

**PLANNING & ZONING COMMISSION  
CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

**CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE: May 27, 2021  
MAYOR: \_\_\_\_\_  
CITY SECRETARY: Debbie Taylor

STATE OF TEXAS }  
COUNTY OF PARKER }  
202124236 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, Prince Hunt, Jr., is the owner of the following described real property to wit:

Description for a tract of land situated in the D.E. PEARCE SURVEY, Abstract No. 1088, Parker County, Texas, said tract being the same tract of land described as Second Parcel in deed to Prince Hunt, Jr., recorded in Volume 2399, Page 761, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northeast corner of said Second Parcel and at the Southeast corner of First Parcel of said Volume 2399, Page 761 and being in the West line of that certain tract of land described in deed to JLG Development, LLC., recorded in Clerks File No. 201820062, Real Records, Parker County, Texas, said iron being by deed call, N 89°55'00" E 986.12 feet and S 21°41'00" W 594.48 feet from the Northwest corner of said D.E. PEARCE SURVEY;

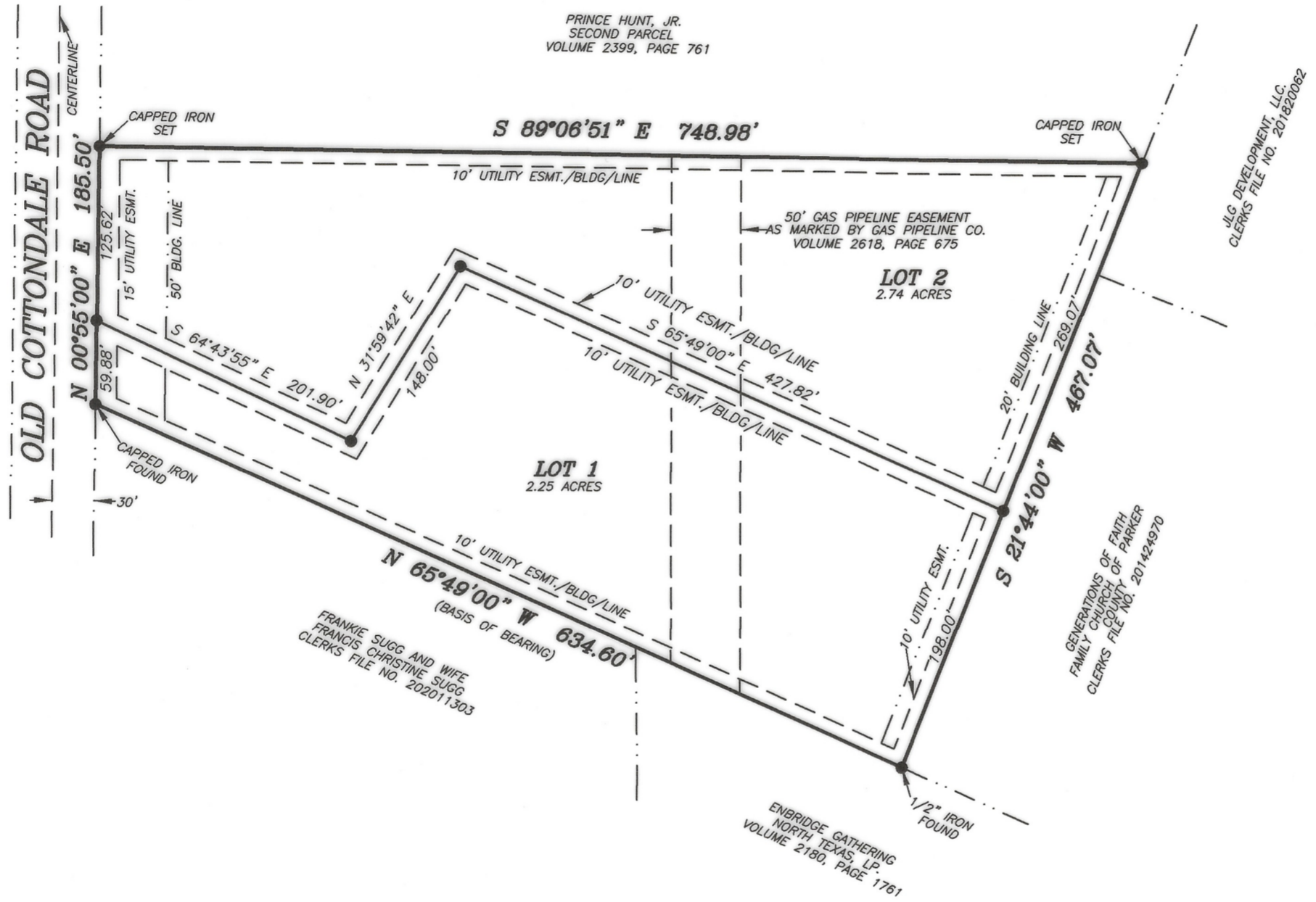
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL PROPERTY CORNERS ARE CAPPED 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



