

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 020-40181, EFFECTIVE DATE: MAY 13, 2020, ISSUED DATE: MAY 21, 2020.

SCHEDULE B ITEMS:

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
  - a. Rights of parties in possession. (Owner's Title Policy only)
  - b. Rights of tenants in possession under unrecorded leases or rental agreements.
  - c. Visible and apparent easements not of record on or across the property herein described. (Owner Title Policy only)
  - d. 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)
  - e. 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.)
  - f. 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.
  - g. 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)
  - h. 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)
  - i. 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)
  - j. 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)
  - k. 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)
  - l. 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)

GENERAL NOTES

1. 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 0.9989354861. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
2. 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
3. POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
4. 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.
5. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
6. 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.
7. PARKER COUNTY AND CITY OF SPRINGTOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
8. PRELIMINARY PLAT OF LOTS 7-14, BLOCK 2, LOTS 1-4, BLOCK 4 OF COVENANT SPRINGS PHASE 1 BEING A 5.659 ACRES TRACT OF LAND OUT OF THE CALL 122.0 ACRES SITUATED IN THE J. P. MONTGOMERY SURVEY, ABSTRACT NO. 895, BEING AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
9. UNLESS 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.
10. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
11. 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.
12. 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.
13. UTILITY EASEMENTS: ALL UTILITY EASEMENTS SHALL CONFORM TO THE CITY OF SPRINGTOWN MUNICIPAL CODE OF ORDINANCES.
14. SUBSURFACE UTILITIES: UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
15. ZONING NOTE: ALL LOTS ARE A PART OF THE PLANNED DEVELOPMENT ZONING DISTRICT PLANNED DEVELOPMENT SINGLE-FAMILY RESIDENTIAL PD-SF-1.
16. 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.

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:

1. TOTAL ACREAGE: 5.659 ACRES
2. ACCESS TO THE PROPERTY IS ALONG SPRINGFIELD ROAD.
3. TOTAL LOTS: 11 SINGLE FAMILY LOTS
4. ELECTRIC SERVICES PROVIDED BY:
5. WATER SERVICES PROVIDED BY:
6. PHONE SERVICES PROVIDED BY: AT&T
7. SANITARY SEWER SERVICES PROVIDED BY:

202219966 PLAT Total Pages: 1

Final Plat of  
**COVENANT SPRINGS PHASE 1**  
Lots 7-13, Block 2; Lots 1-4, Open Space Area,  
Block 4; Open Space Area  
Springtown, TX 76082

BEING A 5.659 ACRES (246,494 SQ.FT.) TRACT OF LAND  
SITUATED IN J. P. MONTGOMERY SURVEY, ABSTRACT NO. 895,  
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS  
11 Residential Lots

BEING A 5.659 Acres (246,494 Sq. Ft.) tract situated in the J. P. Montgomery Survey, A-895, Parker County, Texas, being a portion of that called 122.0 acres tract, conveyed to Two Covenant, LLC, by deed of record in Document Number 202217275, Deed Records, Parker County, Texas (D.R.P.C.T.) and more particularly described by metes and bounds as follows:

COMMENCING at a 600 nail at the intersection of Springfield Road (36 feet wide) and Springfield Road (variable width) found 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;

THENCE, North 89°25'49" West, 1,529.29 feet with the north right-of-way (R.O.W.) line of Springfield Road (variable width) to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE, North 89°25'49" West, 1,094.91 feet to the southeast corner of that called 10.97 acres tract of land conveyed to Joseph A. Hoerdeman and Caitlin M. Hoerdeman of record in Doc. No. 201821647, from which a 1/2-inch iron rod found marking the southwest corner of said 10.97 acres tract, bears N 89°02'37" W, 15.06 feet;

THENCE, North 00°31'24" East, 593.06 feet with the east line of said 10.97 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 24°31'08" East, 41.46 feet continuing with an east line of said 10.97 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 45°02'48" East, 39.42 feet continuing with an east line of said 10.97 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 01°07'52" West, 212.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°58'28" West, 617.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 45°08'23" West, 20.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner in the north R.O.W. line of aforementioned Springfield Road;

