

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
- SBM SANITARY SEWER MANHOLE
- MN 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 UTILITY
- OHU OVERHEAD UTILITY
- FH FIRE HYDRANT
- ET ELECTRIC TRANSFORMER
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- OSPF ON SITE SEWER FACILITY
- MH MANHOLE
- STSMH STORM SEWER MANHOLE
- BLDD BUILDING W/ PERMANENT FOUNDATION
- SHED STRUCTURE WITH NO PERMANENT FOUNDATION
- AC AIR CONDITIONER
- POSE PUBLIC OPEN SPACE EASEMENT
- IPF IRON PIPE FOUND
- IRP IRON ROD FOUND
- IRS 5/8" IRON ROD SET
- IRRS MARKED "A-WARD"
- IRR 5/8" IRON ROD RECOVERED
- IRRS MARKED "A-WARD"
- IRR CONTROL MONUMENT
- BEARINGS OR DISTANCE SHOWN IN 1/4" ARE PLAT OR DEED CALL



CITY OF SPRINGTOWN  
CITY COUNCIL  
APPROVAL DATE: Dec 16, 2021  
*[Signature]*  
MAYOR

SECRETARY

CITY OF SPRINGTOWN  
PLANNING AND ZONING  
APPROVAL DATE: \_\_\_\_\_  
*[Signature]*  
CHAIRMAN

SECRETARY

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."

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

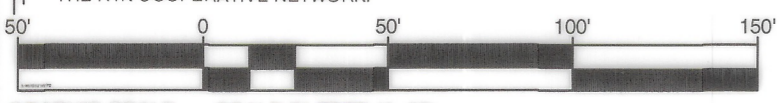
LINEAR FEET OF ROADS: NO NEW ROADS

ALL CORNERS ARE 5/8" CAPPED IRON ROD MARKED "AWARD SURV" SET UNLESS OTHERWISE NOTED.

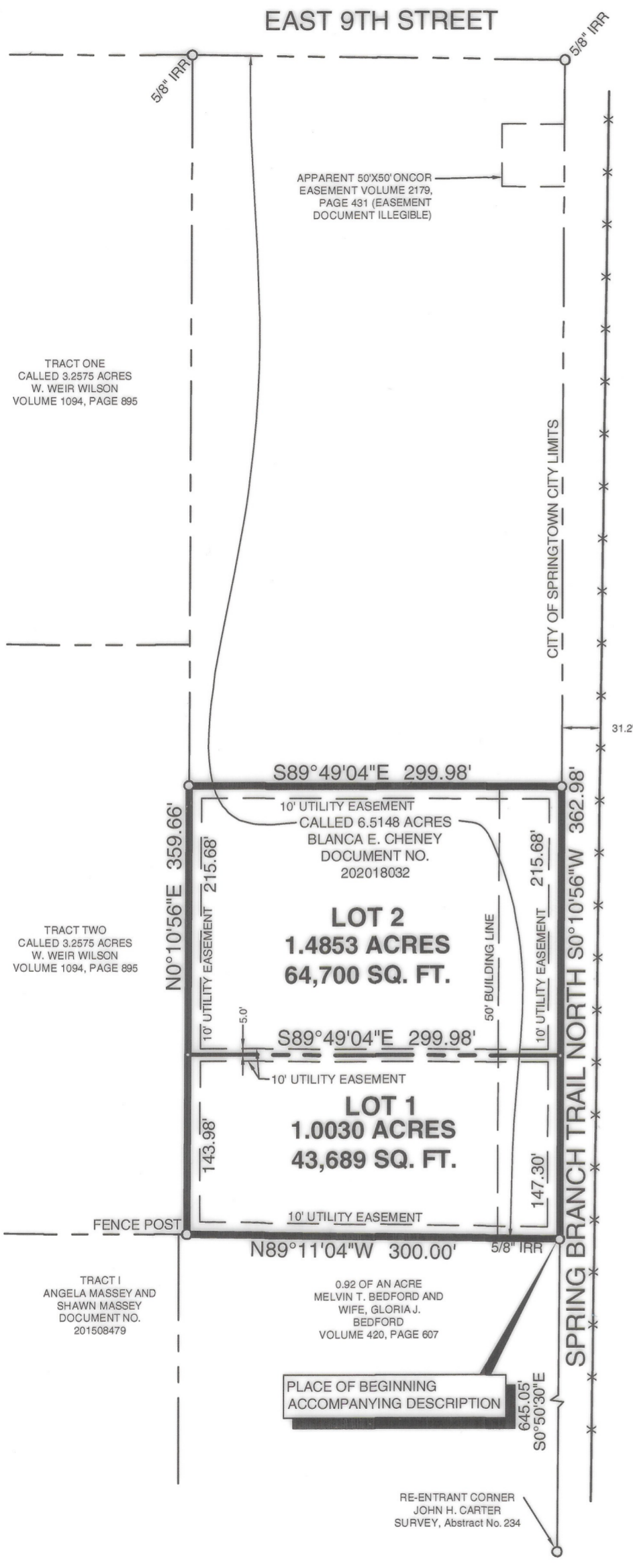
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORDED THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

