

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS SURVEY. 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 E.T.J. 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.

0.632 ACRES TO BE DEDICATED FOR RIGHT OF WAY TO NEW HIGHLAND ROAD.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, E.W. Estes and wife Barbara Estes, are the owners of the following described real property to wit:

Description for a tract of land situated in the T&P R.R. CO. SURVEY No. 47, Abstract No. 1433, Parker County, Texas, said tract being the same tract of land described in deed to E.W. Estes and wife Barbara Estes, recorded in Volume 555, Page 691, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a point in the approximate center of New Highland Road, at the Southwest corner of said Volume 555, Page 691, said point being S 89°07'58" W, 30.00 feet from a metal fence post at the Northwest corner of Lot 2, Martin Acres, recorded in Cabinet E, Slide 336, Plat Records, Parker County, Texas;

THENCE N 00°59'30" W, with the approximate center of said New Highland Road, 917.56 feet to the Northwest corner of said Volume 555, Page 691 and at the Southwest corner of that certain tract of land described in deed to Don Springfield, recorded in Volume 276, Page 635, Deed Records, Parker County, Texas;

THENCE N 89°08'01" E, with the common line of said Volume 555, Page 691 and said Volume 276, Page 635, passing the Southwest corner of that certain tract of land described in deed to Douglas & Sondra Clester, recorded in Volume 2285, Page 106, Real Records, Parker County, Texas and continuing with the common line of said Volume 555, Page 691 and said Volume 2285, Page 106, in all, 971.13 feet to a 1/2" iron found at the most Northerly Northeast corner of said Volume 555, Page 691 and at the Southeast corner of said Volume 2285, Page 106 and being in the West line of that certain tract of land described in deed to Medina's Muffler, LLC;

THENCE S 24°03'51" W, 100.39 feet to a metal fence post;

THENCE N 89°21'12" E, 69.08 feet to a 1/2" iron found at the most Easterly Northeast corner of said Volume 555, Page 691 and being for the most Northerly Northwest corner of that certain tract of land described in deed to Douglas Helenbrook, recorded in Volume 2485, Page 607, Real Records, Parker County, Texas;

THENCE with the common line of said Volume 555, Page 691 and said Volume 2485, Page 607, the following calls:

- S 03°53'41" E, 368.79 feet to a metal fence post;
- S 70°43'15" W, 408.79 feet to a metal fence post;
- S 01°17'22" E, 328.86 feet to a metal fence post at the Southeast corner of said Volume 555, Page 691 and being in the North line of Lot 1 of said Martin Acres;
- THENCE S 89°07'58" W, with the common line of said Volume 555, Page 691 and said Martin Acres, 629.94 feet to the POINT OF BEGINNING and containing 17.69 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, E.W. Estes and Barbara Estes, acting by and thru their duly authorized agent, do hereby adopt this plat of the hereinabove described real property as.....

Lots 1-3
ESTES HOMESTEAD ADDITION
City of Springtown E.T.J., Parker County, Texas.
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 10 day of June, 2021.