THENCE, South 89°25'49" East, 90.01 feet with the north R.O.W. line of said Springfield Road to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 43°57'01" West, 21.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 00°34'11" East, 199.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 89°25'49" East, 380.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 00°34'11" West, 18.36 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 89°25'49" East, 186.40 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for the beginning of a non-tangent curve to the right;

THENCE, 10.94 feet along said curve to the right having a radius of 300.05 feet, a central angle of 02°05'17" and a chord that bears South 00°28'27" East, 10.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

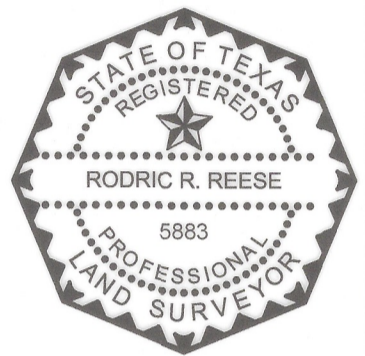
THENCE, South 00°34'11" West, 170.74 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, South 45°34'11" West, 21.22 feet to the POINT OF BEGINNING and CONTAINING 5.659 Acres (246,494 Sq. Ft.) of land.

KNOW 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

*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 SPRINGS 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  
By: *Daniel Morgan* Name: Daniel Morgan Title: President

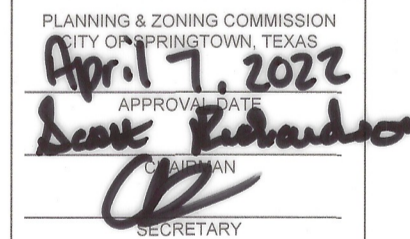
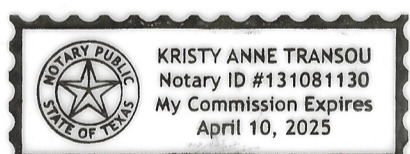
THE STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

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.

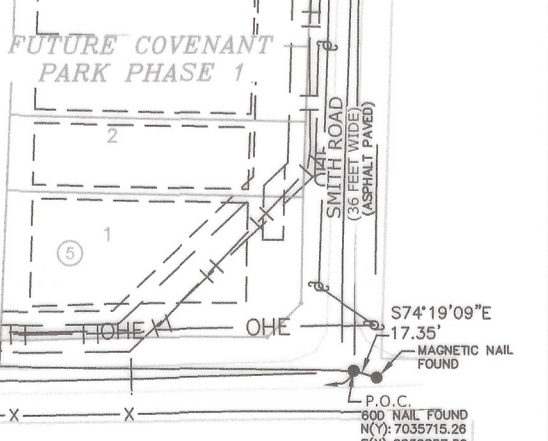
THE STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

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 there in express.

Given under my hand and seal of the office this 24 day of May, 2022  
*Spady Hansen* Notary Public, State of Texas My commission expires 4-10-2025



11562 SP L-5



D.J. STARNES  
V. 1216, P. 171

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN-ULTIMATE FLOWS (SEE NOTE)

FEMA ZONE "A" (SEE NOTES)

**LEGEND**

- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING"
- FOUND MONUMENT AS DESCRIBED
- ⊕ POWER POLE
- - - BUILDING SETBACK LINE
- - - FENCE
- - - OVERHEAD POWER LINE
- - - EXISTING PIPELINE
- - - SUBDIVISION BOUNDARY
- ① 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

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

20895.001.000.50

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

CABINET **F**, PAGE **251**, DATE **5/24**, 2022.

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°31'08"E	41.46'
L2	N45°02'48"E	39.42'
L3	S45°05'23"W	20.05'
L4	N43°57'01"W	21.39'
L5	S45°34'11"W	21.22'
L6	N84°52'11"E	2.02'
L7	S44°58'28"E	20.07'
L8	S89°25'49"E	28.48'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	10.94	300.05	02°05'17"	S00°28'27"E	10.93

REV	DATE	BY	DESCRIPTION
1	5/17/22	CR	OWNER NAME

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

