

201823672 PLAT Total Pages: 1

STATE OF TEXAS }
 COUNTY OF PARKER }
 WHEREAS M & G Capital, LLC being the owner of that certain 17.39 acre tract of land more particularly described as follows:

Description for a 17.39 acre tract of land situated in the TARLTON BURRIS SURVEY, Abstract No. 103, Parker County, Texas, said tract being the same tract of land described in deed to M & G Capital, LLC, recorded in Document No. 201819811, Real Records, Parker County, Texas and being in more particularly described as follows:

BEGINNING at a metal fence post at the Southwest corner of said Document No. 201819811 and for the Southeast corner of that certain tract of land described in deed to Darryl Lynn Altom, recorded in Volume 2465, Page 586, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to Trella Dennis Hughes, recorded in Volume 2546, Page 1431, Real Records, Parker County, Texas;

THENCE N 00°06'17" W, with the common line of said Document No. 201819811 and said Volume 2465, Page 586, 846.50 feet to a capped iron found at a common ell corner of said Document No. 201819811 and said Volume 2465, Page 586;

THENCE N 89°56'11" E, with the common line of said Document No. 201819811 and said Volume 2465, Page 586, 218.25 feet to a capped iron found at a common ell corner of said Document No. 201819811 and said Volume 2465, Page 586;

THENCE N 01°16'32" W, with the common line of said Document No. 201819811 and said Volume 2465, Page 586, 486.91 feet to a capped iron found in the South line of Hutcheson Road, said iron being for the Northwest corner of said Document No. 201819811 and for the Northeast corner of said Volume 2465, Page 586;

THENCE N 89°34'35" E, with the South line of said Hutcheson Road, 224.91 feet to a 1/2" iron set at the Northeast corner of said Document No. 201819811;

THENCE S 00°22'26" E, 312.23 feet to a 1/2" iron set at an ell corner of said Document No. 201819811;

THENCE N 89°34'35" E, 273.18 feet to a capped iron set at the most Easterly Northeast corner of said Document No. 201819811 and being in the West line of Lot 1, Heritage Oaks, Phase III, recorded in Cabinet B, Slide 642, Plat Records, Parker County, Texas;

THENCE S 00°20'32" E, with the West line of said Lot 1, at 93.67 feet passing a capped iron found at the Southwest corner of said Lot 1 and the Northwest corner of Lot 42 and the Northwest corner of Lot 41, Heritage Oaks, Phase II, recorded in Cabinet B, Slide 641, Plat Records, Parker County, Texas and continuing in all, 122.93 feet to a metal fence post;

THENCE S 00°04'49" E, with the common line of said Document No. 201819811 and said Heritage Oaks, Phase II, 744.83 feet to a metal fence post;

THENCE S 00°17'28" E, with the common line of said Document No. 201819811 and said Heritage Oaks, Phase II, 161.13 feet to a capped iron found at the Southeast corner of said Document No. 201819811 and for the Northeast corner of said Volume 2546, Page 1431;

THENCE N 89°38'20" W, with the common line of said Document No. 201819811 and said Volume 2546, Page 1431, 708.60 feet to the POINT OF BEGINNING and containing 17.39 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that M&G Capital, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 14, ALTOM ADDITION, Parker County, Texas

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

Executed this the 7th day of September, 2018.

Jackie Mauldin
 Jackie Mauldin
 (Managing Member, M&G Capital, LLC)

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jackie Mauldin, 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 7th day of September, 2018.

Donna L. Garrett
 Donna L. Garrett
 Notary Public, State of Texas

Donna L. Garrett
 Donna L. Garrett
 Notary Public, State of Texas
 My Comm. Exp. 4/9/2022
 Notary ID# 343011-1

PLANNING & ZONING COMMISSION
 CITY OF SPRINGTOWN, TEXAS

September 6, 2018
 APPROVAL DATE

John McWhorter
 CHAIRMAN

Donna L. Garrett
 SECRETARY

CITY COUNCIL
 CITY OF SPRINGTOWN, TEXAS

N/A
 APPROVAL DATE

N/A
 MAYOR

CITY SECRETARY

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-DIGRESS FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E & 4836700300-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.

