

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

July 11, 2019
APPROVAL DATE
John McFlathing
CHAIRMAN
Denise Taylor
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

July 25, 2019
APPROVAL DATE
Steph Head
MAYOR
Denise Taylor
CITY SECRETARY

201920705 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Dan Armstrong 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 all of Lot 2, FARRELL ADDITION, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet D, Slide 360, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of Lot 1 and the Northwest corner of said Lot 2, FARRELL ADDITION;

THENCE S 87°59'17" E, 18.23 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 found in the East line of a 15' ingress and egress easement;

THENCE S 01°25'12" W, 206.50 feet to a 1/2" iron found in the North line of Lynch Bend Road;

THENCE N 88°44'56" W, along the North line of said Lynch Bend Road 426.60 feet 1/2" iron found at the Southwest corner of said Lot 2 and the Southeast corner of said Lot 1;

THENCE N 01°15'19" W, with the common line of said Lot 1 & 2, FARRELL ADDITION, 241.56 feet to the POINT OF BEGINNING and containing 1.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Dan Armstrong does hereby adopt this plat of the hereinabove described real property as.....

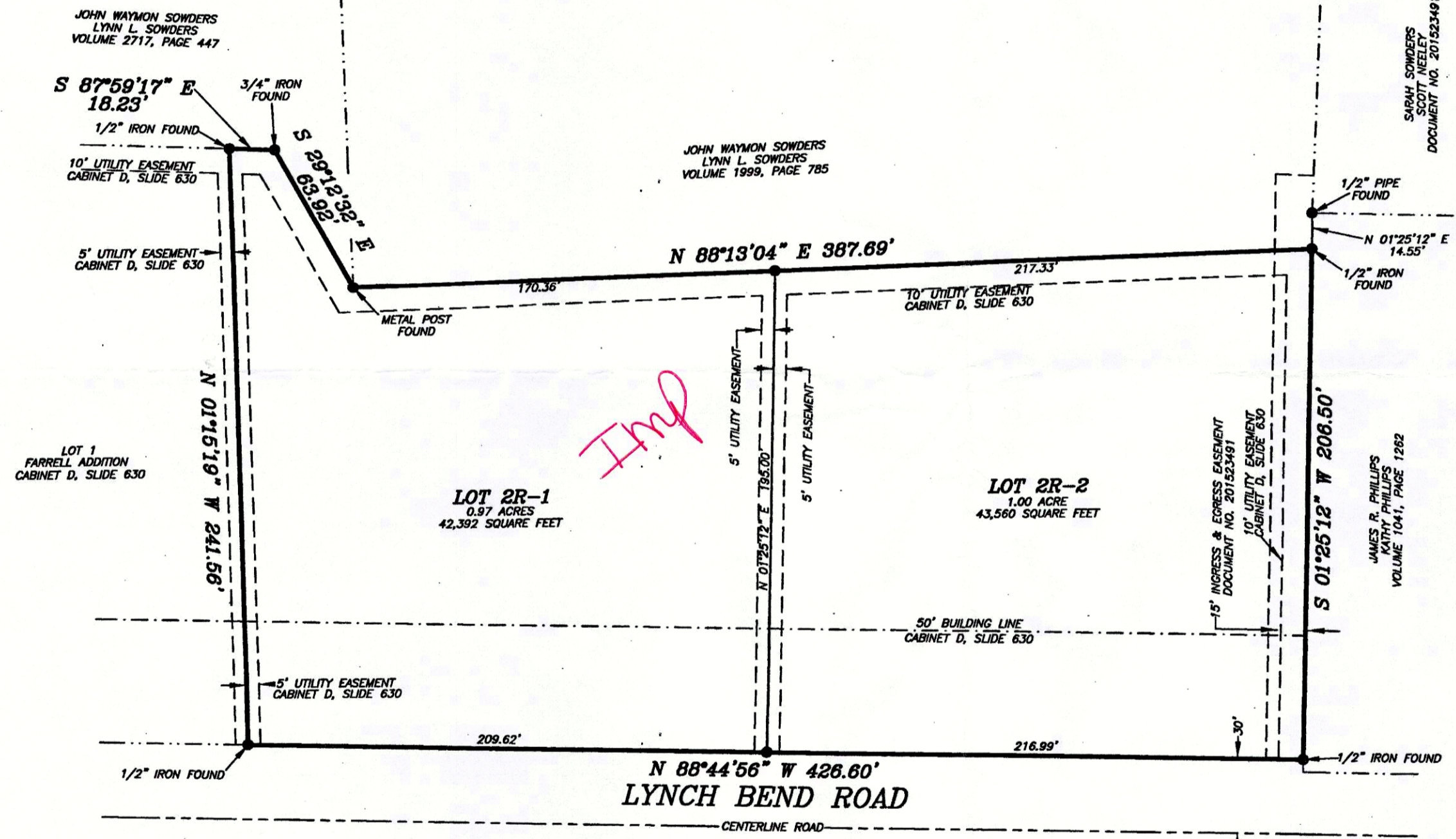
BASIS OF BEARING PER PLAT RECORDED IN CABINET D, SLIDE 630, P.R.P.C.T.

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. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



Lots 2R-1 and 2R-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 August, 2019.

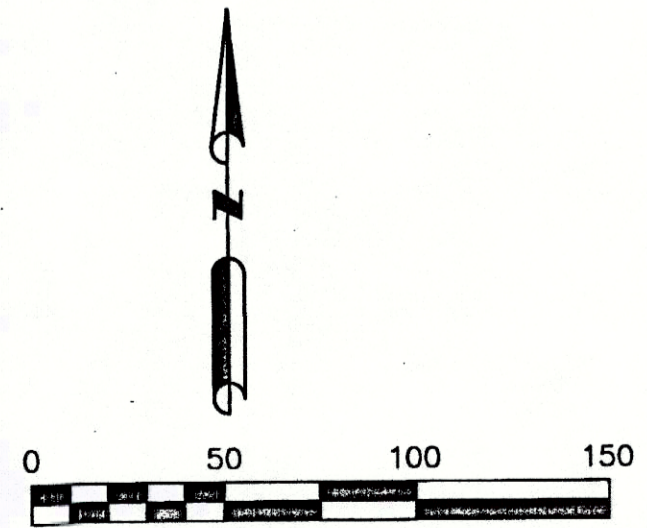
Dan Armstrong
Dan Armstrong

STATE OF TEXAS }
COUNTY OF PARKER }

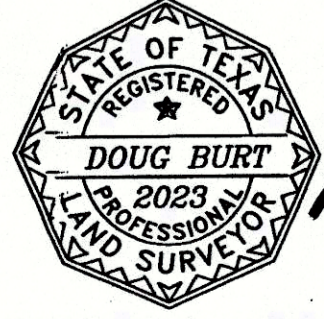
BEFORE ME, the undersigned authority, on this day personally appeared Dan Armstrong, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of August, 2019.

Quinn Brezina
Notary Public State of Texas



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 SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 22, 2019

OWNER/DEVELOPER

DAN ARMSTRONG
1787 GOSHEN ROAD
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle

201920705
08/13/2019 10:58 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 12221
SCH. DIST.: 50
CITY: K-6
MAP NO.:

E 348

12221.001.002.00

RE-PLAT
Showing Lots 2R-1 & 2R-2
FARRELL ADDITION,
1.97 acres of land situated in the
Q.N. ANDERSON SURVEY, ABSTRACT NO. 1,
Parker County, Texas, and being a re-plat of Lot 2,
Farrell Addition, recorded in Cabinet D, Slide 630, Plat
Records, Parker County, Texas.