

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS DSCI, INCORPORATED (Doc No. 202025405), acting by and through its duly authorized agent, being the sole owner of 24.0 acres situated in and being a portion of the VALKON SURVEY, ABSTRACT No. 1691, in the E1/4 of the City of Springtown, Parker County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at an angle iron found at the southeast corner of Lot 4, Block 2, Summitfields Estates, an addition in the E1/4 of the City of Springtown, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 156, Plat Records, Parker County, Texas at the southwest corner of Lot 6, said Summitfields Estates;

THENCE S 89°55'02" E, with the south line of said Lot 5, 292.13 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of said 80.0 acre tract at the north west corner of a tract of land described by deed to Beth Ann Viera, recorded in Volume 1980, Page 1192, Neal Records, Parker County, Texas;

THENCE S 00°20'54" W, on or about a fence and the west line of said Beth Ann Viera tract, 2694.62 feet to a post at the southeast corner of said 80.0 acre tract in the north line of a tract of land described by deed to D. J. Starnes recorded in the Official Records, Parker County, Texas;

THENCE N 88°33'10" W, with the north line of said D. J. Starnes tract, 294.87 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the east right of way line of William Ward Road;

THENCE with the east right of way line of said Williams Ward Road the following courses and distances:

- N 00°02'31" E, 1622.36 feet to an iron rod found at the beginning of a curve to the left with a radius of 643.00 feet and whose chord bears N 14°26'42" W, 921.71 feet;
- With said curve to the left through a central angle of 28°58'28" and a distance of 325.16 feet to an iron rod found;
- N 28°55'55" W, 557.21 feet to an iron rod found at the beginning of a curve to the right with a radius of 643.00 feet and whose chord bears N 14°16'23" W, 274.84 feet;
- With said curve to the right through a central angle of 29°19'09" and a distance of 277.86 feet to an iron rod found;
- N 00°23'13" E, 10.69 feet to an iron rod set at the southeast corner of said Lot 4;
- THENCE S 89°14'46" E, with the south line of said Lot 4, 442.49 feet to the POINT OF BEGINNING and containing 24.0 acres (1,045,275 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DSCI INCORPORATED, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOTS 1 THROUGH 71, BLOCK 1; LOTS 1 THROUGH 13, BLOCK 2 AND LOTS 1R, 2R, 3R & 4 THROUGH 9, BLOCK 3, REVISED BOARDWALK ESTATES, AN ADDITION IN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, being 24.0 acres situated in and being a revision of BOARDWALK ESTATES as recorded in Plat Cabinet F, Slide 353, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at SPRINGTOWN, TX, Parker County, Texas this 27 day of JUNE, 2023.

Don Sneed

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DON SNEED, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on _____ 2023.

this the 27 day of JUNE, 2023.

DANNI C. LEDBETTER
Notary Public in and for the State of Texas

JULY 3, 2024

My Commission Expires On:



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.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

June 2023



10591
SP
CSP
K-5

10591.003.001.00
10591.003.002.00
10591.003.003.00

Owner/Developer:
DSCI, Incorporated
Don Sneed
817-825-1481
5204 Jacksboro Hwy
Fort Worth, TX 76114

SHEET ONE OF TWO

Cabinet/Instrument/#

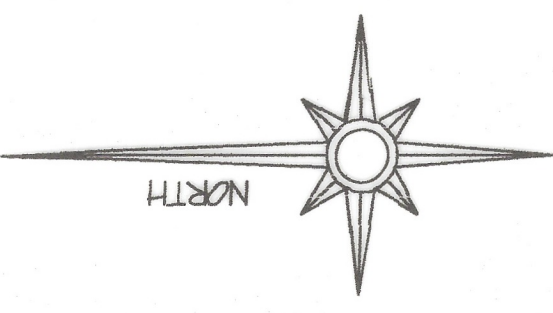
F 535

Slide

JUNE 2023

FINAL PLAT
LOTS 1 THROUGH 71, BLOCK 1;
LOTS 1 THROUGH 13, BLOCK 2 AND
LOTS 1R, 2R, 3R & 4 THROUGH 9, BLOCK 3
REVISED BOARDWALK ESTATES
AN ADDITION IN THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
Being A Revision of said Boardwalk Estates
Being 24.0 Acres Filed in Plat Cabinet F, Slide 353
Plat Records, Parker County, Texas

