

202230148 PLAT Total Pages: 1

State of Texas  
County of Parker

Whereas, Susan Farris, being the owner of a 1,000 acre tract of land; being called a portion of Blocks 7 and 8, Tummins Second Addition, to the City of Springtown, according to the plat recorded in Volume 29, Page 641, Plat Records, Parker County, Texas; being out of the J. Ward Survey, Abstract No. 1608, Parker County, Texas; being a portion of that certain tract conveyed to Farris in Volume 1645, Page 708, described in Volume 1419, Page 1696, Real Property Records, Parker County, Texas; and 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 found 1/2" capped iron rod, at the northwest corner of said Farris tract, and at the southwest corner of Lot 9, Block 1, Schwieger Addition, as recorded in Plat Cabinet C, Slide 789, Plat Records, Parker County, Texas, for the northwest and beginning corner of this tract.

THENCE N 87°33'28" E 227.70 feet, along the common line of said Farris tract and said Schwieger Addition, to a set 60D nail, at the southeast corner of Lot 8, Block 1, of said Schwieger Addition, and in the west line of Avenue E, for the northeast corner of this tract.

THENCE S 00°11'14" W 194.40 feet, along said west line of Avenue E, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southeast corner of this tract. WHENCE a found 1/2" iron rod, at the easterly southeast corner of said Farris tract, bears S 00°11'14" W 160.12 feet.

THENCE S 87°33'28" W 220.93 feet, over and across said Farris tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of said Farris tract, for the southwest corner of this tract. WHENCE a found 1/2" iron rod, at a corner of said Farris tract, bears S 01°48'35" E 87.16 feet.

THENCE N 01°48'35" W 194.20 feet, along the west line of said Farris tract, to the POINT OF BEGINNING.

Swanzy  
V. 2148, P. 1381

Surveyor's 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, Texas 76086  
Weatherford@txsurveying.com - 817-594-0400  
Field Date: June 8, 2022 - W2205036-P



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

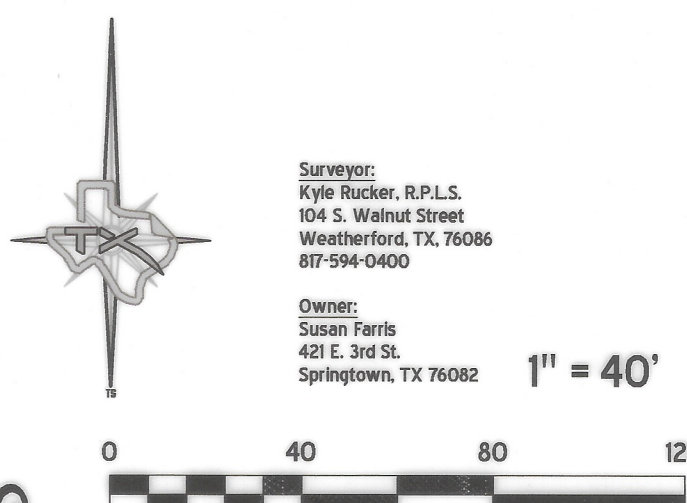
2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

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.

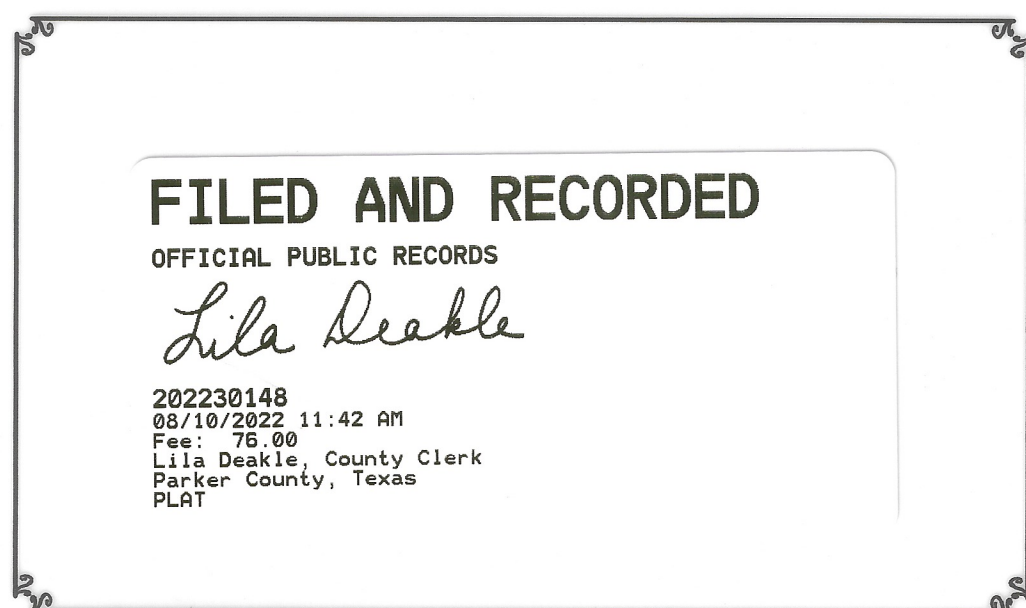
5) With respect to the documents listed in Title Commitment No. JXR-22-1828 no easements and/or restrictions were listed for review for this survey.

