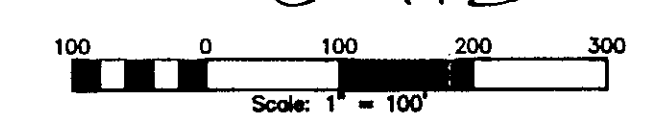


- NOTES:
- 1) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION RECORDED IN CABINET A, SLIDE 791, PLAT RECORDS OF PARKER COUNTY, TEXAS.
 - 2) ALL IRON RODS SET (IRS.) HAVE A PLASTIC CAP STAMPED "LANDES & ASSOC."
 - 3) SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
 - 4) WATER SERVICE TO BE PROVIDED BY WALNUT CREEK SUD.
 - 5) THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.



PLANNING & ZONING CITY OF SPRINGTOWN PARKER COUNTY, TEXAS

PLAT APPROVAL DATE: FEB 20 2009

BY: *Sarah Colburn* PLANNING & ZONING CHAIRMAN

BY: *Lisa Horton* SECRETARY

CITY COUNCIL CITY OF SPRINGTOWN PARKER COUNTY, TEXAS

PLAT APPROVAL DATE: FEB 20 2009

BY: *John H. ...* MAYOR

BY: *...* CITY SECRETARY

LOT 1, BLOCK 1
SPRINGTOWN I.S.D. ADDITION
CAB. A, SLIDE 791

AMBROSE ANGELY SURVEY ABST. NO. 4
Doc# 708226
Book 2693 Page 1466

**LOT 1, BLOCK 1
50.424 AC.**

W.M. COPELAND SURVEY ABST. NO. 242

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Springtown Independent School District is the owner of 50.424 acres of land situated in the W.M. Copeland Survey, Abstract 242 and the John Patterson Survey, Abstract No. 1049, Parker County, Texas, and being conveyed to said Springtown Independent School District (I.S.D.) as recorded in Volume 1656, Page 693, Volume 2320, Page 825 and Volume 2526, Page 992, Deed Records of Parker County, Texas and also being all of Lot 1, Block 2, Springtown I.S.D. Addition, an addition to the City of Springtown, Parker County, Texas, according to the plat filed in Cab. A, Slide 791, Plat Records of Parker County, Texas, said 50.424 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of Lot 1, Block 1, Farquhar Estates, an Addition to the City of Springtown, Parker County, Texas as recorded in Cabinet B, Slide 403, Plat Records of Parker County, Texas, and being the most southerly southeast corner of the aforementioned Deed recorded in Volume 2320, Page 825, said iron rod also being in the northerly line of Holbrook Road;

- THENCE along the northerly line of said Holbrook Road the following courses and distances:
- N 49°56'25" W, a distance of 342.24 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc." set (hereinafter all iron rods set are marked the same);
 - N 49°50'53" W, a distance of 224.72 feet to a 1/2 inch iron rod set;
 - N 53°42'55" W, a distance of 142.83 feet to a 1/2 inch iron rod set;
 - N 56°52'07" W, a distance of 77.03 feet to a 1/2 inch iron rod set;
 - N 63°44'47" W, a distance of 130.93 feet to a 1/2 inch iron rod set;
 - N 75°14'47" W, a distance of 103.05 feet to a 1/2 inch iron rod set;
 - N 80°02'11" W, a distance of 283.53 feet to a fence corner post found;
 - N 85°22'10" W, a distance of 173.61 feet to a fence corner post found at the southwest corner of the aforementioned Deed recorded in Volume 2526, Page 992, Deed Records of Parker County, Texas in the east line of a tract of land conveyed to Ricardo Vera and Ayleen Vera, Husband and Wife, as recorded in Volume 1680, Page 728, Deed Records of Parker County, Texas;

THENCE leaving the north line of said Holbrook Road, N 03°02'26" W, along the east line of said Vera tract and along the east line of a tract of land conveyed to Gary D. Meeker and Toni F. Meeker, Husband and Wife as recorded in Volume 2287, Page 98, Deed Records of Parker County, Texas, a distance of 429.31 feet to a 1/2 inch iron rod found at the most southerly southwest corner of a tract of land conveyed to Gordon Lambert and Rose Lambert as recorded in Volume 1496, Page 1157, Deed Records of Parker County, Texas;

THENCE South 88°19'54" East, along the south line of said Lambert tract, a distance of 191.39 feet to a 1/2 inch iron rod found;

