

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS
NORTH CENTRAL ZONE 4202.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF
SPRINGTOWN, PARKER COUNTY, TEXAS.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS
PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER
MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

CONTACT 1-800-DIGTESS FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING
OR EXCAVATING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008,
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER
CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION
232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER
AVAILABILITY.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER
VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT
TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP
OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED
LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

25' BUILDING LINE ALONG ALL ROADS.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

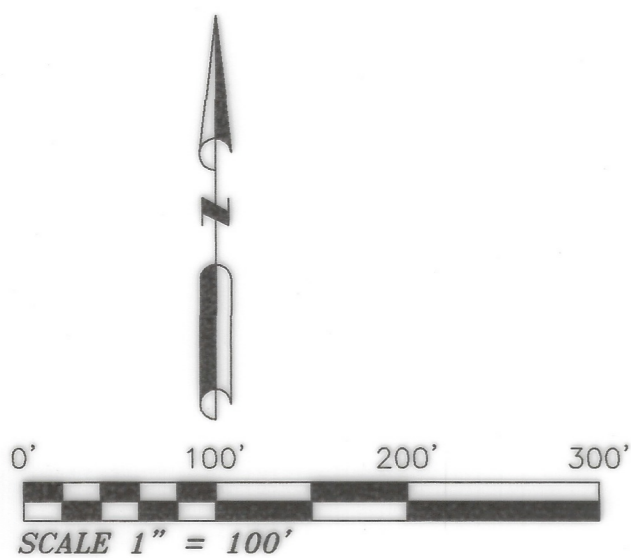
10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL REAR LOT LINES.

5' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

TOTAL NUMBER OF RESIDENTIAL LOTS: 8



HORIZON LAND SURVEYING

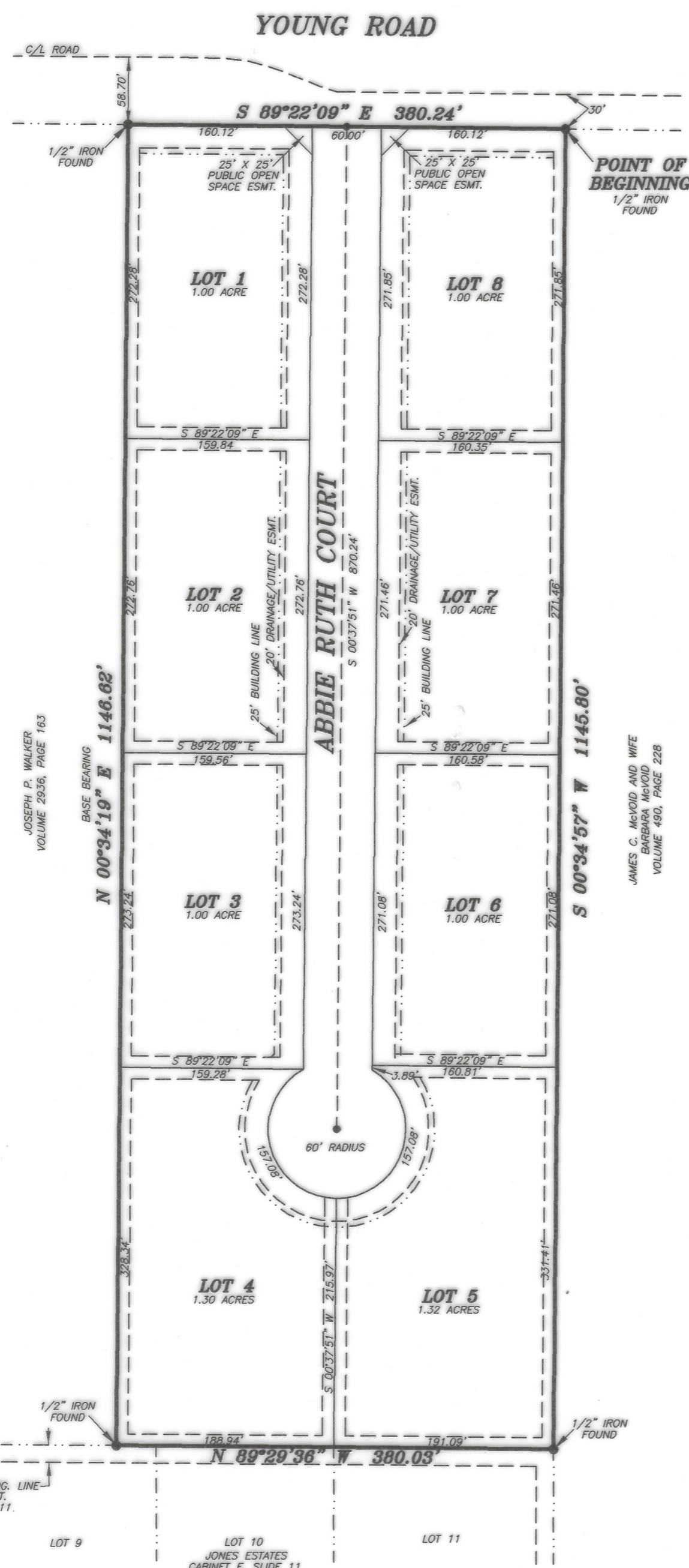
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 04, 2021

