

- LEGEND**
- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING"
  - FOUND MONUMENT AS DESCRIBED
  - ⊙ POWER POLE
  - - - BUILDING SETBACK LINE
  - X FENCE
  - OHE OVERHEAD POWER LINE
  - EXISTING PIPELINE
  - SUBDIVISION BOUNDARY
  - Ⓢ BLOCK NUMBER
  - 45 LOT NUMBER
  - P.O.B. POINT OF BEGINNING
  - U.D.E. UTILITY DRAINAGE EASEMENT
  - P.O.C. POINT OF COMMENCING
  - D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS

- TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No. 020-40181, EFFECTIVE DATE: MAY 13, 2020, ISSUED DATE: MAY 21, 2020.
- SCHEDULE B ITEMS:
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
    - Rights of parties in possession. (Owner's Title Policy only)
    - Rights of tenants in possession under unrecorded leases or rental agreements.
    - Visible and apparent easements not of record on or across the property herein described. (Owner Title Policy only)
    - Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway. (Owner Title Policy only)
    - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)
  - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
  - Easement and/or right-of-way granted to Lone Star Gas Company, filed for record in the office of the County Clerk of Parker County, Texas, on February 1, 1952, in Volume 243, Page 395.(BLANKET)
  - Easement and/or right-of-way granted to Southwestern Gas Pipeline, Inc., filed for record in the office of the County Clerk of Parker County, Texas, on June 10, 1981, in Volume 1109, Page 946.(BLANKET)
  - Easement and/or right-of-way granted to Energy Transfer Fuel, LP, filed for record in the office of the County Clerk of Parker County, Texas, on May 10, 2005, in Volume 2326, Page 337.(AS SHOWN)
  - Easement and/or right-of-way granted to Republic Energy Inc., filed for record in the office of the County Clerk of Parker County, Texas, on June 30, 2005, in Volume 2341, Page 1573.(AS SHOWN)
  - Easement and/or right-of-way granted to Tri-County Electric Cooperative, Inc., filed for record in the office of the County Clerk of Parker County, Texas, on August 31, 2007, in Volume 2570, Page 1149.(BLANKET)
  - Easement and/or right-of-way granted to Tri-County Electric Cooperative, Inc., filed for record in the office of the County Clerk of Parker County, Texas, on September 22, 2008, in Volume 2663, Page 1999.(BLANKET)

APEX Land Surveying  
 TBPLS Firm Registration  
 No. 101941-30  
 214 Wapiti Drive  
 Azle, TX 76020  
 (817) 565-6681

20895.001.000.50

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 N89°59'58"W	8.21	L33 N02°13'40"E	18.71
L2 S43°39'38"E	21.21	L34 N01°24'07"E	57.51
L3 N01°15'15"E	60.01	L35 N01°24'07"E	60.01
L4 S48°18'33"W	21.00	L36 S43°39'38"E	21.21
L5 S43°57'06"E	21.36	L37 N88°20'42"W	34.79
L6 N00°39'52"E	80.02	L38 N88°40'45"W	36.28
L7 S48°04'38"W	21.06	L39 S78°24'32"E	17.52
L8 S80°50'55"E	12.79	L40 N02°27'40"W	18.17
L9 N08°41'43"W	6.24	L41 N04°56'05"W	63.21
L10 N13°46'20"W	85.95	L42 S48°04'38"E	53.44
L11 N04°40'07"W	57.59	L43 N89°57'42"W	98.79
L12 N03°40'36"E	101.58	L44 S48°18'33"W	21.00
L13 N05°51'19"E	65.95	L45 N01°13'38"E	60.01
L14 N04°15'30"E	37.91	L46 N00°59'58"E	55.01
L15 N02°03'29"E	19.57	L47 N00°59'58"E	55.01
L16 N03°41'20"E	62.95	L48 N00°59'58"E	55.01
L17 N03°03'23"E	24.37	L49 N01°05'58"E	55.01
L18 N02°03'29"E	19.57	L50 N01°12'38"E	55.01
L19 N01°16'45"E	23.11	L51 N01°35'09"E	55.01
L20 N03°47'34"E	94.98	L52 N01°06'19"E	55.01
L21 S51°20'51"E	36.22	L53 S43°57'06"E	21.36
L22 N44°53'39"E	35.06	L54 N48°04'38"E	21.06
L23 N05°51'19"E	77.41	L55 N00°39'52"E	52.86
L24 N01°39'19"E	55.01	L56 N08°41'43"W	48.43
L25 N01°57'56"E	55.01	L57 N02°13'40"E	18.71
L26 N01°44'43"E	55.01		
L27 N01°37'46"E	55.01		
L28 N00°46'21"E	55.01		
L29 N01°06'24"E	55.01		
L30 N01°35'09"E	55.01		
L31 N01°00'11"E	55.01		
L32 N00°33'13"E	55.01		

CURVE LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	
C1	85.04	325.05	14°59'21"	58°24'54"E	84.79
C2	70.71	275.09	14°43'47"	N89°17'07"W	70.52
C3	194.22	1,074.75	03°37'43"	S89°12'40"W	194.69

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202219964  
 05/24/2022 10:41 AM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

11561  
 SP  
 CSP  
 L-5

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

CABINET **F**, PAGE **250**, DATE **5/24**, 2022.

