

LINE TABLE

LINE	BEARING	ANGLE	CHORD BEARING	DELTA ANGLE
L1	S 00°51'31" E	17.50'	S 89°08'29" E	120°40'01"
L2	N 89°08'29" E	10.92'	N 72°49'25" E	45°23'35"
L3	S 00°51'31" E	12.96'	S 00°51'31" E	00°00'00"
L4	N 89°08'29" E	35.00'	N 89°08'29" E	00°00'00"
L5	S 00°51'31" E	17.12'	S 00°51'31" E	00°00'00"
L6	N 89°08'29" E	67.81'	N 89°08'29" E	00°00'00"
L7	S 00°51'31" E	35.00'	S 00°51'31" E	00°00'00"
L8	N 89°08'29" E	65.07'	N 89°08'29" E	00°00'00"
L9	S 00°51'31" E	13.19'	S 00°51'31" E	00°00'00"
L10	N 89°08'29" E	18.59'	N 89°08'29" E	00°00'00"
L11	S 00°51'31" E	10.92'	S 00°51'31" E	00°00'00"
L12	N 89°08'29" E	35.00'	N 89°08'29" E	00°00'00"
L13	S 00°51'31" E	17.50'	S 00°51'31" E	00°00'00"
L14	N 89°08'29" E	9.57'	N 89°08'29" E	00°00'00"
L15	S 00°51'31" E	17.50'	S 00°51'31" E	00°00'00"
L16	N 89°08'29" E	6.25'	N 89°08'29" E	00°00'00"
L17	S 00°51'31" E	18.59'	S 00°51'31" E	00°00'00"
L18	N 89°08'29" E	10.92'	N 89°08'29" E	00°00'00"
L19	S 00°51'31" E	10.92'	S 00°51'31" E	00°00'00"
L20	N 89°08'29" E	60.87'	N 89°08'29" E	00°00'00"
L21	S 00°51'31" E	7.50'	S 00°51'31" E	00°00'00"
L22	N 89°08'29" E	17.02'	N 89°08'29" E	00°00'00"
L23	S 00°51'31" E	15.19'	S 00°51'31" E	00°00'00"
L24	N 89°08'29" E	10.92'	N 89°08'29" E	00°00'00"
L25	S 00°51'31" E	10.92'	S 00°51'31" E	00°00'00"
L26	N 89°08'29" E	23.86'	N 89°08'29" E	00°00'00"
L27	S 00°51'31" E	11.45'	S 00°51'31" E	00°00'00"
L28	N 89°08'29" E	19.54'	N 89°08'29" E	00°00'00"
L29	S 00°51'31" E	9.86'	S 00°51'31" E	00°00'00"
L30	N 89°08'29" E	13.57'	N 89°08'29" E	00°00'00"
L31	S 00°51'31" E	19.54'	S 00°51'31" E	00°00'00"
L32	N 89°08'29" E	17.45'	N 89°08'29" E	00°00'00"
L33	S 00°51'31" E	21.82'	S 00°51'31" E	00°00'00"
L34	N 89°08'29" E	11.45'	N 89°08'29" E	00°00'00"
L35	S 00°51'31" E	11.45'	S 00°51'31" E	00°00'00"
L36	N 89°08'29" E	10.92'	N 89°08'29" E	00°00'00"
L37	S 00°51'31" E	10.92'	S 00°51'31" E	00°00'00"
L38	N 89°08'29" E	10.92'	N 89°08'29" E	00°00'00"
L39	S 00°51'31" E	32.31'	S 00°51'31" E	00°00'00"
L40	N 89°08'29" E	110.11'	N 89°08'29" E	00°00'00"
L41	S 00°51'31" E	10.92'	S 00°51'31" E	00°00'00"
L42	N 89°08'29" E	60.87'	N 89°08'29" E	00°00'00"
L43	S 00°51'31" E	20.441'	S 00°51'31" E	00°00'00"
L44	N 89°08'29" E	38.03'	N 89°08'29" E	00°00'00"
L45	S 00°51'31" E	18.52'	S 00°51'31" E	00°00'00"
L46	N 89°08'29" E	22.89'	N 89°08'29" E	00°00'00"
L47	S 00°51'31" E	17.45'	S 00°51'31" E	00°00'00"
L48	N 89°08'29" E	20.93'	N 89°08'29" E	00°00'00"
L49	S 00°51'31" E	20.93'	S 00°51'31" E	00°00'00"
L50	N 89°08'29" E	20.93'	N 89°08'29" E	00°00'00"

