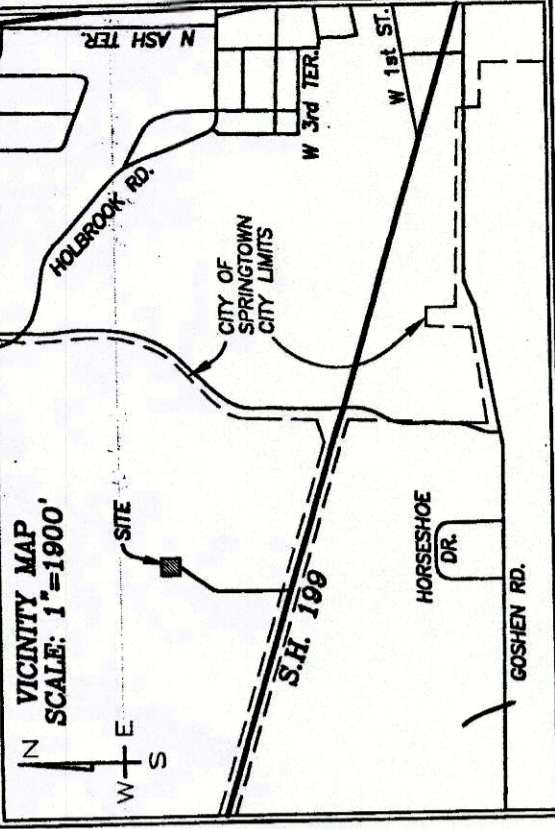


(IN FEET)
1 inch = 100 ft.