SCALE: 1" = 100'



HARLAN LAND SURVEYING, INC.
PHONE 817-441-7587
WEATHERFORD, TX 76087
FIRM #10088500 harlanland@yahoo.com

Signature of Lien holder
This the 27 day of JUNE, 2023.
Notary Public, State of Texas



Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTE: 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:

CITY OF SPRINGTOWN CITY COUNCIL	<u>[Signature]</u> MAYOR	<u>SEP 8 2022</u> APPROVAL DATE
CITY OF SPRINGTOWN PLANNING & ZONING	<u>[Signature]</u> CHAIRMAN	<u>[Signature]</u> APPROVAL DATE
		SECRETARY

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48357, C-0175-E, EFFECTIVE DATE: SEPTEMBER 26, 2008, PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "X": BASE FLOOD ELEVATION DETERMINED SYSTEM, NORTH CENTRAL ZONE, NAD 83

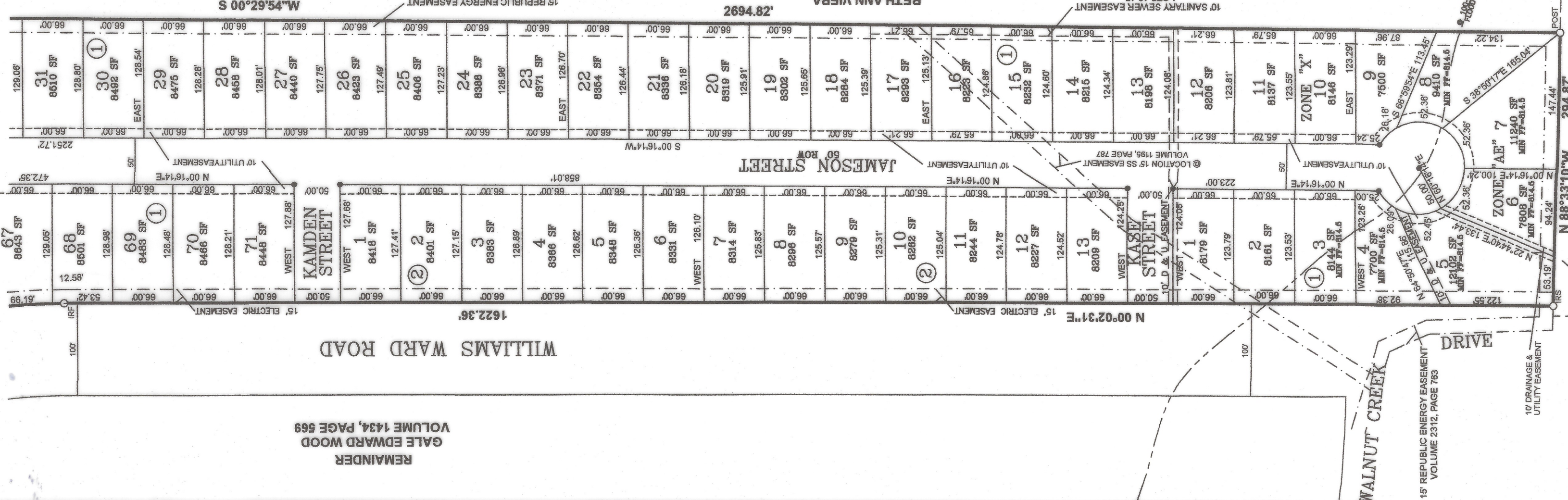
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Seale

