

BASIS OF BEARING PER PLAT.

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

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 24, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

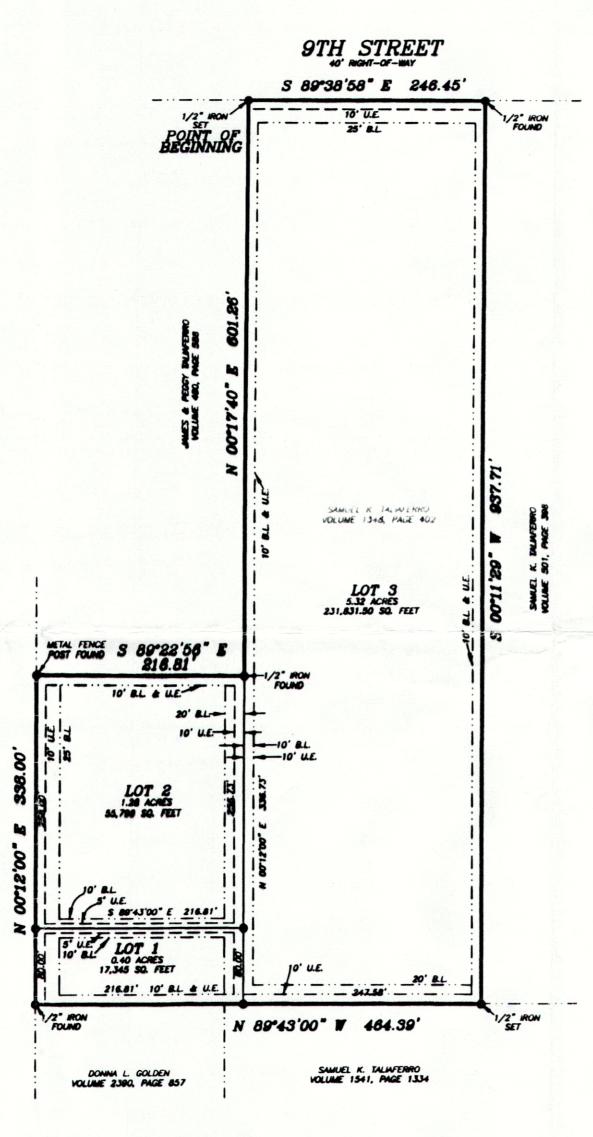
IL" IRONS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE MOTED.

25' BUILDING LINE ALONG THE FRONT OF ALL LOTS.

10' SIDE BUILDING LINES.

10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS.

5' UTILITY EASEMENTS ALONG THE SIDE AND REAR OF ALL



STATE OF TEXAS | COUNTY OF PARKER |

KNOW ALL MEN BY THESE PRESENTS, That Samuel K. Taliaferro, is the owner of the following described real property to

7.00 acres of land situated in the JOHN H. CARTER SURVEY, Abstract No. 234, Parker County, Texas, said tract being the same tract of land described in deed to Samuel K. Taliaferro, recorded in Volume 1348, Page 402, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING 1/2" iron set in the South line of 9th Street, said iron being by deed call, S 00*15'00" W, 3192.90 feet, S 00*12'00" W, 98.00 feet and S 89*43'00" E, 256.68 feet from the Northwest corner of said John H. Carter Survey;

THENCE S 89"38"58" E, with the South line of said 9th Street, 246.45 feet to a 1/2" iron found;

THENCE S 00"11'29" W, 937.71 feet to a 1/2" iron set;

THENCE N 88'43'00" W. 464.39 feet to a 1/2" iron found in the East line of Avenue E;

THENCE N 00'12'00" E, 338.00 feet to a metal fence post found;

THENCE S 89'22'56" E, 216.81 feet to a 1/2" iron found;

THENCE N 00'17'40" E, 601.26 feet to the POINT OF BEGINNING and containing 7.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

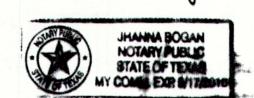
That, Samuel K. Taliaferro, does hereby adopt this plat of the hereinabove described real property

Lots 1 thru 3 Taliaferro Addition City of Springtown, Parker County, Texas.

STATE OF TEXAS ! COUNTY OF PARKER !

BEFORE ME, the undersigned authority, on this day personally appeared Samuel K. Taliaferro, 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 _____ day of



300' SCALE 1"=100"

NRB SURVEYING P.O. BOX 454 SPRINGTOWN, TEXAS, 76082 RSB# 817-584-9027 NLR# 817-406-6439



AVENUE

OWNER/DEVELOPER

SAMUEL K. TALWERRO SPRINGTOWN, TEXAS 76082 FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Jeane Brunson 201511397 06/06/2015 11 25 mm Jeane Brunson County Clerk Parker County Texas

PLANNING & ZONING COMMISSION CITY OF SPRINGTOWN, TEXAS

CITY COUNCIL CITY OF SPRINGTOWN, TEXAS

18233 ACCT. NO: SCH. DIST .: CITY: MAP NO .: K-5

Plat Showing Lots 1 thru 3 TALIAFERRO ADDITION,

an Addition to the City of Springtown, Parker County, Texas and being 7.00 acres of land situated in the JOHN H. CARTER SURVEY, Abstract No. 234, Parker County, Texas.

10734.037.001.00