

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF PARKER §

LOTS 19 & 21, WIT-HAVEN ADDITION,  
AN ADDITION IN THE CITY OF  
SPRINGTOWN, PARKER COUNTY, TX



BEFORE ME, the undersigned authority, on this day personally appeared BW Gas and Convenience Real Estate, LLC, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of November, 2022.

Notary Public in and for the State of Texas Massachusetts

My Commission Expires on: July 31, 2026

THE STATE OF TEXAS MASSACHUSETTS  
COUNTY OF PARKER ESSEX

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, BW Gas and Convenience Real Estate, LLC, does hereby adopt this plat designating the hereinabove described real property as.

### TRACT "A", ALLSUP'S ADDITION

an addition to the City of Springtown, Parker County, Texas and do hereby dedicate to the public use forever the easements shown thereon.

WITNESS my hand at Springtown, Parker County, Texas this 20th day of November, 2022.

BW Gas and Convenience Real Estate, LLC

THE STATE OF TEXAS  
COUNTY OF PARKER

OWNER:  
BW GAS AND CONVENIENCE  
REAL ESTATE, LLC  
138 CONANT ST.  
BEVERLY, MA 01915

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202243008  
12/14/2022 12:09 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

PREPARED BY:



Autrey Engineering, LLC  
812 Main St.  
Wolfforth, TX 79382

Phone: 806-833-0018  
info@autrey-eng.com  
TBPE Firm # F- 20961

PROJECT NO. AE22036

SURVEYED BY:

**WHERE ON EARTH, INC.**  
Professional Land Surveying

3301 County Road 7550  
LUBBOCK, TEXAS 79423  
806-368-7920  
TBPLS FIRM NO. 10066200  
www.woemap.com

## TRACT "A", ALLSUP'S ADDITION, A REPLAT OF LOTS 19 & 20, WIT-HAVEN (1.99 ACRES)

an Addition to the City of Springtown,  
Parker County, Texas

PLAT NOTES:

SCALE: 1" = 30'

HEAVY LINES INDICATE PLAT LIMITS

ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED.

NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE PLANNING AND ZONING COMMISSION POLICY OR BY THE SPRINGTOWN CODE OF ORDINANCES.

MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SPRINGTOWN'S FLOODPLAIN PERMIT PROGRAM, AND SECTION 3.05.008 OF THE SPRINGTOWN CODE OF ORDINANCES.

ALL UTILITY/ELECTRICAL SERVICE SHALL BE IN ACCORDANCE WITH THE UNDERGROUND UTILITIES POLICY STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGTOWN, TEXAS.

ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO THE RECORDING OF THIS FINAL PLAT.

ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENTS PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.

ALL EASEMENTS HEREIN GRANTED SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING, OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.

ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS 'TO BE DEDICATED BY SEPARATE INSTRUMENT' ARE SHOWN ON THIS PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.

BLANKET UNDERGROUND UTILITY, TRANSFORMER PAD, AND SWITCHING ENCLOSURE EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED TO NO OTHER PROPERTY, BEYOND THE PLAT LIMITS, WILL BE ENTITLED TO USE ANY PORTION OF THE PROPERTY DESCRIBED HEREIN FOR THE CONNECTION TO OR TRANSMISSION OF ANY UTILITY SERVICE UNDER THE TERMS OF THIS BLANKET EASEMENT.

BLANKET UNDERGROUND UTILITY EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED. NO OTHER PROPERTY, BEYOND THE PLAT LIMITS, WILL BE ENTITLED TO USE ANY PORTION OF THE PROPERTY DESCRIBED HEREIN FOR CONNECTION TO OR TRANSMISSION OF ANY UTILITY SERVICE UNDER THE TERMS OF THIS BLANKET EASEMENT.

BLANKET GARBAGE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED.

RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.

MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED.

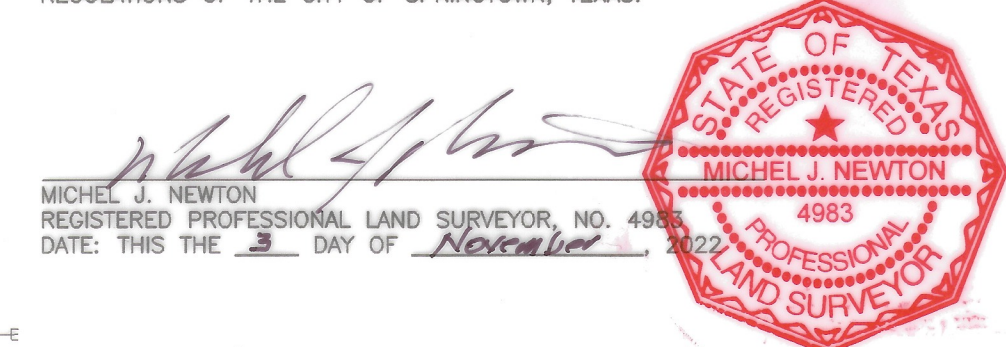
FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS UNLESS OTHERWISE NOTED.

