

GENERAL NOTES

- COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION. DISTANCES ARE SURFACE VALUE. APPLY COMBINED SCALE FACTOR OF 0.9998354861 TO REDUCE TO GRID DISTANCES.
- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" TO BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- POSTAL 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 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.
- 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.
- 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 PD-50-1.
- 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.
- THERE EXIST BLANKET EASEMENTS THAT AFFECT THE PROPERTY.

202243604 PLAT Total Pages: 1

Final Plat of COVENANT SPRINGS PHASE 2
 Lots 1-10, Block 1;
 Lots 1-6 & 14 Block 2;
 Lots 1-17, Open Space Area, Block 3;
 Springtown, TX 76082

LINE	BEARING	DISTANCE
L1	N 45°34'11" E	21.22'
L2	N 00°34'11" E	18.36'
L3	S 43°57'01" E	21.39'
L4	N 45°05'23" E	20.05'
L5	N 44°54'47" E	11.60'
L6	N 44°54'47" E	6.28'
L7	N 41°55'26" W	41.00'
L8	S 88°58'31" E	20.00'
L9	S 48°04'34" W	42.31'
L10	N 44°25'49" W	21.22'
L11	N 86°53'08" W	21.23'
L12	N 03°13'09" E	21.23'
L13	N 48°43'10" E	9.05'
L14	S 45°34'11" W	21.22'
L15	N 44°25'49" W	21.22'
L16	N 45°05'23" E	1.35'

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	10.94	300.05	02°05'17"	N 00°28'27" W	10.93
C2	244.79	330.05	42°29'58"	N 20°40'36" W	239.22
C3	112.48	150.02	42°29'58"	N 20°28'59" W	109.84
C4	111.27	150.02	42°29'58"	S 69°19'22" W	108.73
C5	56.40	360.06	08°58'31"	N 03°55'04" W	56.35
C6	71.06	360.06	11°18'30"	N 14°03'35" W	70.95
C7	71.06	360.06	11°18'30"	N 25°22'05" W	70.95
C8	68.51	360.06	10°54'06"	N 36°28'23" W	68.41
C9	143.81	300.05	27°27'40"	N 15°14'56" W	142.44
C10	67.79	300.05	12°56'40"	N 35°27'06" W	67.64
C11	25.49	120.02	12°10'03"	N 35°50'25" W	25.44
C12	64.48	120.02	30°46'52"	N 14°21'57" W	63.71
C13	130.96	180.03	41°40'46"	N 19°48'29" W	128.09
C14	128.52	60.01	122°42'40"	S 20°04'30" W	105.33
C15	99.00	60.01	94°31'18"	S 88°32'29" W	88.15
C16	80.37	60.01	76°43'50"	N 05°49'57" E	74.49
C17	9.97	180.03	03°10'28"	S 50°31'17" W	9.97
C18	83.62	180.03	26°36'47"	S 65°24'54" W	82.87
C19	37.23	180.03	11°50'53"	N 84°58'45" E	37.16
C20	51.71	120.02	24°41'15"	S 61°42'25" W	51.31
C21	34.60	120.02	16°31'09"	S 82°18'37" W	34.48
C22	70.11	60.01	66°56'08"	S 62°53'53" E	66.19
C23	46.67	60.01	44°33'48"	N 61°21'09" E	45.51
C24	46.67	60.01	44°33'48"	S 16°47'21" W	45.51
C25	49.41	60.01	47°10'17"	S 73°38'29" E	48.02
C27	54.68	60.01	52°12'11"	N 56°40'17" E	52.80

BEING a 17.86 Acres (777,957 Sq. Ft.) tract situated in the John 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 60d nail found in the intersection of Smith Road (36 feet wide) and Springfield Road (variable width) marking the southeast corner of said 135.744 Acres tract from which a M.A.G. Nail found bears South 74°19'09" East, 17.35 feet;

THENCE North 89°25'49" West, 1,292.26 feet to the southwest corner of that called 13.789 Acres conveyed to Robert Adrian Love and Spouse, Tracy Dianne Love by deed of record in Doc. No. 202138823, (D.R.P.C.T.) in the north-right-of-way (R.O.W.) line of said Springfield Road, being the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE North 89°25'49" West, 236.96 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 marking an interior corner of the herein described tract;

