

**OWNER'S CERTIFICATION**

WHEREAS VSI Wellington, LLC is the sole owner of a 1.120 acre tract of land situated in the G.W. Cooke Survey, Abstract Number 229, Parker County, Texas, and being all of Lot 15, Block 1, Wellington Addition, an addition to Parker County, Texas, according to the plat recorded in Cabinet E, Slide 447, Plat Records, Parker County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" at the upper northwest corner of said Lot 15, being at the North end of a corner clip of the intersection of the South right-of-way line of Cooper Court and the East right-of-way line of Cooper Court;

THENCE South 89 Degrees 42 Minutes 28 Seconds East, along said South right-of-way line, a distance of 217.52 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH";

THENCE North 79 Degrees 02 Minutes 47 Seconds East, continuing along said South right-of-way line, a distance of 12.41 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" at the northeast corner of said Lot 15, same being the northwest corner of Lot 14, Block 1, said Wellington Addition;

THENCE South 00 Degrees 41 Minutes 57 Seconds East, departing said South right-of-way line and along the East line of said Lot 15, being common with the West line of said Lot 14, a distance of 175.92 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" at the southeast corner of said Lot 15, same being the northeast corner of Lot 16, Block 1, said Wellington Addition;

THENCE South 89 Degrees 40 Minutes 17 Seconds West, departing said common line and along the South line of said Lot 15, being common with the North line of said Lot 16, a distance of 301.60 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" at the southwest corner of said Lot 15, same being the northwest corner of said Lot 16, and being on the East right-of-way line of said Cooper Court;

THENCE North 00 Degrees 19 Minutes 52 Seconds West, departing said common line and along the East right-of-way line of said Cooper Court, a distance of 105.99 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH", being at the South end of said corner clip, and being at the beginning of a non-tangent curve to the left;

THENCE 110.71 feet, along said corner clip and with said curve to the left, having a radius of 70.00 feet, through a central angle of 90 Degrees 37 Minutes 15 Seconds, whose long chord bears North 44 Degrees 58 Minutes 55 Seconds East, a chord length of 99.53 feet, to the POINT OF BEGINNING, and containing 1.120 acres or 48,804 square feet of land, more or less.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

That VSI Wellington, LLC, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 15, BLOCK 1, WELLINGTON ADDITION PHASE III, an addition to the ETJ of the City of Springtown, Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

*VSI Wellington LLC*

VSI Wellington, LLC  
Name: *Jeremy Luke Deal*  
Title: *Manager*

Date: *05/26/2021*

SWORN AND SUBSCRIBED BEFORE ME BY *Nicol Alexander Lee*

THIS THE *26* DAY OF *May*, 20*21*.

*Oleta Ann Parker*  
NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES: *1/31/2022*

**Surveyor's Certification**

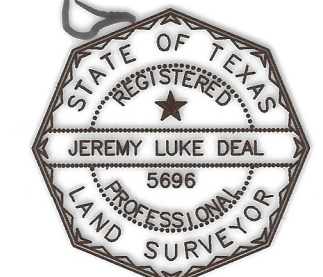
KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Springtown, Texas.

Executed this the 25th day of May, in the year of our Lord 2021.