6) Water and sanitary sewer services to be provided by City of Springtown.

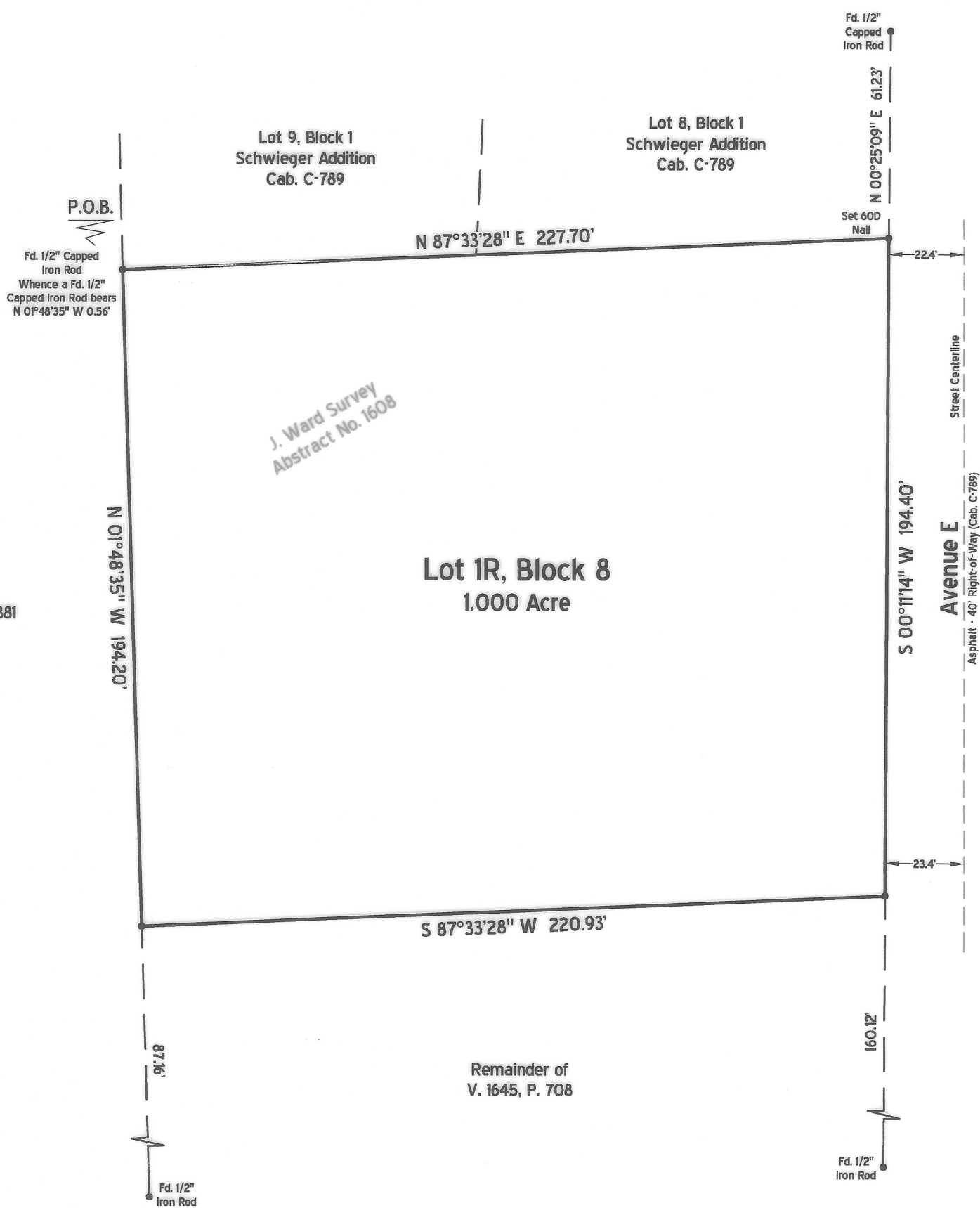


Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut Street  
Weatherford, TX, 76086  
817-594-0400