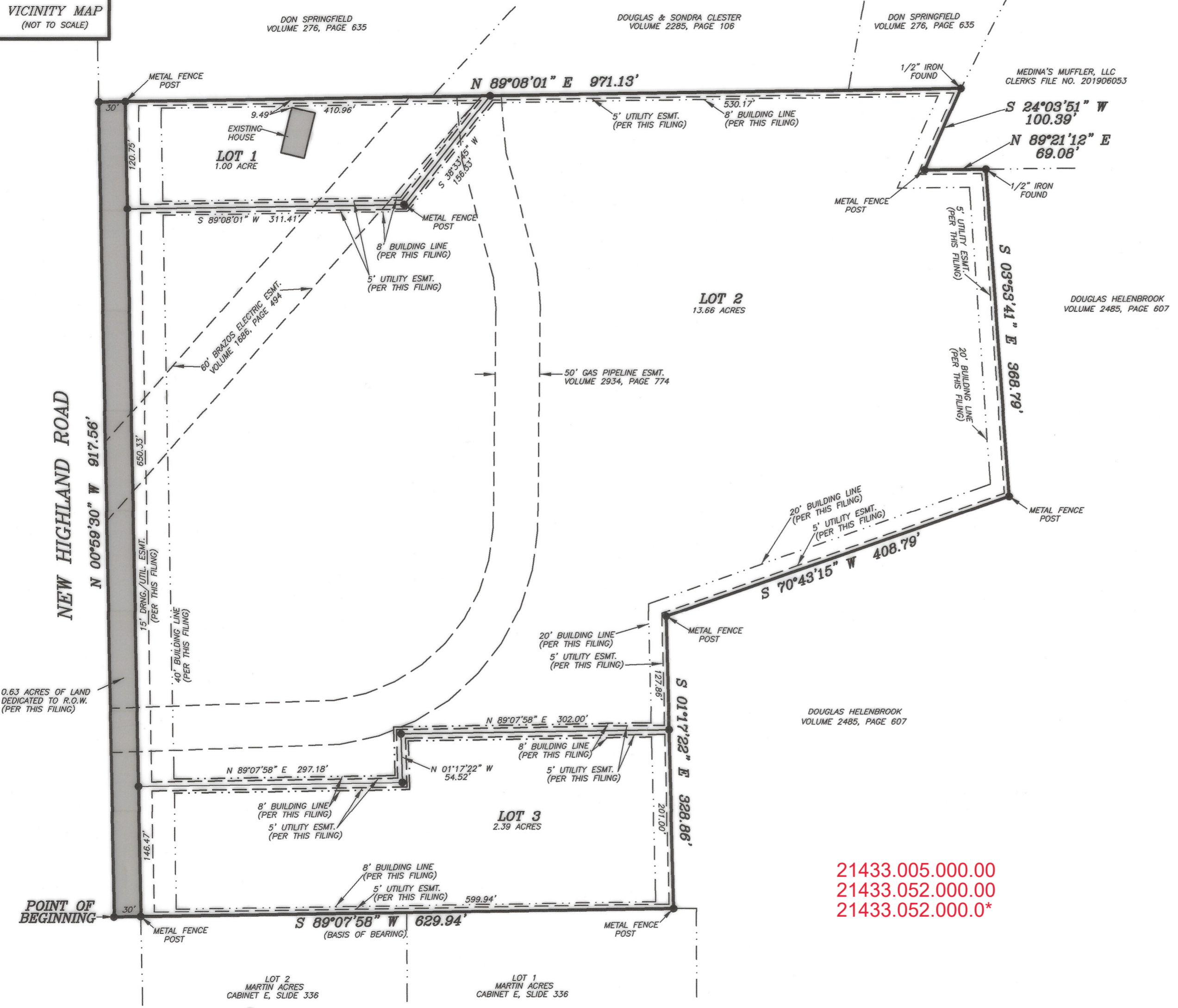
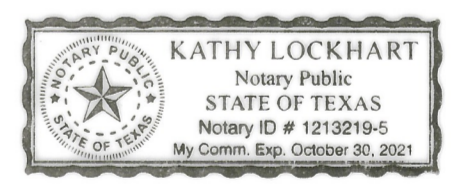
Tanya Harrelson
Tanya Harrelson (Executor of Estate)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tanya Harrelson, 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.

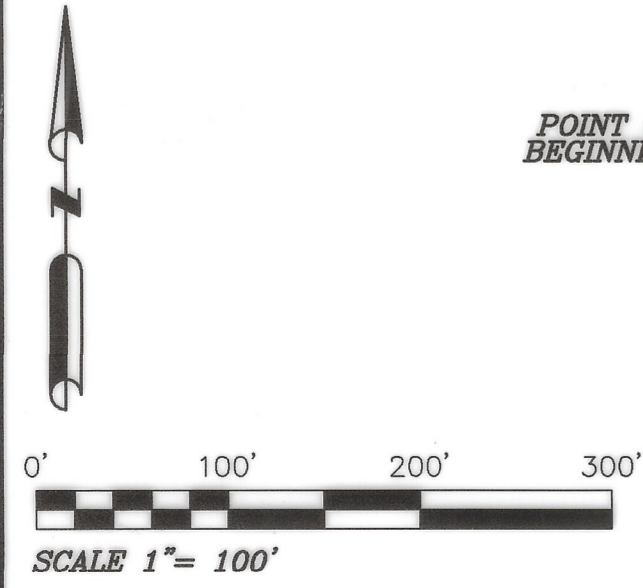
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of June, 2021.

Kathy Lockhart
Notary Public State of Texas



21433.005.000.00
21433.052.000.00
21433.052.000.0*

12156
SP
L-6



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 28, 2021

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

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
M/A
CHAIRMAN

SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

May 17, 2021
APPROVAL DATE
Sp. Taylor
MAYOR
Denise Taylor
CITY SECRETARY

F 27

OWNER/DEVELOPER
TONYA HARRELSON
303 NEW HIGHLAND ROAD
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202131104
08/09/2021 08:55 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT SHOWING
Lots 1-3, Block 1
ESTES HOMESTEAD ADDITION
17.69 acres of land situated in the
T&P R.R. CO. SURVEY No. 47, Abstract No. 1433,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.

2021212 RSB