

LOCATION MAP
SCALE 1"=2000'



- LEGEND**
- EM ELECTRIC METER
 - WV WATER VALVE
 - WM WATER METER
 - ICV IRRIGATION CONTROL VALVE
 - GV GAS VALVE
 - GM GAS METER
 - SSM SANITARY SEWER MANHOLE
 - MH MANHOLE
 - PP POWER POLE
 - LS LIGHT STANDARD
 - EB ELEC BOX
 - TR TELEPHONE RISER
 - WF WIRE FENCE
 - WF WOOD FENCE
 - CLF CHAIN LINK FENCE
 - IF IRON FENCE
 - UG UNDERGROUND
 - OHU OVERHEAD UTILITY
 - FH FIRE HYDRANT
 - ET ELECTRIC TRANSFORMER
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - OSF ON SITE SEWER FACILITY
 - MH MANHOLE
 - STM STORM SEWER MANHOLE
 - BLDO BUILDING W/ PERMANENT FOUNDATION
 - SHED STRUCTURE WITH NO PERMANENT FOUNDATION
 - AC AIR CONDITIONER
 - POSE PUBLIC OPEN SPACE EASEMENT
 - IRF IRON ROD FOUND
 - IRF 5/8" IRON ROD SET
 - IRS 5/8" IRON ROD SET MARKED "A-WARD"
 - IRR 5/8" IRON ROD RECOVERED MARKED "A-WARD"
 - CONTROL MONUMENT
 - BEARINGS OR DISTANCE SHOWN IN () ARE PLAT OR DEED CALL