THENCE North 45°34'11" East, 21.22 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 00°34'11" East, 170.74 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 10.94 feet along the arc of said curve to the left having a radius of 300.05 feet, a central angle of 02°05'17" and a chord that bears North 00°28'27" West, 10.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE North 89°25'49" West, 196.40 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 00°34'11" East, 18.36 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 89°25'49" West, 380.06 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE South 00°34'11" East, 199.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE South 43°57'01" East, 21.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 89°25'49" West, 90.01 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 45°05'23" East, 20.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 44°56'28" West, 617.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE North 01°07'52" East, 212.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south line of that called 10.97 acres tract of land conveyed to Joseph A. Hoerdeman and Caitlin M. Hoerdeman by deed of record in Doc. No. 201821647 (D.R.P.C.T.) marking an interior corner of the herein described tract;

THENCE, with the south and east boundary line of said 10.97 acres tract the following 3 (three) courses:

1. North 45°02'48" East, 17.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

2. North 86°43'53" East, 576.97 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

3. North 01°01'29" East, 495.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of said 10.97 acres tract and marking a northwest corner of the herein described tract;

THENCE South 45°53'11" East, 153.31 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE South 42°00'48" East, 512.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE South 41°18'45" East, 347.01 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of the aforementioned 13.789 acres tract and marking the northeast corner of the herein described tract;

THENCE South 00°00'02" West, 467.39 feet with the west line of said 13.789 acres tract to the POINT OF BEGINNING and CONTAINING 17.86 Acres (777,957 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

RODRIG R. REESE, R.P.L.S. NO. 5883 10/24/2022 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 2" and does hereby dedicate to the public forever the streets and easements shown hereon.

Witness our hand, this 28th day of November, 2022

TRINITY CLASSIC BUILDS, LLC, a Texas limited partnership By: Paul Morgan Name: Paul Morgan Title: Member

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: R.R.

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 thereon in express.

Given under my hand and seal of the office this 28th day of November, 2022

Notary Public, State of Texas: Sarah Hopkins

My commission expires: 2-13-23

PLANNING AND ZONING COMMISSION CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: Oct. 13, 2022

CHAIRMAN: [Signature]

SECRETARY: [Signature]

NOTARY PUBLIC, STATE OF TEXAS: Sarah Hopkins

Comm. Expires 02-13-2023 Notary ID 126113187

FUTURE COVENANT PARK PHASE 1

SMITH ROAD (ASPHALT PAVED)

20" WIDE REPUBLIC ENERGY INC. FUEL LINE (POST-CONSTRUCTION EASEMENT VOL. 2341, PG. 1573 D.R.P.C.T.)

20" WIDE ELECTRIC LINE EASEMENT AND POST-CONSTRUCTION EASEMENT VOL. 2078, PG. 1149 D.R.P.C.T.