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



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 all the called 6.5148 acre tract of land described in the deed to Blanca E. Chaney as recorded in Document No. 202018032 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" whose Northing is 7039271.55 and whose Easting is 2221561.00 for the southeast corner of said 6.5148 acre tract, the northeast corner of a called 0.92 of an acre tract of land described in the deed to Melvin T. Bedford and wife, Gloria. Bedford as recorded in volume 420, Page 607 of said Deed Records and being in the called west right-of-way line of North Spring Branch Trail North;

THENCE North 89°11'4" West, along the common line of said 6.5148 acre tract and said 0.92 of an acre tract, a distance of 300.00 feet to a 4" wood fence post for the southwest corner of said 6.5148 acre tract and the southeast corner of Tract Two, 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 the of the Deed Records of Parker County, Texas;

THENCE North 0°10'56" East, along the common line of said 6.5148 and Tract Two, a distance of 359.66 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

THENCE South 89°49'04" East, over and across said 6.5148 acre tract, a distance of 299.98 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" in the east line of said 6.5148 acre tract and said North Spring Branch Trail North;

THENCE South 0°10'56" West, along the common line of said 6.5148 acre tract, and said North Spring Branch Trail North, a distance of 362.98 feet to the POINT OF BEGINNING and containing 2.4883 acres.

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Blanca E. Cheney, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 and 2 in BLOCK 1 BLANCA SOUTH, 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 \_\_\_\_\_, Parker County, Texas this 16, day of Dec., 2021.

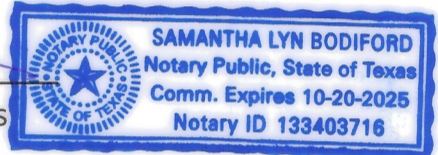
*[Signature]*  
Blanca E. Cheney

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 16 day of December, 2021.

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

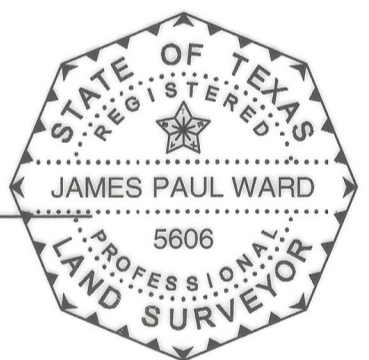


My Commission Expires on: 10-20-2025

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



20234.026.000.00  
20234.026.000.50

10556  
SP  
K-5

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
*[Signature]*  
Lila Deakle  
202149310  
12/17/2021 04:00 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

FI12

FINAL PLAT  
LOTS 1 and 2, BLOCK 1  
BLANCA NORTH

an addition to the City of Springtown, Parker County, Texas being 2.4883 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.

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

OWNER:  
BLANCA E. CHENEY  
817-33A-WARD (332-9273) 877-982-9273  
FORT WORTH TX 76179