202319754
07/28/2023 11:28 AM
Lila Seale, County Clerk
Parker County, TX
PLAT

AREAS:	
BLOCK 1	15.182 ACRES
BLOCK 2	2.481 ACRES
BLOCK 3	1.888 ACRES
ROADS	4.449 ACRES



D. J. STARNES
DOC# 201405620

Owner/Developer:
DSCI, Incorporated
Don Sneed
817-625-1481
5204 Jacobsboro Hwy
Fort Worth, TX 76114

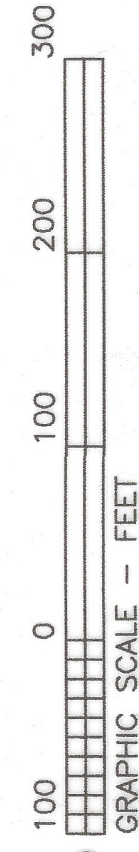
NOTE: 36" BY 40" DRAINAGE BASIN LOCATED HERE TO BE DETERMINED (DOC# 202222316)

D&U DRAINAGE & UTILITY
1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAF")

SHEET TWO OF TWO

Cabinet/Instrument#

F 535 Slide



JUNE 2023

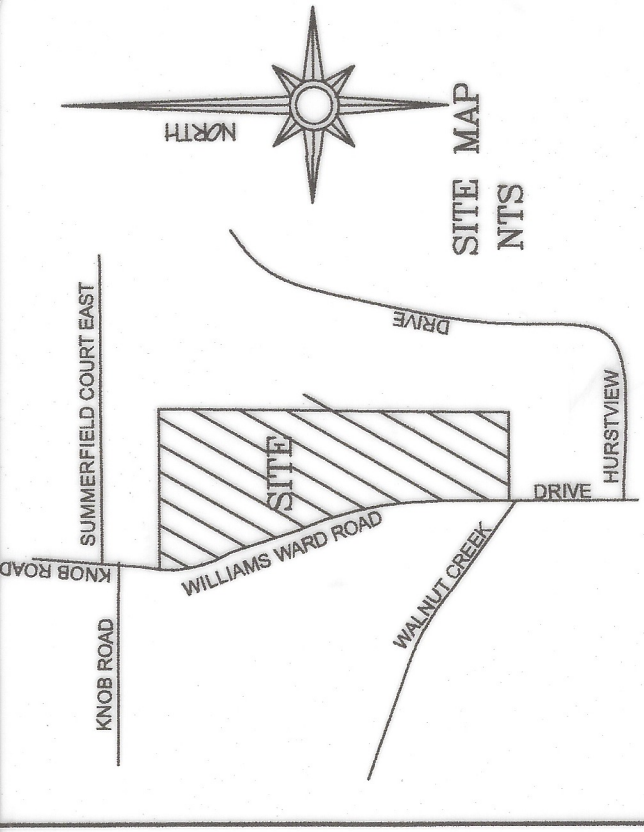
Being A Revision of said Boardwalk Estates Plat Cabinet F, Slide 353
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FINAL PLAT
LOTS 1 THROUGH 71, BLOCK 1;
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AN ADDITION IN THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS

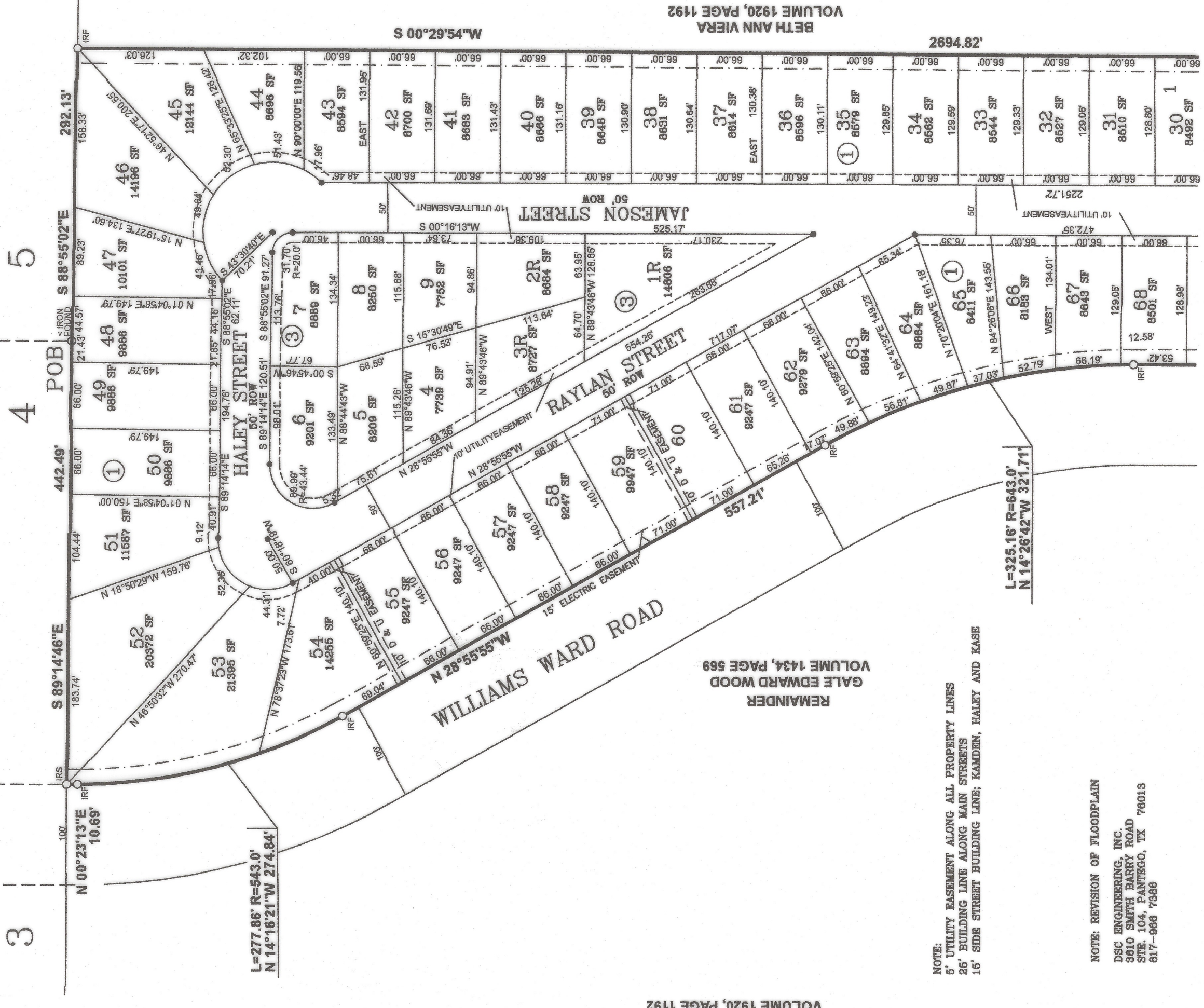
SCALE: 1" = 100'

2021183 REVISED PLAT

HARLAN LAND SURVEYING, INC.
PHONE 817-441-7587
WEATHERFORD, TX 76087
FIRM #10088500 harland@yahoo.com



SUMMERFIELDS ESTATES
PLAT CABINET B, SLIDE 158



NOTE: UTILITY BASEMENT ALONG ALL PROPERTY LINES
26' BUILDING LINE ALONG MAIN STREETS
16' SIDE STREET BUILDING LINE; KAMDEN, HALEY AND KASE

NOTE: REVISION OF FLOODPLAIN
DSC ENGINEERING, INC.
3610 SMITH BARRY ROAD
STE. 104, PANTEGO, TX 76013
817-866 7388