Final Plat of  
**COVENANT PARK PHASE 1**  
 Lots 1, Block 1; Lots 1-8, Block 2; Lots 1-13, Block 5;  
 Springtown, TX 76082  
 BEING A 8.361 ACRES (364,219 SQ. FT.) TRACT OF LAND  
 SITUATED IN J. P. MONTGOMERY SURVEY, ABSTRACT NO. 896,  
 CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

BEING A 8.361 Acres (364,219 Sq. Ft.) tract situated in the J. P. Montgomery Survey, A-896, Parker County, Texas, being a portion of that called 122.0 acres tract conveyed to Two Covenant, LLC, by deed of record in Document No. 202217275, Deed Records, Parker County, Texas (D.R.P.C.T.); being more particularly described by metes and bounds as follows:

**BEGINNING** at a 60D-Nail found at the intersection of Smith Road (36 feet wide) and Springfield Road (variable width) marking the southeast corner of said called 122.0 acres tract from which a MAG-Nail found bears South 74°19'09" East, 17.35 feet, and the southeast corner of the herein described tract;

**THENCE**, North 89°25'49" West, 259.01 feet along the north right-of-way line (R.O.W.) of Springfield Road (variable width) to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of that called 13.789 acres tract conveyed to Robert Adrian Love and Spouse, Tracy Dianne Love by deed of record in Document No. 202138823, D.R.P.C.T. and the southwest corner of the herein described tract;

**THENCE**, North 02°13'40" East, 580.79 feet with the east line of said 13.789 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of said called 13.789 acres tract and an interior corner of the herein described tract;

**THENCE**, North 89°59'58" West, 8.21 feet with the north line of said 13.789 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner of the herein described tract;

**THENCE**, North 01°19'15" East, 233.26 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 88°40'45" East, 201.99 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 43°39'38" East, 21.21 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 01°15'16" East, 80.01 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 46°16'33" West, 21.20 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 88°40'45" West, 201.91 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 01°19'15" East, 510.14 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 72°55'13" East, 120.94 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a non-tangent curve to the left;

**THENCE**, 85.04 feet with said curve to the left having a radius of 325.05 feet, a central angle of 14°59'21" and a chord that bears South 80°24'54" East, 84.79 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 43°57'05" East, 21.36 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 00°39'52" East, 80.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 46°04'38" West, 21.06 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a non-tangent curve to the right;

**THENCE**, 70.71 feet with said curve to the right having a radius of 275.05 feet, a central angle of 14°43'47" and a chord that bears North 80°17'07" West, 70.52 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 72°55'13" West, 32.98 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, North 17°04'47" East, 120.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 72°55'13" West, 64.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

**THENCE**, South 80°50'55" East, 12.79 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner in the proposed west R.O.W. line of Smith Road (36 feet wide);

**THENCE**, with the proposed west R.O.W. line of said Smith Road the following 12 courses:

- North 08°41'43" West, 6.24 feet to a corner;
- North 13°46'20" West, 85.95 feet to a corner;
- North 04°40'07" West, 57.59 feet to a corner;
- North 03°40'36" East, 101.55 feet to a corner;
- North 05°51'19" East, 65.95 feet to a corner;
- North 04°15'30" East, 37.91 feet to a corner;
- North 06°15'00" East, 48.67 feet to a corner;
- North 03°41'20" East, 62.95 feet to a corner;
- North 03°03'23" East, 24.37 feet to a corner;
- North 02°03'29" East, 19.57 feet to a corner;
- North 04°16'45" East, 23.11 feet to a corner;
- North 03°47'34" East, 94.98 feet to a corner;

**THENCE**, South 51°20'51" East, 36.22 feet to a MAG-Nail found marking the northeast corner of the aforementioned 122.0 acres tract;

**THENCE**, South 00°32'03" West, 2.094.03 with the east line of said 122.0 acres tract to the **POINT OF BEGINNING AND CONTAINING** 8.361 acres (364,219 sq. ft.) of land.