OWNER/DEVELOPER
SADASH CORPORATION
11652 F.M. 730 NORTH
AZLE, TEXAS 76020



JOSEPH P. WALKER
VOLUME 2936, PAGE 163

JAMES C. McVOID AND WIFE
BARBARA McVOID
VOLUME 490, PAGE 228

STATE OF TEXAS }
COUNTY OF PARKER }

202224709 PLAT Total Pages: 1

WHEREAS Sadash Corporation, being the owner of that certain 10.00 acre tract of land more particularly described as follows:

Description for a tract of land situated in the T. CASSIDY SURVEY, ABSTRACT NO. 273, Parker County, Texas being that certain tract of land described in deed to Sadash Corporation, recorded in Clerk's File No. 201521440, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the south line of Young Road and being the northwest corner of that certain tract of land described in deed to James C. McVoid and wife Barbara McVoid, recorded in Volume 490, Page 228, Deed Records, Parker County, Texas, said iron also being (per deed call) N 89°30'00" W, 17.5 feet from the northeast corner of said CASSIDY SURVEY;

THENCE S 00°34'57" W, along the West line of said Volume 490, Page 228, 1145.80 feet to a 1/2" iron found at the Northeast corner of Jones Estates, recorded in Cabinet E, Slide 11, Plat Records, Parker County, Texas;

THENCE N 89°29'36" W, with the North line of said Jones Estates, 380.03 feet to a 1/2" iron found at the southeast corner of that certain tract of land described in deed to Joseph P. Walker, recorded in Volume 2936, Page 163, Real Records, Parker County, Texas;

THENCE N 00°34'19" E, with the East line of said Volume 2936, Page 163, 1146.62 feet to a 1/2" iron found in the south line of said Young Road;

THENCE S 89°22'09" E, along the south line of said Young Road, 380.24 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Sadash Corporation, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 8,
YOUNG ROAD ESTATES,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 26th day of MAY, 2022.

Sadiq Rehman
Sadiq Rehman
Sadash Corporation

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Sadiq Rehman, 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 26th day of May 2022

Oleta Ann Parker
Notary Public State of Texas



19931
SP
K-7

20273.004.004.50

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
February 17, 2022
APPROVAL DATE
Suzanne Richardson
CHAIRMAN
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
APPROVAL DATE
Ma
MAYOR
CITY SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202224709
06/29/2022 02:39 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

F 280

Final Plat Showing
Lots 1 thru 8,
YOUNG ROAD ESTATES
10.00 acres of land situated in the
T. CASSIDAY SURVEY, Abstract No. 273,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.