THENCE S 21°00'00" W, with the East line of said Second Parcel and with the West line of said Clerks File No. 201820062 and the West line of that certain tract of land described in deed to Generations of Faith Family Church of Parker County, Texas, recorded in Clerks File No. 201424970, Real Records, Parker County, Texas, 467.07 feet to a 1/2" iron found at the Southeast corner of said Second Parcel and being at the Southwest corner of said Clerks File No. 201424970 and being in the North line of that certain tract of land described in deed to Enbridge Gathering North Texas, L.P., recorded in Volume 2180, Page 1761, Real Records, Parker County, Texas;

THENCE N 65°49'00" W, with the South line of said Second Parcel and with the North line of said Volume 2180, Page 1761 and that certain tract of land described in deed to Frankie Sugg and wife Francis Christine Sugg, recorded in Clerks File No. 202011303, Real Records, Parker County, Texas, 634.60 feet to a capped iron found in the East line of Old Cottondale Road and being for the Southwest corner of said Second Parcel and the Northwest corner of said Clerks File No. 202011303;

THENCE N 00°55'00" E, with the East line of said Old Cottondale Road, 185.50 feet to a capped iron set at the Northwest corner of said Second Parcel and the Southwest corner of said First Parcel;

THENCE S 89°06'51" E, with the common line of said First Parcel and said Second Parcel, 748.98 feet to the POINT OF BEGINNING and containing 4.99 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Prince Hunt, Jr., does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2, Block 1,  
D.E. PEARCE ABSTRACT NO. 1088 ADDITION, City of Springtown Extra-Territorial Jurisdiction, Parker County, Texas.

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 4<sup>th</sup> day of June, 2021.

Prince Hunt Jr.  
Prince Hunt, Jr.

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Prince Hunt, Jr., known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4<sup>th</sup> day of June, 2021.

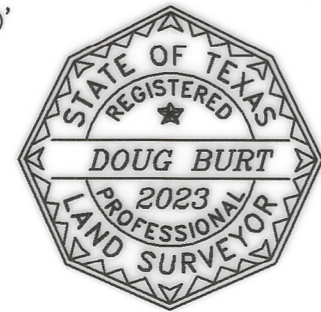
Lisa McKenzie  
Notary Public State of Texas



ACCT NO: 11723  
SCH DIST: SP  
21088.004.000.00

SCALE 1" = 100'

**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
APRIL 02, 2021

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Lila Deakle

202124236  
06/18/2021 04:04 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**OWNER/DEVELOPER**  
Prince Hunt, Jr.  
1806 Cottondale Road  
Springtown, Texas 76082

**FINAL PLAT SHOWING**  
Lots 1 & 2, Block 1  
D.E. PEARCE ABSTRACT NO. 1088 ADDITION,  
4.99 acres of land situated in the  
D.E. PEARCE SURVEY, Abstract No. 1088, City of Springtown,  
Extra-Territorial Jurisdiction, Parker County, Texas.

E-786