

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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

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.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
None
CHAIRMAN

SECRETARY

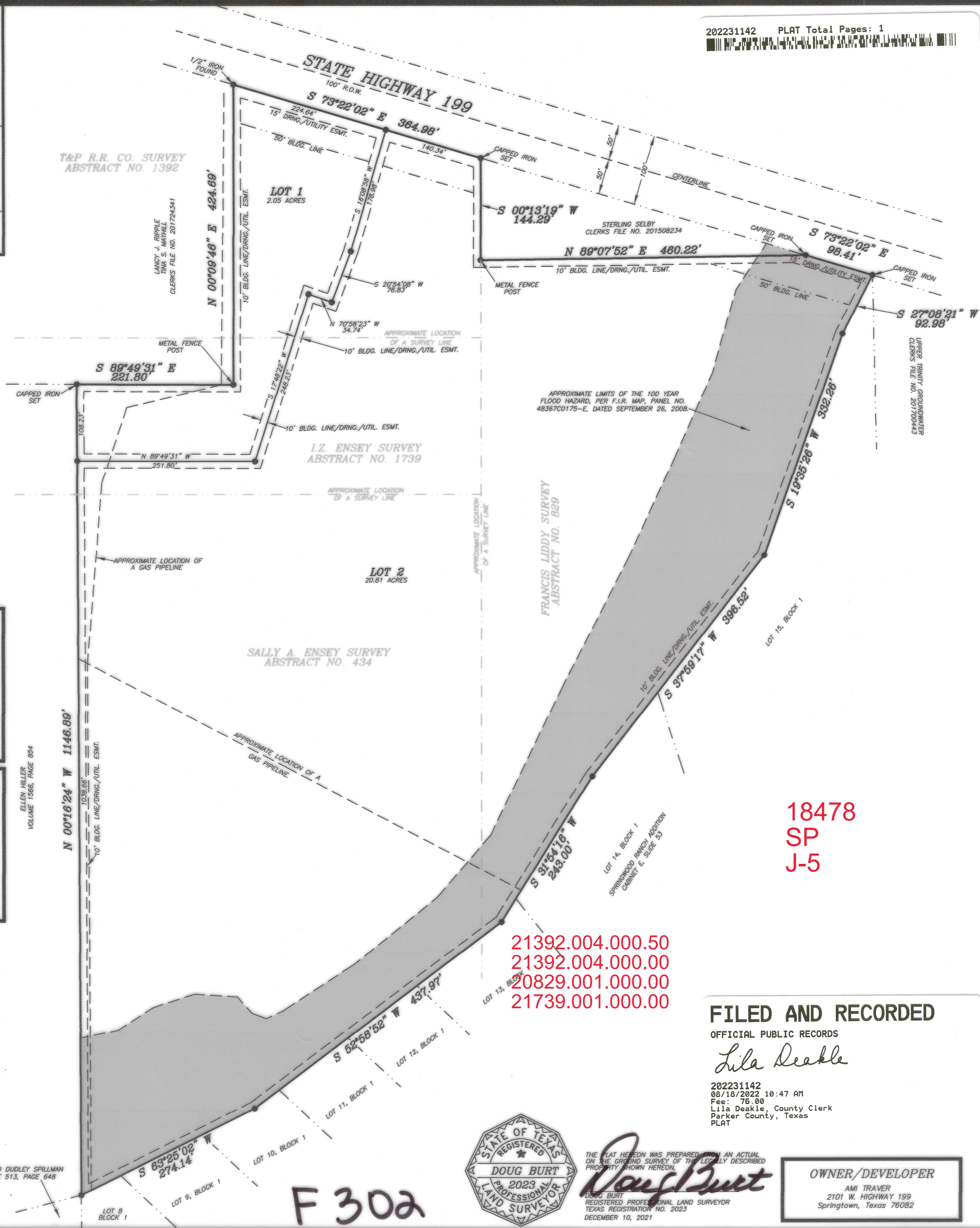
CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
June 23, 2022
MAYOR

Denise Taylor
CITY SECRETARY

HORIZON LAND SURVEYING
582 Bolboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

RAYMOND DUDLEY SPILLMAN
VOLUME 513, PAGE 648



202231142 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, Ami Traver, is the owner of the following described real property to wit:

Description for a 22.86 acres of land situated in the T&P R.R. CO. SURVEY, SECTION 115, ABSTRACT NO. 1392, the FRANCIS LIDDY SURVEY, ABSTRACT NO. 829, the SALLY A. ENSEY SURVEY, ABSTRACT NO. 434 and the I.Z. ENSEY SURVEY, ABSTRACT NO. 1739, said tract being the same tract of land described in deed to Ami Traver, recorded in Clerks File No. 201705606, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the South line of State Highway 199, said iron being for the most Northerly Northwest corner of said Clerks File No. 201705606 and the Northeast corner of that certain tract of land described in deed to Lancey J. Ripple and Tina S. Mayhall, recorded in Clerks File No. 201724341, Real Records, Parker County, Texas, said iron being by deed call to be North, 442.02 feet and West, 350.60 feet from the Southeast corner of said T&P R.R. CO. SURVEY;