CHORD TABLE

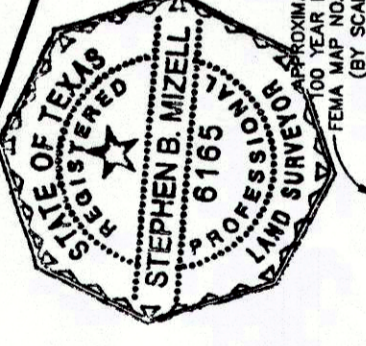
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	86.99'	S 89°08'29" E	120°40'01"
C2	50.00'	22.24'	N 72°49'25" E	45°23'35"
C3	50.00'	22.24'	S 00°51'31" E	00°00'00"
C4	50.00'	43.47'	N 89°08'29" E	00°00'00"
C5	50.00'	8.59'	S 00°51'31" E	00°00'00"
C6	50.00'	7.31'	N 89°08'29" E	00°00'00"
C7	50.00'	24.74'	S 89°08'29" E	08°23'10"
C8	50.00'	21.76'	N 29°49'41" E	19°46'38"
C9	50.00'	21.76'	S 00°51'31" E	00°00'00"
C10	74.00'	10.33'	N 13°32'34" W	4°00'00"
C11	41.00'	20.22'	S 20°06'15" E	44°00'00"
C12	42.00'	32.25'	N 16°30'24" W	40°00'00"
C13	34.00'	26.11'	S 20°06'15" E	44°00'00"
C14	48.00'	54.53'	N 16°30'24" W	40°00'00"
C15	65.00'	8.94'	S 39°32'32" E	07°48'00"
C16	65.00'	8.94'	S 02°14'45" W	89°54'29"
C17	16.00'	5.52'	N 15°21'14" W	19°16'38"
C18	50.00'	120.541'	N 57°32'14" W	19°16'38"
C19	50.00'	24.35'	S 82°04'40" W	27°53'26"
C20	50.00'	32.00'	S 72°47'32" E	36°54'07"

NOTES:

BEARINGS CORRELATED TO PLAT CALL S 00°51'31" E ALONG EAST LINE OF THE PARKPLACE VILLAGE. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND INTERESTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL. THERE SHALL EXIST AN 8 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES (4 FEET ON EACH SIDE). THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG THE FRONT (STREET SIDE) OF ALL LOTS. THERE SHALL EXIST A 20 FOOT BUILDING LINE ALONG THE FRONT (STREET SIDE) OF ALL LOT LINES. ALL LOTS ARE SINGLE FAMILY RESIDENTIAL. ALL LOTS IN BLOCKS 4, 5, & 6, SHALL HAVE FRONT (STREET SIDE) ENTRY GARAGES. ALL LOTS IN BLOCKS 1 & 2 ARE SINGLE FAMILY ATTACHED. ALL LOTS IN BLOCKS 4, 5, 6, & 7 ARE SINGLE FAMILY DETACHED. DRAINAGE EASEMENT LOCATION IN LOT 8R, BLOCK 7 AND LOT 14R, BLOCK 4 PROVIDED BY DSOI, INC. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48387C075E DATED SEPTEMBER 25, 2008. A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN A 100 YEAR FLOOD HAZARD AREA. NO PERMANENT STRUCTURES SHALL BE ERECTED WITHIN THE LIMITS OF A 100 YEAR FLOODPLAIN OR FLOODWAY.

Replat

Lots 1R-14R, Block 1,
Lots 1R-17R, Block 2,
Lots 4R-14R, Block 4,
Lots 1R-7R, Block 5,
Lots 5R-9R, Block 6,
Lots 8R-9R, Block 7,
THE PARKPLACE VILLAGE,
an Addition to the City of Springtown, Tarrant County, Texas, being a replat of
Texas, being a replat of
Lots 1-15, Block 1,
Lots 1-17, Block 2,
Lots 4-14, Block 4,
Lots 1-11, Block 5,
Lots 5-11, Block 6,
Lots 8-9, Block 7,
THE PARKPLACE VILLAGE,
an Addition to the City of Springtown according to the Plat thereof recorded in Plat Cabinet C, Slide 483, Plat Records, Parker County, Texas, and being a replat of
Lot 9R, Block 7,
THE PARKPLACE VILLAGE,
an Addition to the City of Springtown according to the Plat thereof recorded in Plat Cabinet D, Slide 223, Plat Records, Parker County, Texas
being B.026 Gross acres
Sited in the JOHN FREEMAN SURVEY, Abst. No. 472



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREON.
Stephen Mizell
STEPHEN MIZELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6195
PREPARED MARCH 31, 2016
REVISED AUGUST 1, 2016 (CITY COMMENTS)

