, a distance of 180.48 feet to the northeast corner of said Springtown Independent School District tract in the northeast line of a tract of land conveyed to Patrick Glen Stoker and wife Nancy Lynne Stoker as recorded in Volume 1681, Page 435, Deed Records of Tarrant County, Texas;

THENCE leaving said Creek, South 01 Degree 27 Minutes 45 Seconds West, along the easterly line of said School tract, a distance of 272.11 feet to a 1/2 inch iron rod set;

THENCE South 01 Degree 30 Minutes 08 Seconds West continuing along said easterly line, a distance of 255.30 feet to the PLACE OF BEGINNING and containing 18.063 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Springtown Independent School District, does hereby adopt this plat designating the herein above described property as:

**LOT 1, BLOCK 1
SPRINGTOWN I.S.D. ELEMENTARY ADDITION**

an addition to the City of Springtown, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 11 day of February 2009.

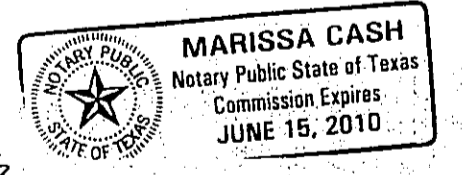
By: *Andrea Hungerford*

STATE OF TEXAS

Before me, *Marissa Cash*, a Notary Public in and for the State of Texas, on this day personally appeared *Andrea Hungerford* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 11 day of February 2009.

Marissa Cash
Notary Public in and for the State
My Commission Expires 2010



ACCT. NO.: 17822
SCH. DIST.: 3P
CITY: 3P
MAP NO.: J-5

FINAL PLAT
LOT 1, BLOCK 1
**SPRINGTOWN I.S.D.
ELEMENTARY ADDITION**

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SITUATED IN THE T&P RR CO. SURVEY, ABSTRACT NO. 1461, THE J. W. GRAHAM SURVEY, ABSTRACT NO. 2811 AND THE JAMES SPROWLS SURVEY, ABSTRACT NO. 1209, PARKER COUNTY, TEXAS AND CONTAINING 18.063 ACRES OF LAND.

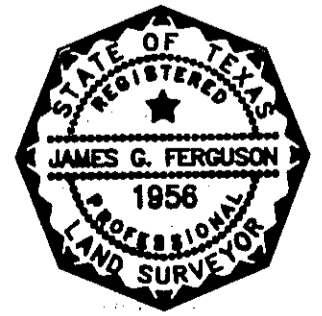
DATE: 2/10/2009

#08059-P

NUMBER	DIRECTION	DISTANCE
L1	S44°28'53"E	76.79
L2	S00°31'07"W	112.18
L3	N00°31'07"E	80.00
L4	N00°31'07"E	32.18
L5	S89°28'53"E	433.00
L6	N89°28'53"W	74.55
L7	N00°31'07"E	17.00
L8	S00°31'07"W	461.00
L9	S00°31'07"W	276.62
L10	S00°31'07"W	25.47
L11	S00°31'07"W	158.91
L12	S89°28'53"E	57.82
L13	S89°28'53"E	15.12
L14	N89°28'53"W	354.61
L15	N44°28'53"W	19.80
L16	N89°28'53"W	43.51
L17	N89°28'53"W	255.37
L18	S89°28'53"E	298.88
L19	N01°50'02"E	24.47
L20	N00°31'07"E	128.50

Doc# 705225 Fees: \$66.00
02/19/2009 4:17PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS.