10' UTILITY DRAINAGE EASEMENT CITY UTILITIES

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

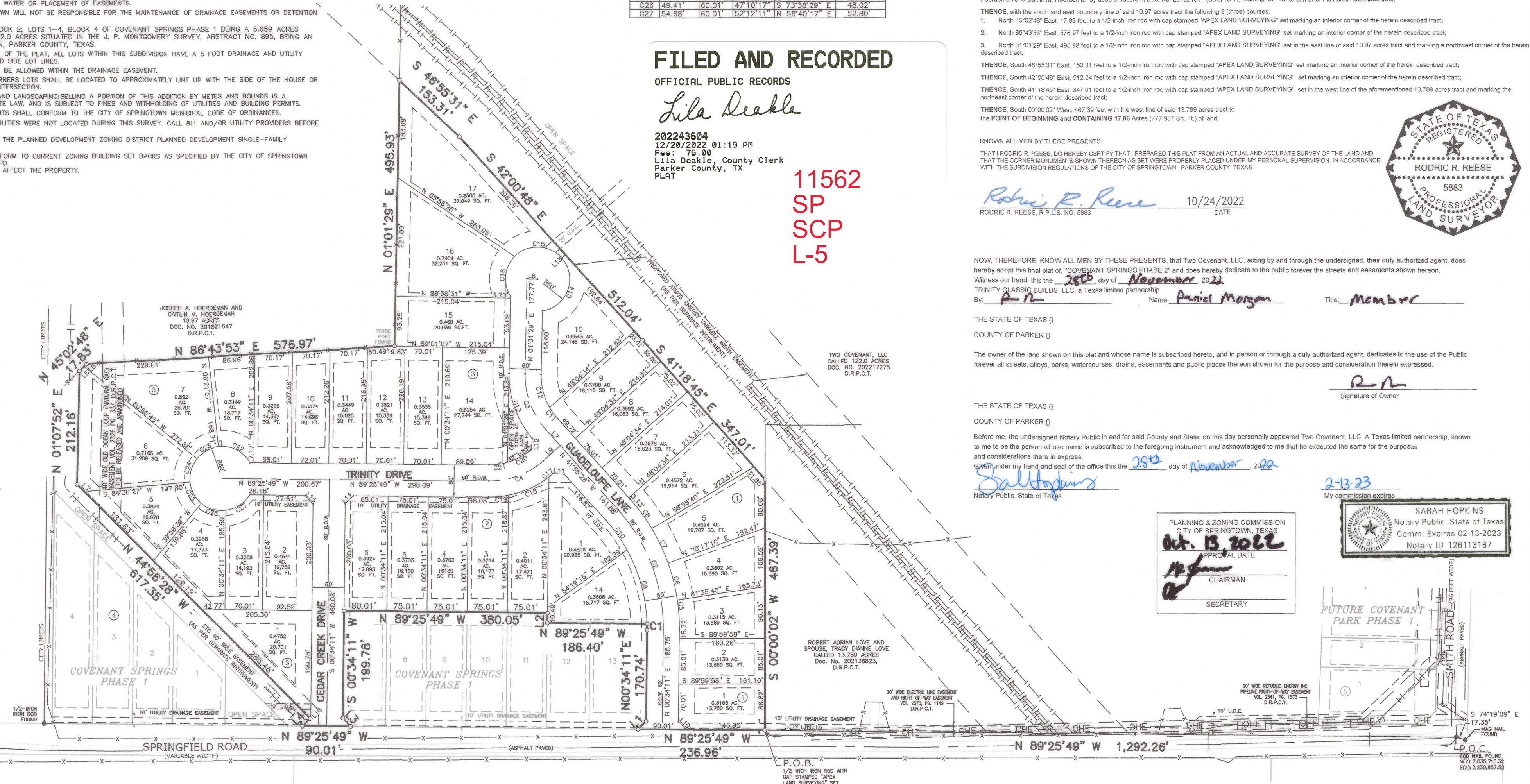
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 12/20/2022 01:19 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

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

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

FEMA ZONE "A" FEMA ZONE "X"



LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING"
- FOUND MONUMENT AS DESCRIBED
- POWER POLE
- BUILDING SETBACK LINE
- 4" WIRE FENCE
- OVERHEAD POWER LINE
- EXISTING PIPELINE
- SUBDIVISION BOUNDARY
- BLOCK NUMBER
- LOT NUMBER
- POINT OF BEGINNING
- UTILITY DRAINAGE EASEMENT
- POINT OF COMMENCING
- DEED RECORDS, PARKER COUNTY, TEXAS

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: 17.86 ACRES
- ACCESS TO THE PROPERTY IS ALONG SPRINGFIELD ROAD.
- TOTAL LOTS: 34 SINGLE FAMILY LOTS
- ELECTRIC SERVICES PROVIDED BY:
- WATER SERVICES PROVIDED BY:
- PHONE SERVICES PROVIDED BY: AT&T
- SANITARY SEWER SERVICES PROVIDED BY:

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

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

CABINET **F**, PAGE **403**, DATE **12-20** 2022.

OWNER AND DEVELOPER:	REV	DATE	BY	DESCRIPTION	PROJECT 2021-001 SPRINGFIELD RD. PH2
Two Covenant, LLC 3045 Lackland Road Fort Worth, TX 76116					DRAWN BY: CR DATE: 10/24/2022
					FIELD CREW: CRW DATE: 8/03/2022
					SCALE: 1"=100' SHEET 1 OF 1



APEX Land Surveying
 TBPLS Firm Registration
 No. 10191-30
 214 Wapiti Drive
 Azle, TX, 76020
 (817) 565-6681



CAUTION!
 ALL UNDERGROUND OBSTRUCTIONS MAY NOT BE LOCATED.

NOTE: PROPOSED AND EXISTING PIPELINES, ALONG WITH ALL UNDERGROUND OBSTRUCTIONS TO BE STAKED PRIOR TO CONSTRUCTION.