THENCE S 73°22'02" E, with the South line of said State Highway 199, 364.98 feet to a capped iron set at the most Northerly Northwest corner of said Clerks File No. 201705606 and the Northeast corner of that certain tract of land described in deed to Sterling Selby, recorded in Clerks File No. 201508234, Real Records, Parker County, Texas;

THENCE S 00°13'19" W, with the common line of said Clerks File No. 201705606 and said Clerks File No. 201508234, 144.29 feet to a metal fence post at an ell corner of said Clerks File No. 201705606 and the Southwest corner of said Clerks File No. 201508234;

THENCE N 89°07'52" E, with the common line of said Clerks File No. 201705606 and said Clerks File No. 201508234, 460.22 feet to a capped iron set at the East corner of said Clerks File No. 201508234 and being in the South line of said State Highway 199;

THENCE S 73°22'02" E, with the South line of said State Highway 199, 98.41 feet to a capped iron set at the most Easterly Northeast corner of said Clerks File No. 201705606 and being at the North corner of Lot 15, Block 1, SPRINGWOOD RANCH ADDITION, recorded in Cabinet E, Slide 53, Plat Records, Parker County, Texas;

THENCE with the common line of said Clerks File No. 201705606 and said SPRINGWOOD RANCH ADDITION, and with a creek, the following calls:

S 19°35'26" W, 332.26 feet to a point;
S 37°59'17" W, 396.52 feet to a point;
S 31°54'16" W, 243.00 feet to a point;
S 52°58'52" W, 437.97 feet to a point;
S 63°25'02" W, 274.14 feet to a point in a creek at the Southwest corner of said Clerks File No. 201705606 and at the Northwest corner of Lot 8, Block 1 of said SPRINGWOOD RANCH ADDITION, and at the Southeast corner of that certain tract of land described in deed to Ellen Hiller, recorded in Volume 1566, Page 854, Real Records, Parker County, Texas and at the Northeast corner of that certain tract of land described in deed to Raymond Dudley Spillman, recorded in Volume 513, Page 648, Deed Records, Parker County, Texas;

THENCE N 00°16'24" W, with the common line of said Clerks File No. 201705606 and said Volume 1566, Page 854, 1146.99 feet to a capped iron set at the most Westerly Northwest corner of said Clerks File No. 201705606 and at the Northeast corner of said Volume 1566, Page 854 and in the South line of said Clerks File No. 201724341;

THENCE S 89°49'31" E, with the common line of said Clerks File No. 201705606 and said Clerks File No. 201724341, 221.80 feet to a metal fence post at an ell corner of said Clerks File No. 201705606 and the Southeast corner of said Clerks File No. 201724341;

THENCE N 00°09'46" E, with the common line of said Clerks File No. 201705606 and said Clerks File No. 201724341, 424.69 feet to the POINT OF BEGINNING and containing 22.86 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Ami Traver, does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2, Block 1
TRAVER ADDITION,
City of Springtown E.T.J., Parker County, Texas.
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 21st day of July, 2022.

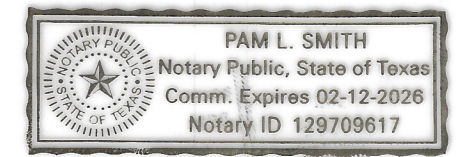
Ami Traver
Ami Traver

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Ami Traver, 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.

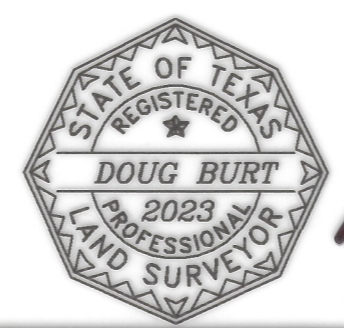
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of July, 2022.

Pam L. Smith
Notary Public State of Texas



21392.004.000.50
21392.004.000.00
20829.001.000.00
21739.001.000.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202231142
08/18/2022 10:47 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 10, 2021

OWNER/DEVELOPER
AMI TRAVER
2101 W. HIGHWAY 199
Springtown, Texas 76082

FINAL PLAT SHOWING
Lots 1 & 2, Block 1
TRAVER ADDITION
22.86 acres of land situated in the
T&P R.R. CO. SURVEY, SECTION 115, ABSTRACT NO. 1392,
FRANCIS LIDDY SURVEY, ABSTRACT NO. 829,
SALLY A. ENSEY SURVEY, ABSTRACT NO. 434 AND THE
I.Z. ENSEY SURVEY, ABSTRACT NO. 1739,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.

F 30a