

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

October 6, 2016
APPROVAL DATE

Sarah Cockburn
CHAIRMAN

David R. [Signature]
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

October 27, 2016
APPROVAL DATE

[Signature]
MAYOR

Shanna Began
CITY SECRETARY

NOTE: THE STRUCTURE ON LOT 1 WAS PRE-EXISTING AT THE TIME OF PLATING AND IS SITUATED INSIDE THE 50' BUILDING LINE. IF EVER THE EXISTING STRUCTURE IS REMOVED BY WHATEVER MEANS, THEN ANY NEW CONSTRUCTION WILL HAVE TO COMPLY WITH THE 50' BUILDING LINE.

201625371 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Nathan W. Farrell is the owner of the following described real property to wit:

Description for a tract of land situated in the Q.N. ANDERSON SURVEY, ABSTRACT NO. 1, Parker County, Texas and being that certain tract of land described by deed to Nathan W. Farrell recorded in Document No. 201202218, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the East line of Lynch Bend Road and being per deed call, 29.25 feet, NORTH and 164.10 feet, S 02°05'00" E, from the Southwest corner of said ANDERSON SURVEY;

THENCE S 87°27'24" E, 356.56 feet, to a 1/2" iron set;

THENCE N 00°39'17" W, 88.07 feet to a 3/8" iron found;

THENCE S 89°02'55" E, 22.46 feet to a 3/8" iron found;

THENCE S 01°46'28" W, 20.95 feet to a 1/2" iron found;

THENCE S 87°59'17" E, 131.84 feet to a 3/4" iron found;

THENCE S 29°12'32" E, 63.92 feet to a metal post found;

THENCE N 88°13'04" E, 387.69 feet to a 1/2" iron set in the East line of a 15' ingress and egress easement;

THENCE S 01°25'12" W, 211.50 feet to the North line of Lynch Bend Road;

THENCE N 88°44'56" W, along the North line of said Lynch Bend Road 674.82 feet;

THENCE N 87°04'04" W, along the North line of said Lynch Bend Road, 238.30 feet;

THENCE N 45°55'04" W, along the North line of said Lynch Bend Road, 26.02 feet;

THENCE N 03°10'56" E, along the East line of said Lynch Bend Road, 164.10 feet to the POINT OF BEGINNING and containing 4.318 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Nathan W. Farrell does hereby adopt this plat of the hereinabove described real property as.....

BASIS OF BEARING BETWEEN A 3/8" IRON FOUND AT THE NORTHWEST CORNER AND A METAL POST FOUND AT THE SOUTHEAST CORNER OF VOLUME 2717, PAGE 447.

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

ALL PROPERTY CORNERS ARE 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.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

0.126 ACRES TO BE DEDICATED FOR RIGHT OF WAY.

Lots 1 and 2
FARRELL ADDITION
City of Springtown E.T.J., Parker County, Texas.