CITY OF SPRINGTOWN
CITY COUNCIL
APPROVAL DATE: May 12, 2022

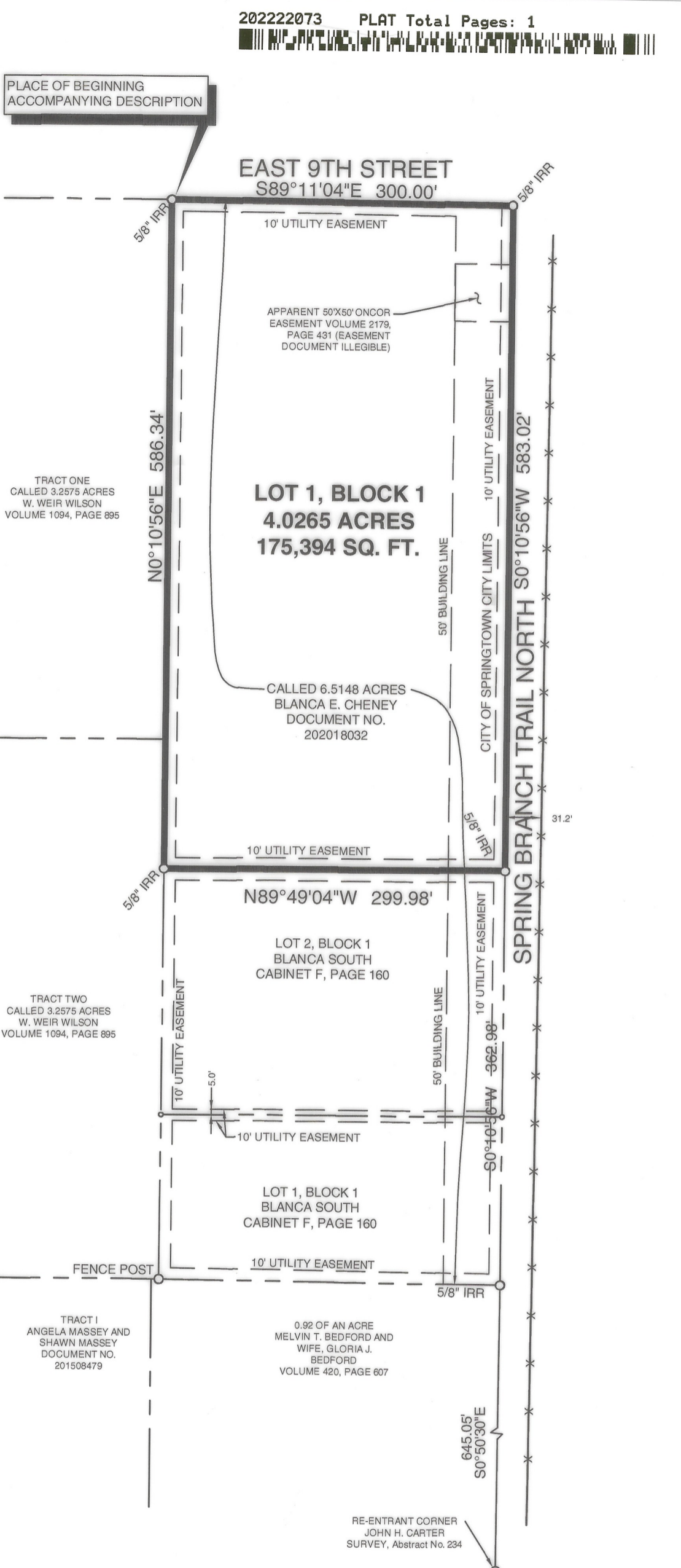
[Signature]
MAYOR

[Signature]
SECRETARY

CITY OF SPRINGTOWN
PLANNING AND ZONING
APPROVAL DATE: _____

[Signature]
CHAIRMAN

SECRETARY



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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

Part of the JOHN H. CARTER SURVEY, Abstract No. 234 and being about 16.5 miles North 26° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing a part of the called 6.5148 acre tract of land described in the deed to Blanca E. Chaney as recorded in Document No. 202018032 of the of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the northwest corner of said 6.5148 acre tract and the northeast corner of Tract One, being a called 3.2575 acre tract of land described in the deed to W. Weir Wilson as recorded in Volume 1094, Page 895 of said Deed Records and being be deed call in the south line of 7th Street;

THENCE South 89°11'4" East, along the north line of said 6.5148 acre tract, a distance of 300.00 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the northeast corner of said 6.5148 and being by deed call west line of North Spring Branch Trail North;

THENCE South 0°10'56" West, along the common line of said 6.5148, and said North Spring Branch Trail North, a distance of 583.02 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the northeast corner of Lot 1 in Block 1 of BLANCA SOUTH, an addition to the City of Springtown, Parker County, Texas according to the plat thereof recorded in Cabinet, F, Page 160 of the Plat Records of Parker County, Texas;

THENCE North 89°49'04" West, along the north line of said Lot 2, a distance of 299.98 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the northwest corner of said Lot 2, being in the westerly line of said 6.5148 acre tract and the east line of Tract Two, being called 3.2575 acre tract described in the deed to W. Weir Wilson as recorded in Volume 1094, Page 895 of said Deed Records

THENCE North 0°10'56" East, along the common line of said 6.5148 and Tract Two, to and along the east line of said of Tract One, a distance of 586.34 feet to the POINT OF BEGINNING and containing 4.0265 acres or 175,394 square feet of land.

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

10555
SP
CSP
K-5

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Blanca E. Cheney, does hereby adopt this plat designating the hereinabove described real property as
LOT 1 in BLOCK 1 BLANCA NORTH,
an addition to the City of Springtown, Parker County, Texas and do hereby dedicate to the publics use forever the easements shown thereon.

WITNESS my hand at Azle, Parker County, Texas
this 25 day of April, 2022.

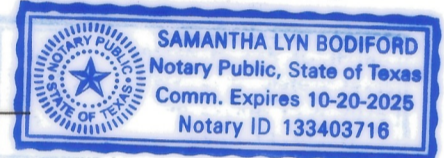
[Signature]
Blanca E. Cheney

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Blanca E. Cheney, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25 day of April, 2022.

[Signature]
Notary Public in and for the State of Texas

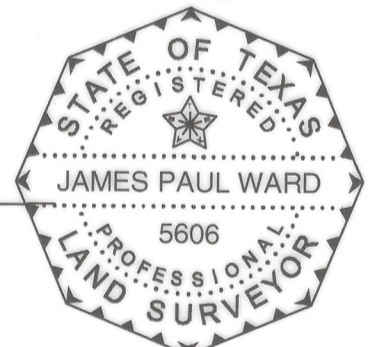


My Commission Expires on: 10-20-25

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[Signature]
James Paul Ward
Texas Registered Professional



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202222073
06/09/2022 10:43 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
LOT 1 BLOCK 1
BLANCA NORTH

an addition to the City of Springtown,
Parker County, Texas being 4.0265 acres of land located in the JOHN H. CARTER SURVEY, Abstract no. 234, situated about 16.5 miles North 26° East of the courthouse in Weatherford, the county seat of Parker County, Texas.

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

GRAPHIC SCALE SCALE IN FEET 1"=20'

A-WARD PROJECT NO: 2020-1231 713 NORTH SPRING BRANCH 2 SUBDIVIDE NORTH

F258

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.

VISIBILITY TRIANGLES
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURVEY OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION

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

LINEAR FEET OF ROADS: NO NEW ROADS

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.