THENCE N 00°35'27" W, along the east line of said Lambert tract, a distance of 302.74 feet to a concrete fence corner found at the northwest corner of the aforementioned Springtown I.S.D. tract recorded in Volume 1656, Page 693, Deed Records of Parker County, Texas and the southwest corner of Lot 1, Block 2, Springtown I.S.D. Addition to the City of Springtown as recorded in Cabinet A, Slide 791, Plat Records of Parker County, Texas;

THENCE North along the east line of said Lambert tract and the west line of said Lot 1, 323.61 feet to a 60d nail found at the northwest corner of said Lot 1, also being in the south R.O.W. line of Pojo Drive (60 feet in width);

THENCE N 89°16'13" E, along the north line of said Lot 1 and the south R.O.W. line of said Pojo Drive, 2,079.04 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the beginning of a curve to the right whose radius is 720.00 feet and whose long chord bears S 85°29'32" E, 131.45 feet;

THENCE along said curve to the right, in a southeasterly direction, through a central angle of 10°28'31", an arc distance of 131.63 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." in said R.O.W. line and said north line of Lot 1 and being the beginning of a reverse curve to the left with a radius of 780.00 feet and whose long chord bears S 85°29'32" E, 142.41 feet;

THENCE along said R.O.W. line and, with said curve to the left in a westerly direction through a central angle of 10°28'31", an arc distance of 142.61 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the end of said curve;

THENCE N 89°16'13" E, continuing along said R.O.W. line and the north line of said Lot 1, 180.81 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the beginning of a curve to the right with a radius of 250.00 feet and whose long chord bears S 83°13'47" E, 65.28 feet;

THENCE continuing along said R.O.W. line with said curve to the right in a southeasterly direction through a central angle of 14°59'57", an arc distance of 85.45 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the end of said curve;

THENCE S 75°43'47" E, continuing along said R.O.W. line and the north line of said Lot 1, 211.17 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the northeast corner of said Lot 1, also being in the westerly R.O.W. line of F.M. Highway 51 (Main Street);

THENCE S 09°56'03" E, along the east line of said Lot 1 and along said westerly R.O.W. line, 63.25 feet to a 3/8 inch iron rod found at the most easterly southeast corner of said Lot 1;

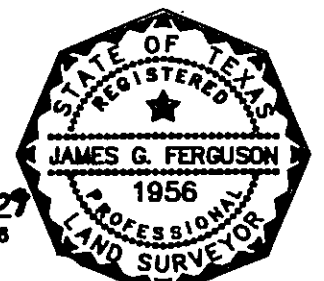
THENCE N 89°56'15" W, along a south line of said Lot 1, 164.99 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc."

NUMBER	DIRECTION	DISTANCE	L36	S88°34'26"W	322.96
L1	N01°25'34"W	24.15	L37	S88°34'26"W	344.05
L2	N01°25'34"W	38.40	L38	N88°34'26"E	667.04
L3	N01°25'34"W	97.64	L39	S15°32'07"E	72.00
L4	N88°34'26"E	381.63	L40	S04°54'53"E	208.43
L5	N88°34'26"E	109.95	L41	S86°02'57"E	28.92
L6	N88°34'26"E	104.98	L42	S03°29'53"E	167.66
L7	N88°34'26"E	117.49	L43	S00°09'09"W	175.85
L8	N88°34'26"E	373.65	L44	S00°32'08"E	310.95
L9	N01°25'34"W	295.89	L45	S02°53'41"W	50.74
L10	N44°11'07"E	115.94	L46	S71°11'48"W	48.92
L11	N44°11'07"E	92.75	L47	S88°34'26"W	26.88
L12	S46°25'34"E	78.88	L48	N75°00'46"W	52.42
L13	S46°25'34"E	17.41	L49	N56°56'18"W	57.92
L14	S46°25'34"E	32.98	L50	N41°53'48"W	64.83
L15	N01°25'34"W	285.24	L51	N23°03'32"W	132.67
L16	N45°46'54"E	82.48	L52	N02°17'53"E	134.56
L17	N88°34'26"E	348.32	L53	N38°47'28"E	11.99
L18	N01°25'34"W	118.50	L54	N76°08'40"E	117.82
L19	S88°34'26"W	90.57	L55	S89°48'50"E	45.23
L20	S88°34'26"W	249.18	L56	N89°22'57"E	158.39
L21	N01°25'34"W	183.90	L57	N41°50'05"E	72.09
L22	N88°34'26"E	390.25	L58	N27°17'32"E	104.49
L23	S00°09'09"W	303.03	L59	N09°20'23"E	130.42
L24	N01°25'34"W	362.70	L60	N04°06'33"W	232.09
L25	S01°25'30"E	281.00	L61	N16°00'55"W	148.46
L26	S01°25'30"E	101.70	L62	N02°44'12"E	91.84
L27	N88°34'26"E	253.00	L63	N69°29'08"W	45.23
L28	N88°34'26"E	70.00	L64	N19°58'24"W	43.94
L29	S01°25'34"E	28.50	L65	N25°03'50"W	39.50
L30	N01°25'34"W	11.25	L66	N34°48'11"W	56.82
L31	N88°34'26"E	17.00	L67	N42°35'27"W	55.58
L32	N01°25'34"W	281.00	L68	N84°50'17"W	67.37
L33	N88°34'26"E	17.00	L69	N88°02'37"E	66.58
L34	N01°25'34"W	281.00	L70	S99°18'13"W	829.01