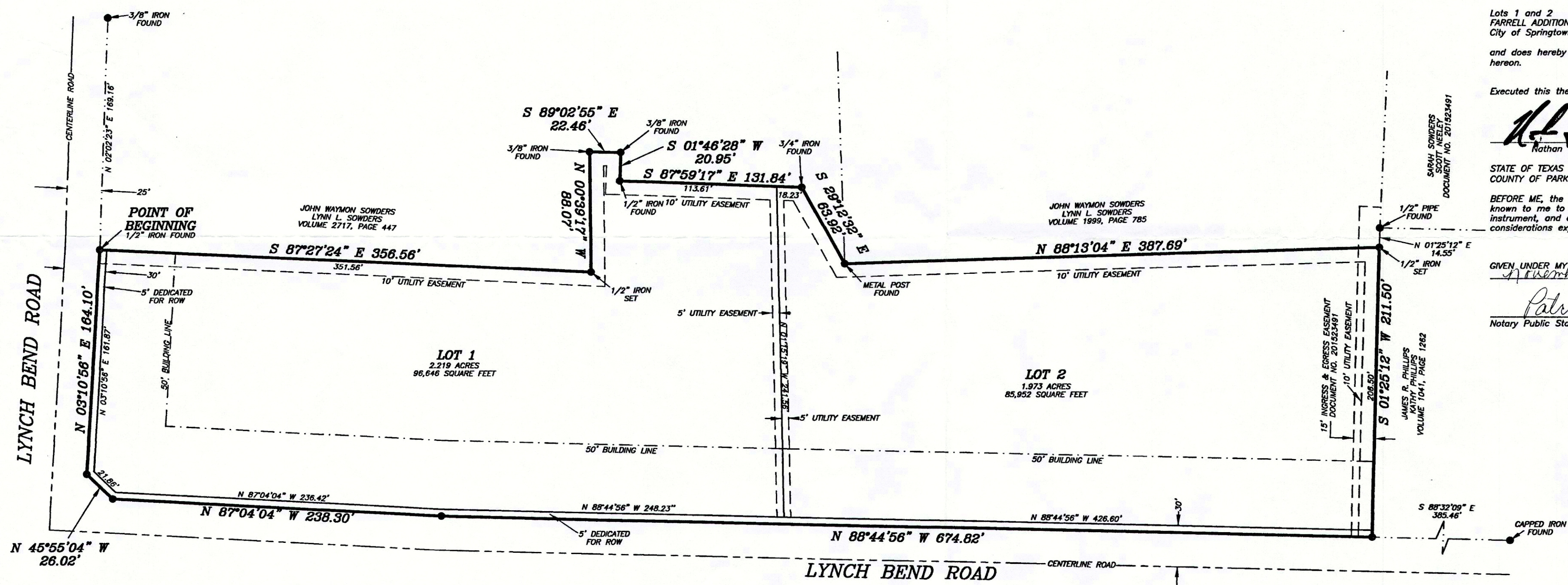
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 2nd day of November, 2016.

[Signature]
Nathan W. Farrell

STATE OF TEXAS }
COUNTY OF PARKER }

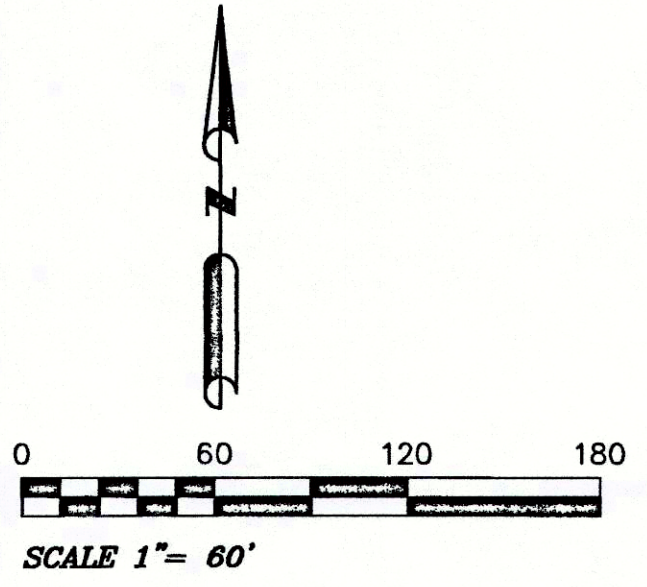
BEFORE ME, the undersigned authority, on this day personally appeared Nathan W. Farrell, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of November, 2016.

[Signature]
Notary Public State of Texas

PATRICIA HOLLIS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 5/13/2020
NOTARY ID 13066424-4



NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800



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

[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 24, 2016

OWNER/DEVELOPER

NATHAN W. FARRELL
400 LYNCH BEND ROAD
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson
201625371
11/04/2016 11:18 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

D-630

ACCT. NO: 12221
SCH. DIST: 3D
CITY: K-6
MAP NO:

FINAL PLAT
Showing Lots 1 & 2
FARRELL ADDITION,
4.318 acres of land situated in the
Q.N. ANDERSON SURVEY, ABSTRACT NO. 1,
Parker County, Texas.