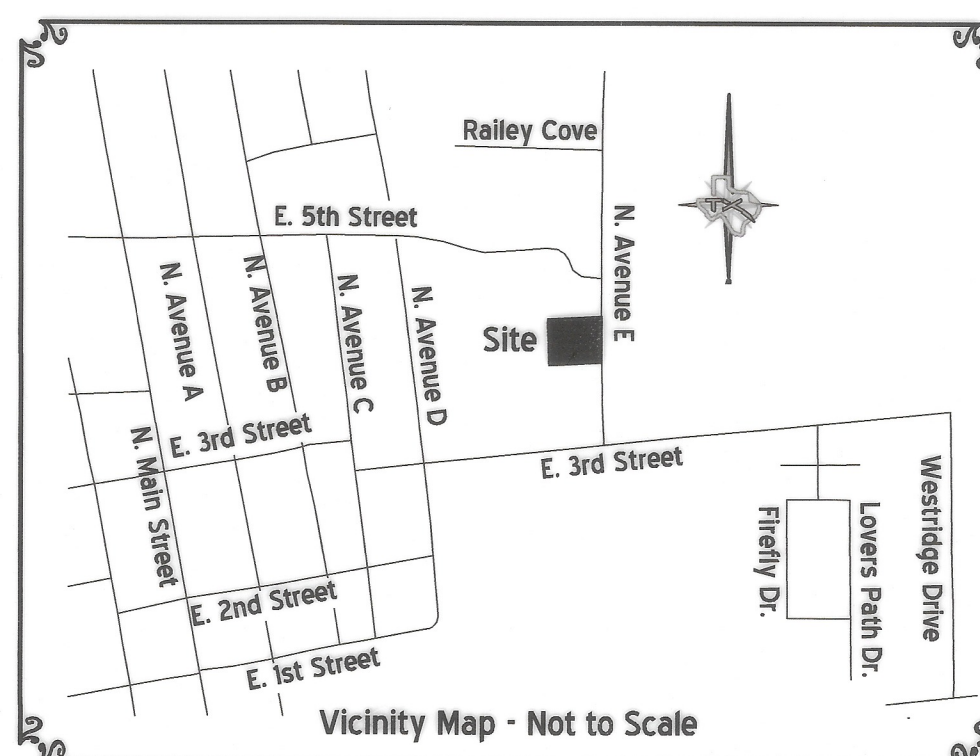
Owner:  
Susan Farris  
421 E. 3rd St.  
Springtown, TX 76082



Plat Cabinet **F** Slide **301**



18511.006.001.10



Now, Therefore, Know All Men By These Presents:

That Susan Farris, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1R, Block 8, Tummins Addition, an addition to the City of Springtown, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Springtown, Texas.

Witness, my hand, this the 25th day of July, 2022.

By:

*Susan Farris*  
Susan Farris (Owner)

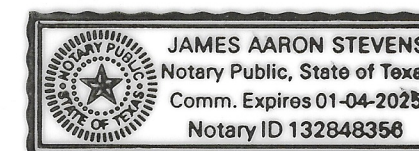
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Susan Farris, 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, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25th day of July, 2022.

*James Aaron Stevens*  
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Zoning Commission of the City of Springtown, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 25th day of July, 2022.

By:

*Chairman*  
Chairman

Attest:

*Secretary*  
Secretary

This plat has been submitted to and considered by the City Council of the City of Springtown, Texas, and is hereby approved by such City Council.

Dated this the 25th day of July, 2022.

By:

*Secretary*  
Secretary

Attest:

*Secretary*  
Secretary

18511  
SP  
K-5

Minor Plat  
Lot 1R, Block 8  
Tummins Addition  
an addition to the City of Springtown, Parker County, Texas

Being a 1.000 acres tract of land out of Blocks 7 and 8, Tummins Second Addition plat recorded in Volume 29, Page 641, Plat Records, Parker County, Texas;

July 2022

WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING** INC.  
FIRM No. 1010000 - WWW.TXSURVEYING.COM