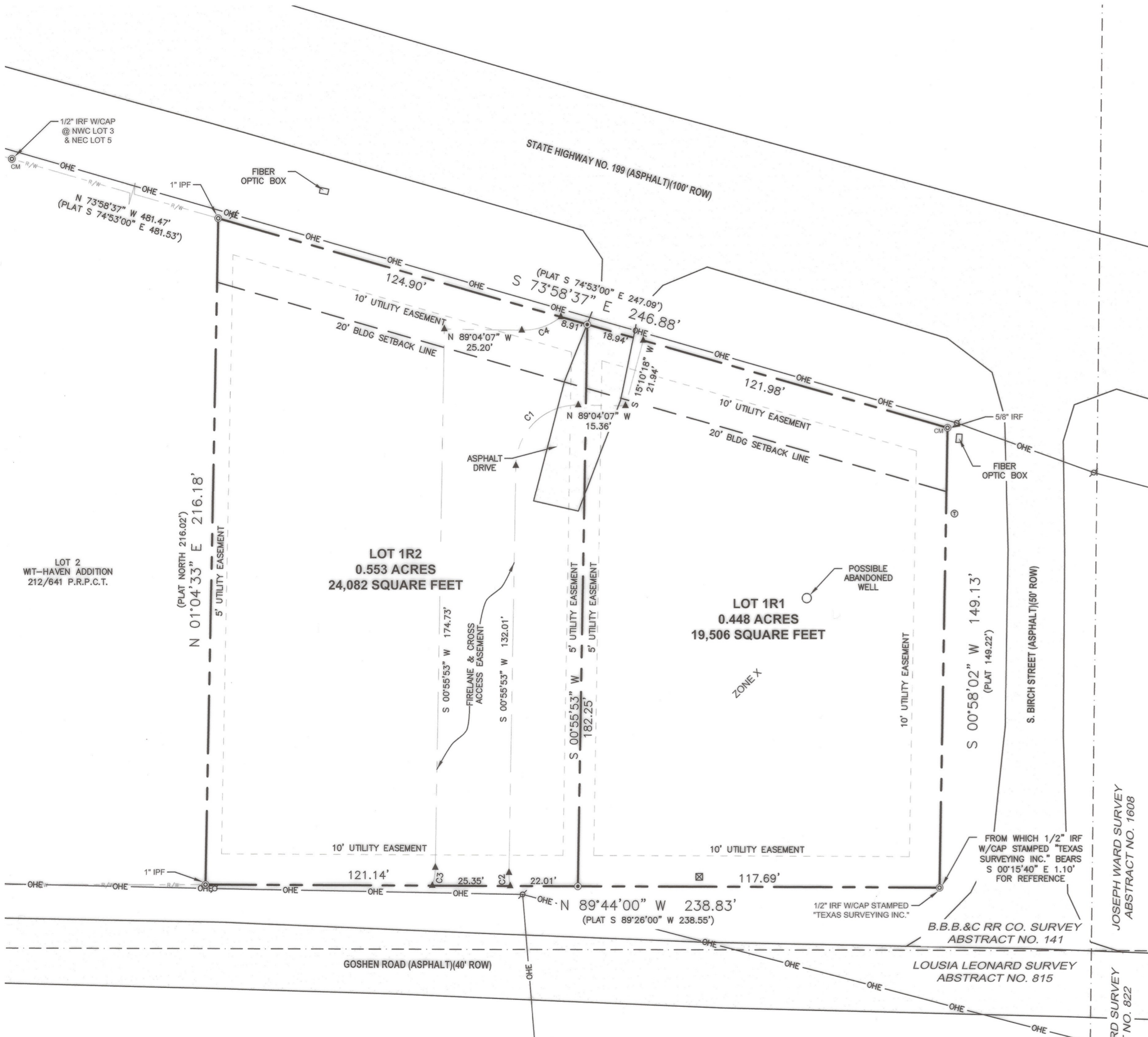
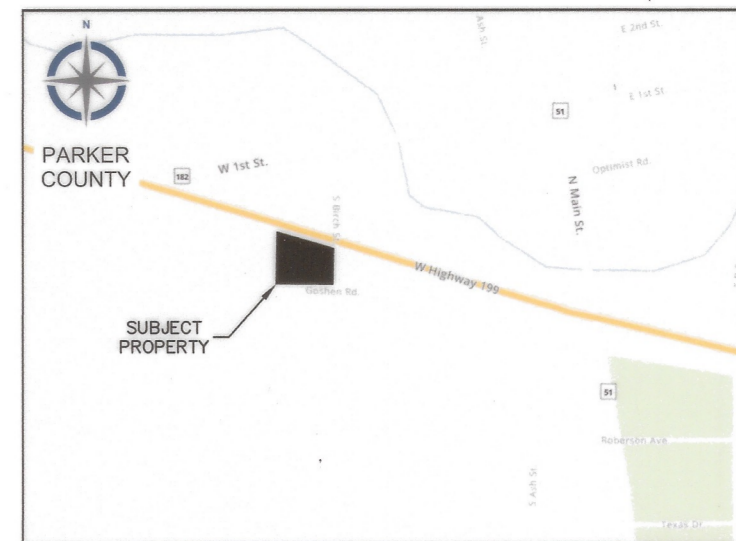