TRACT "A" CONTAINS 1.983 ACRES (86,367 SQ. FT.) WITHIN THE PLAT LIMITS

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS NORTH CENTRAL ZONE COORDINATE SYSTEM, NAD 83, 2011, Epoch 2010.0000. DISTANCES ARE SURFACE DISTANCES. COMBINED SCALE FACTOR (SURFACE TO GRID): 0.99873750

NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM PARKER COUNTY TAX CARDS AND DEEDS

KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHEL J. NEWTON, DO HEREBY CERTIFY THAT THIS PLAT IS PREPARED BY AUTREY ENGINEERING AND APPROVED BY ME. BASED FROM AN ACTUAL AND ACCURATE SURVEY, BY ME, 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.



DATE: THIS THE 3 DAY OF November, 2022

SCALE: 1"=40'

F 401

19690  
SP  
CSP  
K-6

LOT 23 OF WIT-HAVEN ADDITION  
RECORD OWNER:  
CANYON LIGHTING ETC LLC  
APN: R000034085  
1.00 ACRES  
DOC: VOL 2893 PAGE 197  
AND AS INSTRUMENT 785765

19690.001.019.00

### TRACT "A"

LOT 19 OF WIT-HAVEN  
ADDITION  
42,014 SQ. FEET, OR  
0.965 ACRES ±  
PER PLAT OF LOTS 19 & 21  
RECORD OWNER: SPRINGTOWN  
SPECIALTY LLC A TEXAS  
LIMITED LIABILITY COMPANY  
APN: R000097199  
INSTRUMENT 201701279

LOT 17 OF WIT-HAVEN ADDITION  
RECORD OWNER:  
KIM, HYON S  
APN: R000034080  
0.48 ACRES  
INSTRUMENT 202120068

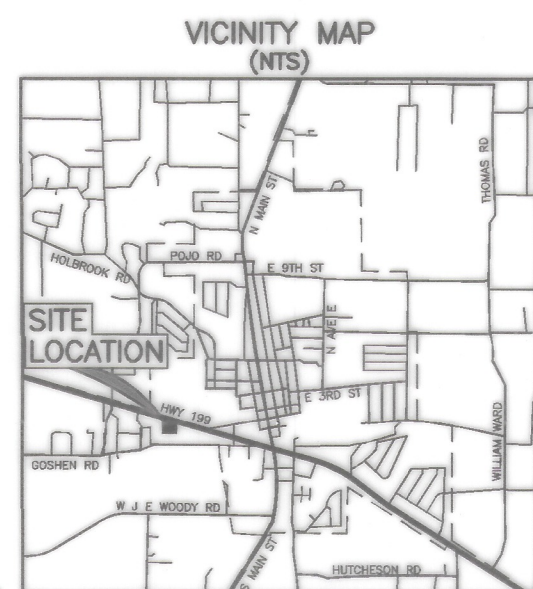
LOT 14 OF WIT-HAVEN ADDITION  
PLAT OWNER:  
TRI COUNTY CHURCH OF CHRIST  
APN: R000078606  
1.09 ACRES  
INSTRUMENT 202120068

LOT 22 OF WIT-HAVEN ADDITION  
PLAT OWNER:  
KIRK, ELMER ETUX  
APN: R000034084  
1.00 ACRES  
DOC: NOT PROVIDED

LOT 20 OF WIT-HAVEN ADDITION  
PLAT OWNER:  
KIRK NORMAN G & DIANNA  
APN: R000034083  
1.00 ACRES  
DOC: VOL 2469, PAGE 1649  
INSTRUMENT 611753

LOT 18 OF WIT-HAVEN ADDITION  
PLAT OWNER:  
KIRK, NORMAN GREGOR  
APN: R000034082  
1.00 ACRES  
DOC: VOL 1459, PAGE 1357

LOT 16 OF WIT-HAVEN ADDITION  
PLAT OWNER:  
MCVOID WILLIAM L  
APN: R000034081  
1.00 ACRES  
DOC: NOT PROVIDED



According to Map No. 48367C0175E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood 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 flood statement shall not create liability on the part of the surveyor.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING. STATES ACKNOWLEDGING VISIBILITY TRIANGLES "THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES

CITY OF SPRINGTOWN CITY COUNCIL	APPROVAL DATE <u>Nov. 25 '22</u>
MAYOR <u>[Signature]</u>	
SECRETARY <u>[Signature]</u>	
CITY OF SPRINGTOWN CITY COUNCIL	APPROVAL DATE
CHAIRMAN <u>[Signature]</u>	
SECRETARY	