KNOWN ALL MEN BY THESE PRESENTS:

THAT RODRIG R. REESE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

LOUISE THORNTON MCKINLEY  
 Vol. 736,  
 Pg. 656

*Rodrig R. Reese* 5/17/2022  
 RODRIG R. REESE, R.P.L.S. NO. 5883 DATE



*Rodrig R. Reese* 5/17/2022  
 RODRIG R. REESE, R.P.L.S. NO. 5883 DATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Two Covenant, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of "COVENANT PARK PHASE 1" and does hereby dedicate to the public forever the streets and easements shown hereon.

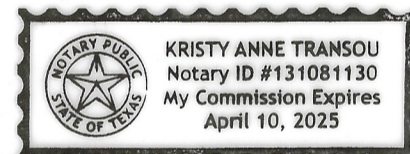
Witness our hand, this 24 day of May, 2022

TRINITY CLASSIC BUILDERS, LLC, a Texas limited partnership  
 By: *Daniel Morgan* Name: \_\_\_\_\_ Title: President

THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner: \_\_\_\_\_



THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Two Covenant, LLC, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of the office this 24 day of May, 2022

*Kristy Transen*  
 Notary Public, State of Texas

4-10-2025  
 My commission expires

PLANNING & ZONING COMMISSION  
 CITY OF SPRINGTOWN, TEXAS  
 April 7, 2022  
 APPROVED DATE  
*Sean Robinson*  
 CHAIRMAN  
*Cl*  
 SECRETARY

**FLOODPLAIN STATEMENT:**

A PORTION OF THIS PLAT LIES WITHIN FEMA'S 100 YEAR FLOODPLAIN-ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP NUMBER 48367C0175E, FIRM: 480520 PANEL: 0175E, PUBLISHED AND EFFECTIVE SEPTEMBER 26, 2008 "ZONE A" AND "ZONE X".

FLOOD STUDY BY 1201 SPRINGFIELD RD, LLC

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

- SUBDIVISION DATA:**
- TOTAL ACREAGE: 8.361 ACRES
  - ACCESS TO THE PROPERTY IS ALONG SMITH ROAD.
  - TOTAL LOTS: 22 SINGLE FAMILY LOTS
  - ELECTRIC SERVICES PROVIDED BY:
  - WATER SERVICES PROVIDED BY:
  - PHONE SERVICES PROVIDED BY: AT&T
  - SANITARY SEWER SERVICES PROVIDED BY:

- GENERAL NOTES**
- BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE(4202), NORTH AMERICA DATUM OF 1983(2011) AS DERIVED FROM GPS OBSERVATION. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.9998354861. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
  - 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - PASTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
  - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
  - A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
  - PARKER COUNTY AND CITY OF SPRINGTOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
  - PRELIMINARY PLAT OF LOTS 1, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-13, BLOCK 5 OF COVENANT PARK BEING A 8.361-ACRE TRACT OF LAND OUT OF THE CALLED 122.0 ACRES SITUATED IN THE J. P. MONTGOMERY SURVEY, ABSTRACT NO. 896, BEING AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
  - NOTES NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, REAR, AND SIDE LOT LINES.
  - NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
  - DRIVEWAY APPROACH LOCATIONS ON CORNERS LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FURTHEST FROM THE INTERSECTION.
  - FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING/SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - UTILITY EASEMENTS: ALL UTILITY EASEMENTS SHALL CONFORM TO THE CITY OF SPRINGTOWN MUNICIPAL CODE OF ORDINANCES.
  - SUBSURFACE UTILITIES: UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - ZONING NOTE: ALL LOTS ARE A PART OF THE PLANNED DEVELOPMENT ZONING DISTRICT PLANNED DEVELOPMENT SINGLE-FAMILY RESIDENTIAL 3 PD-SF3.
  - BUILDING SETBACK: ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY THE CITY OF SPRINGTOWN MUNICIPAL CODE OF ORDINANCES ZONE PD.

PLAT Total Pages: 1  
 202219964

REV	DATE	BY	DESCRIPTION	PROJECT	2021-001	SPRINGFIELD RD.
1	5/16/22	CR	ACRES DESCRIPTION	DRAWN BY:	CR	DATE: 4/19/2022
				FIELD CREW:	CRW	DATE: 8/03/2021
				SCALE:	1"=100'	SHEET 1 OF 1

ENGINEER:  
 Tyler Scott, P.E.  
 Kimley-Horn  
 Suite 1300, 801 Cherry Street, Unit 11  
 Fort Worth, Texas, 76102  
 (882) 386 1781

OWNER AND DEVELOPER:  
 Two Covenant, LLC  
 3045 Lackland Road  
 Fort Worth, TX 76116