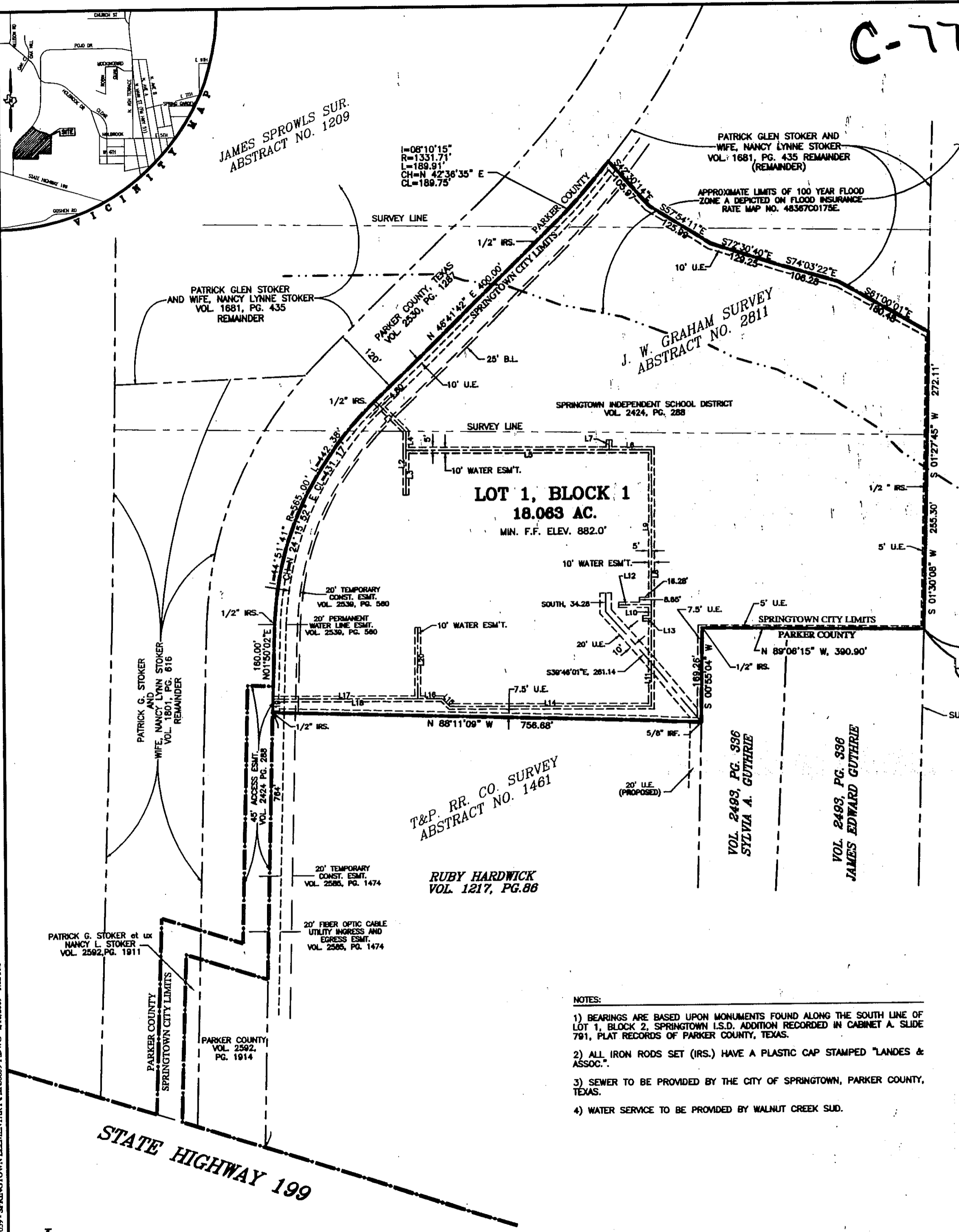
SURVEYED ON THE GROUND IN THE
MONTH OF MAY, 2007.
James G. Ferguson 2-10-09
JAMES G. FERGUSON, R.P.L.S. NO. 1966



- NOTES:
- 1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION RECORDED IN CABINET A, SLIDE 791, PLAT RECORDS OF PARKER COUNTY, TEXAS.
 - 2) ALL IRON RODS SET (IRS.) HAVE A PLASTIC CAP STAMPED "LANDES & ASSOC."
 - 3) SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
 - 4) WATER SERVICE TO BE PROVIDED BY WALNUT CREEK SUD.

OWNER:
SPRINGTOWN I.S.D.
101 EAST 2ND STREET
SPRINGTOWN, TEXAS 76082
(817) 220-7243

ENGINEER:
MI THOMAS ENGINEERING, LLC.
3400 HULEN ST., SUIT 100
FORT WORTH, TEXAS 76107
(817) 732-9839



LANDES & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
1107 E. FIRST STREET - FORT WORTH, TEXAS 76102 - (817) 870-1220 - FAX 870-1292

COUNTY OF PARKER, TEXAS - SPRINGTOWN ELEMENTARY ADDITION - P.D.W.G. - 2/10/2009 - 1:02 PM