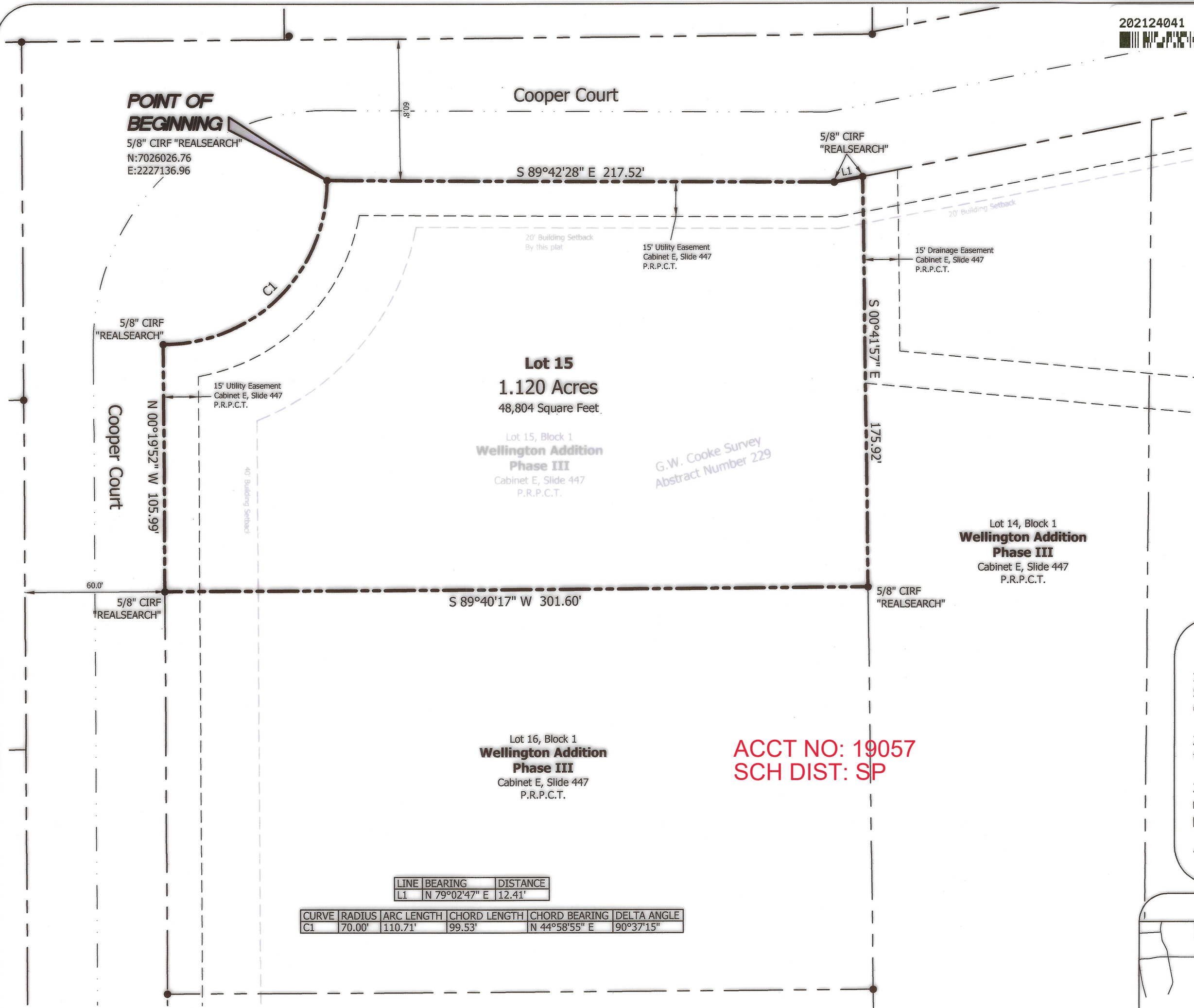
*Jeremy Luke Deal*

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5696



**AMENDING PLAT OF  
LOT 15, BLOCK 1  
WELLINGTON ADDITION  
PHASE III**

*BEING 1.120 acres of land situated in the  
G.W. Cooke Survey, Abstract Number 229,  
Parker County, Texas.*



SCALE : 1" = 40'



**Notes**

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. This subdivision is located within the ETJ of the City of Springtown.
3. This plat does not remove or alter any deed restrictions, if any, that may affect the subject property.
4. P.O.S.E. = Public Open Space Easement

**VICINITY MAP**



**Flood Statement**

According to Community Panel Number 48367C0175E, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Project Number: 190157 Date: May 12, 2021

Revised Date:  
Revision Notes:

Sheet 1 of 1

**Lot 15  
1.120 Acres  
48,804 Square Feet**

Lot 15, Block 1  
**Wellington Addition  
Phase III**  
Cabinet E, Slide 447  
P.R.P.C.T.

Lot 14, Block 1  
**Wellington Addition  
Phase III**  
Cabinet E, Slide 447  
P.R.P.C.T.

Lot 16, Block 1  
**Wellington Addition  
Phase III**  
Cabinet E, Slide 447  
P.R.P.C.T.

**ACCT NO: 19057  
SCH DIST: SP**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	110.71'	99.53'	N 44°58'55" E	90°37'15"

19057.001.015.00

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202124041  
06/17/2021 04:10 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

N/A

~~City of Springtown, Texas  
Planning and Zoning Commission~~

~~Plat Approval Date~~

~~By:  
Chariman~~

~~By:  
Secretary~~

City of Springtown, Texas  
City Council

Plat Approval Date *April 11, 2021*

By: *Hy Hood*  
Chariman

By: *Dennis Payne*  
Secretary

**Purpose Statement**

The sole purpose of this amending plat is to change the building setback on Lot 15 from 40 feet to 20 feet along the north line.

**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Owner:  
VSI Wellington, LLC  
3882 South Hills Circle  
Fort Worth, Tx 76109

**LEGEND**

D.R.P.C.T. = Deed Records, Parker County, Texas  
P.R.P.C.T. = Plat Records, Parker County, Texas  
CCF# = County Clerk's File Number  
IRF = Iron Rod Found  
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

**E 783**