202305272 PLAT Total Pages: 1

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|--------|------------|---------------|--------------|
| C1 | 90°00'00" | 20.00' | 31.42' | S 45°55'53" W | 28.28' |
| C2 | 12°24'51" | 20.00' | 4.33' | S 05°16'32" E | 4.32' |
| C3 | 17°03'40" | 20.00' | 5.96' | S 09°27'43" W | 5.93' |
| C4 | 39°17'22" | 20.00' | 13.71' | S 71°17'12" W | 13.45' |



STATE OF TEXAS COUNTY OF PARKER

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

OWNER: SPRINGTOWN CAR WASH PROPERTIES, LLC. (AUTHORIZED REPRESENTATIVE)



STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Houston Simmons, 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 purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 10 day of February, 2023

Jordan Hainsfurther
NOTARY PUBLIC, STATE OF TEXAS

5/9/2026
MY COMMISSION ENDS

LEGAL DESCRIPTION

Lot 1, Wit-Haven Addition, an addition to the Town of Springtown, Parker County, Texas, according to the plat thereof recorded in Volume 212, Page 641, Plat Records, Parker County, Texas.

STATE OF TEXAS COUNTY OF PARKER

I here by Certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property made on the ground by:

Datapoint Surveying & Mapping

Matthew Tomerlin
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
FEBRUARY 07, 2023



CITY OF SPRINGTOWN
PLANNING & ZONING

APPROVAL DATE

[Signature]
CHAIRMAN

SECRETARY

CITY OF SPRINGTOWN
CITY COUNCIL

January 26, 2023
APPROVAL DATE

[Signature]
MAYOR

[Signature]
SECRETARY

19690
SP
K-6

LEGEND

| | | | |
|-----|------------------------|-----|----------------|
| --- | SUBJECT TRACT BOUNDARY | --- | POWER POLE |
| --- | ADJONER TRACT BOUNDARY | --- | WATER METER |
| --- | BUILDING SETBACK | --- | WATER VALVE |
| --- | EXISTING EASEMENT | --- | GAS METER |
| --- | CENTERLINE ROAD | --- | ELECTRIC METER |
| --- | RIGHT OF WAY (R.O.W.) | --- | TELEPHONE PED |
| --- | UNDER GROUND TELEPHONE | --- | CLEANOUT |
| --- | OVERHEAD ELECTRIC | --- | |
| --- | BARBED WIRE FENCE | --- | |
| --- | CHAIN LINK FENCE | --- | |
| --- | PIPE FENCE | --- | |
| --- | WOOD FENCE | --- | |
| --- | CENTERLINE CREEK/DITCH | --- | |

- SURVEY NOTES:
- ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
 - ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
 - ALL DIMENSIONS SHOWN HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED NOVEMBER, 2022.
 - CURRENT ZONING IS HIGHWAY COMMERCIAL (C-2).
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 4836700175E EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE FLOOD HAZARD AREA.
 - THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
 - SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.

FLOOD ZONE LEGEND

| | |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE A | NO BASE FLOOD ELEVATIONS DETERMINED. |
| ZONE AE | BASE FLOOD ELEVATIONS DETERMINED. |
| ZONE X | AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. |
| ZONE X | AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. |

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202305272
03/03/2023 02:42 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F441

SCALE: 1" = 30'

DATAPoint SURVEYING & MAPPING

12450 Network Blvd. - Suite 300
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

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