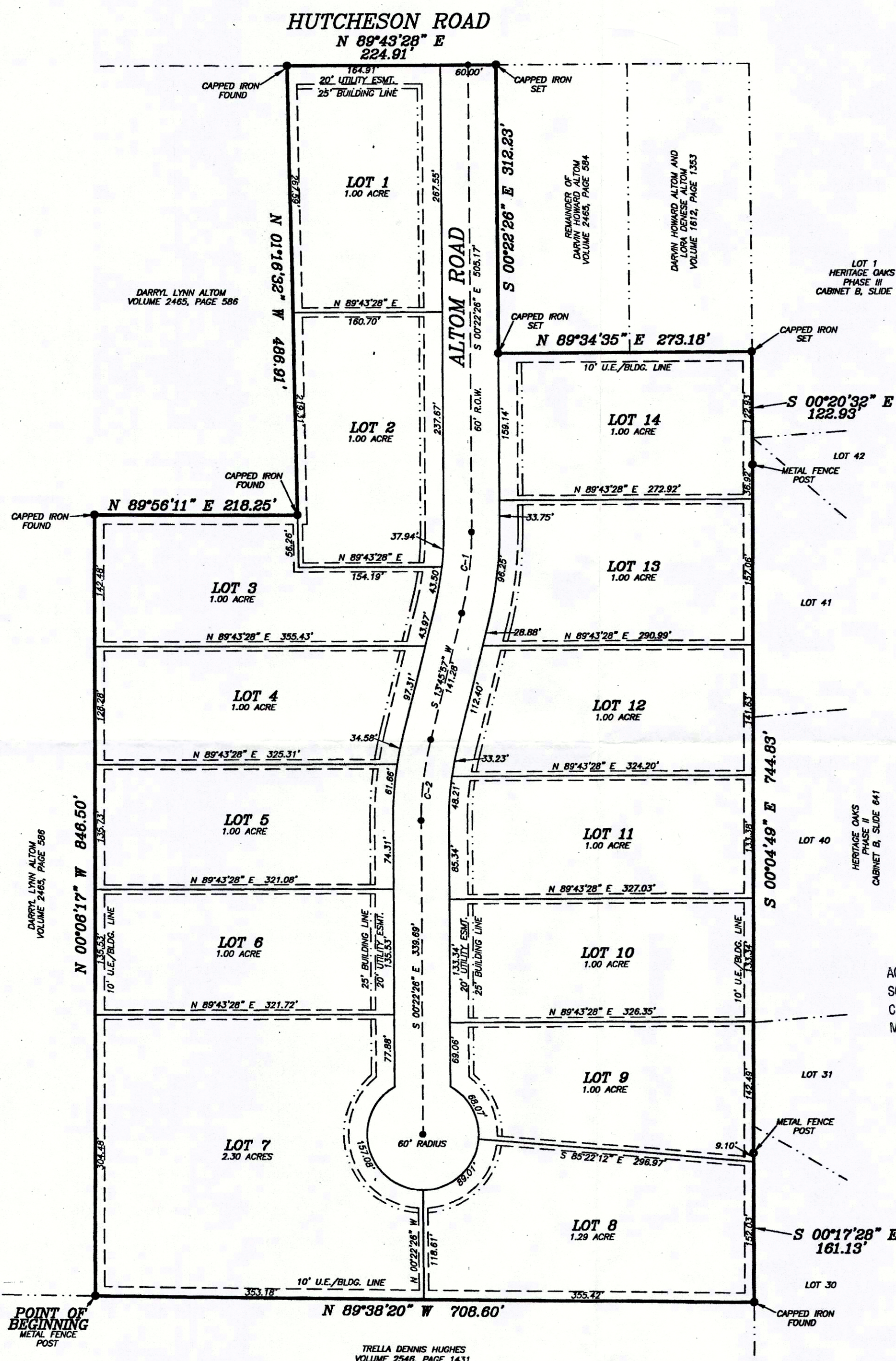
10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL REAR LOT LINES.

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: 14



THE COMMUNITY BANK
 507 U.S. HWY 380
 P.O. BOX 1478
 BRIDGEPORT, TX 76426

Joe & Murphy
 SRVP & CO

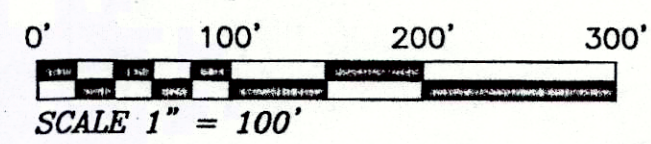
This the 7 day of September, 2018.

Deanna K. Milneath
 Notary Public, State of Texas

Deanna K. Gilbreath
 DEANNA K. GILBREATH
 NOTARY PUBLIC
 STATE OF TEXAS
 My Comm. Expires 05-18-2019

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201823672
 09/17/2018 11:05 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT



NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 RSB# 817-584-9027
 NLR# 817-406-6439
 FIRM NO. 10186900



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
 JUNE 12, 2018

OWNER/DEVELOPER
 M&G CAPITAL, LLC
 P.O. BOX 1168
 SPRINGTOWN, TEXAS 76082

CURVE DETAIL

NUMBER	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	360.00'	S 06°41'45" W	88.62'
C-2	360.00'	S 06°41'45" W	88.62'

E 158

20103.001.001.00-ALL
 20103.001.002.00

Showing
 LOT 1 thru 14,
 LTOM ADDITION
 17.39 acres of land situated in the
 TARLTON BURRIS SURVEY, Abstract No. 103,
 City of Springtown Extra Territorial Jurisdiction,
 Parker County, Texas.