SURVEYED ON THE GROUND IN THE MONTH OF MAY, 2007.

James G. Ferguson 2-10-09

JAMES G. FERGUSON, E.P.L.S. NO. 1956



Doc# 705226 Fees: \$66.00
02/19/2009 4:33PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

ENGINEER:
M.J. THOMAS ENGINEERING, LLC.
3400 HULEN ST., SUITE 100
FORT WORTH, TEXAS 76107
(817) 732-9839

OWNER:
SPRINGTOWN I.S.D.
101 EAST 2ND STREET
SPRINGTOWN, TEXAS 76082
(817) 220-7243

MOCKINGBIRD LN.

- THENCE S 00°02'40" W, along the most westerly east line of said Lot 1, 200.87 feet to a 1/2 inch iron rod set with plastic cap stamped "Landes & Assoc." at the southeast corner of said Lot 1;
- THENCE S 89°39'28" W, along the south line of said Lot 1, 1,323.02 feet to a 1/2 inch iron rod found at the northeast corner of the aforementioned tract of land conveyed to Springtown I.S.D., recorded in Volume 2320, Page 825, Deed Records of Parker County, Texas and the northeast corner of Northgate Addition, Phase Three, an addition to the City of Springtown, Texas as recorded in Cab. C, Slide 140, Plat Records of Tarrant County, Texas;
- THENCE S 00°09'09" W, along the west line of said Northgate Addition, a distance of 720.17 feet to a 1/2 inch iron rod set;
- THENCE S 89°28'22" W, along the north line of the aforementioned Lot 1, Block 1, Farquhar Estates, a distance of 208.23 feet to a 1/2 inch iron rod with cap stamped RPLS #2023 found at the northeast corner of said Lot 1, Block 1;
- THENCE S 00°32'08" E, along the west line of said Lot 1, a distance of 642.54 feet to the PLACE OF BEGINNING and containing 50.424 acres of land.

**LOT 1, BLOCK 1
SPRINGTOWN I.S.D. SPORTS COMPLEX**

in addition to the City of Springtown, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and rights as shown hereon.

Executed this 12 day of February 2009.

By: *Andrea Hungerford* SCH. DIST.: SP
CITY: SP
MAP NO.: K-5

STATE OF TEXAS

Before me, *Lisa Horton*, a Notary Public in and for the State of Texas, on this day personally appeared *Andrea Hungerford* 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 purpose and consideration therein expressed.

Gave under my hand and seal of office this 12 day of February, 2009.

Lisa Horton Notary Public in and for the State of Texas
My Commission Expires 2011

**FINAL PLAT
LOT 1, BLOCK 1
SPRINGTOWN I.S.D.
SPORTS COMPLEX**

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SITUATED IN THE JOHN PATTERSON SURVEY, ABSTRACT NO. 1049 AND THE W.M. COPELAND SURVEY, ABSTRACT NO. 242, PARKER COUNTY, TEXAS, AND ALSO BEING A RE-PLAT OF ALL OF LOT 1, BLOCK 2, SPRINGTOWN I.S.D. ADDITION AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN CAB. A, SLIDE 791, PLAT RECORDS OF TARRANT COUNTY, TEXAS, CONTAINING 50.424 ACRES OF LAND.