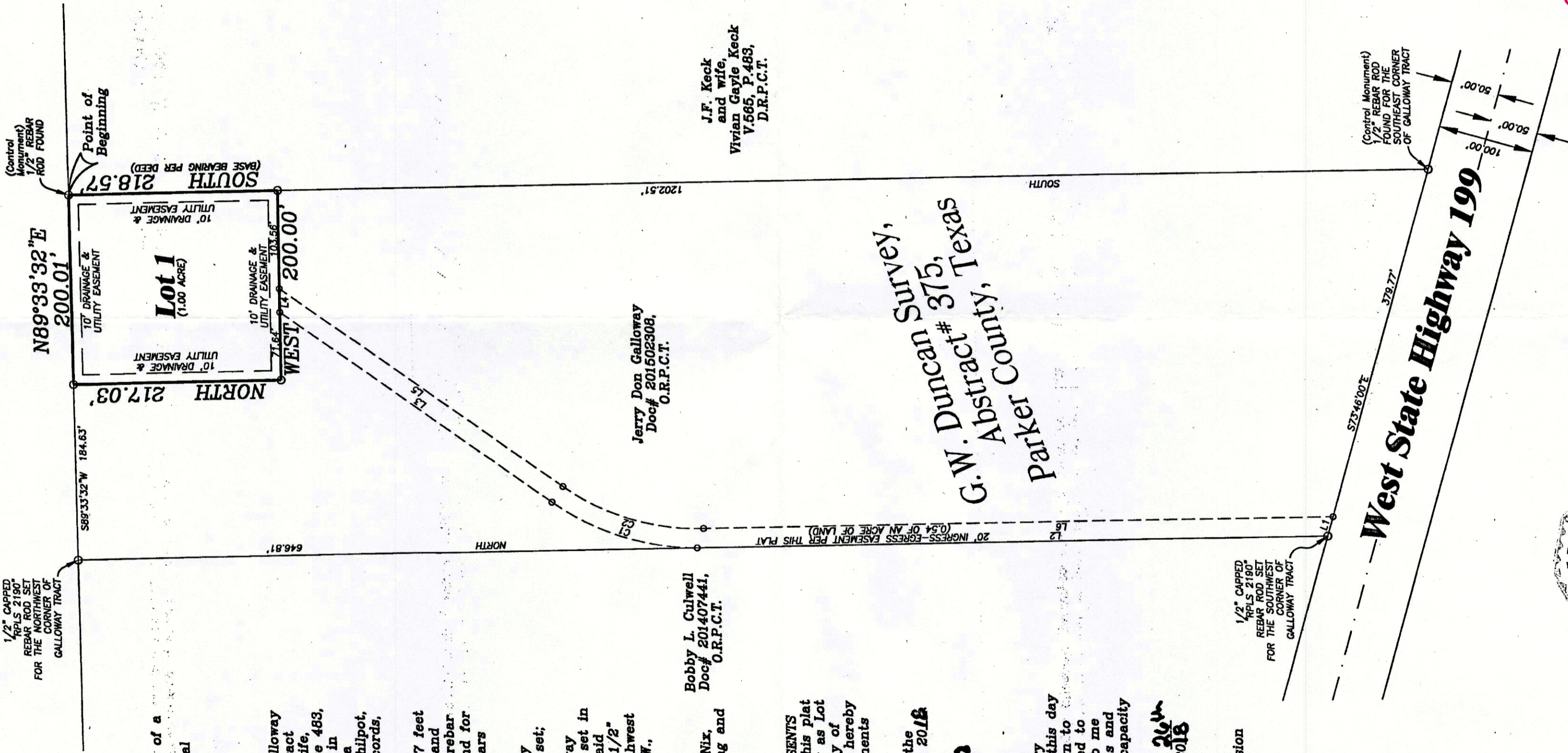
UTILITY ENCUMBRANCES	
ELECTRIC	
WATER	
TELEPHONE	

LINE	BEARING	LENGTH
L1	N73°46'00"W	20.83
L2	NORTH	69.32
L3	N87°16'15"E	347.84
L4	E51°	24.91
L5	S58°16'33"W	382.06
L6	SOUTH	656.00

CURVE	RADIUS	LENGTH	CHORD
C1	261.27	161.23	115.20
C2	241.27	156.23	117.43



Carla Nix, Don L. Hunt, and Patty J. Philpot
V.1686, P.300,
O.R.P.C.T.



**STATE OF TEXAS
PARKER COUNTY**

WHEREAS I, Jerry Don Galloway, being the owner of a portion of a tract of land described in a deed recorded in Document Number 201502308, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found (Control Monument) for the northeast corner of said Galloway Tract, same being the northwest corner of a tract of land described in a deed to J.F. Keck and wife, Vivian Gayle Keck, recorded in Volume 566, Page 483, Deed Records, Parker County, Texas, and being in the south line of a tract of land described in a deed to Carla Nix, Don L. Hunt, and Patty J. Philpot, recorded in Volume 1686, Page 300, Official Records, Parker County, Texas;

Thence **SOUTH**, (BASE BEARING PER DEED), 218.57 feet along the common line of said Galloway Tract and said Keck Tract to a 1/2" capped "RPLS 2190" rebar rod set, and from which a 1/2" rebar rod found for the southeast corner of said Galloway Tract bears **SOUTH**, 1202.51 feet;

Thence **WEST**, 200.00 feet through said Galloway Tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence **NORTH**, 217.03 feet through said Galloway Tract to a 1/2" capped "RPLS 2190" rebar rod set in the common line of said Galloway Tract and said Nix, Hunt, & Philpot Tract, and from which a 1/2" capped "RPLS 2190" rebar rod set for the northwest corner of said Galloway Tract bears **S89°33'32"W**, 184.63 feet;

Thence **N89°33'32"E**, 200.01 feet along the the common line of said Galloway Tract and said Nix, Hunt, & Philpot Tract to the point of beginning and containing 1.00 acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Jerry Don Galloway, do hereby adopt this plat designating the herein described real property as Lot 1, Galloway Subdivision, an addition to the City of Springtown ETI, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

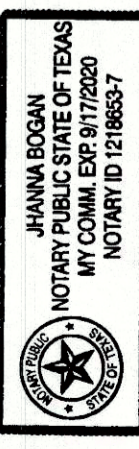
Witness my hand in Parker County, Texas, the 24 day of April, 2018.

Jerry Don Galloway
Jerry Don Galloway

STATE OF Texas
COUNTY OF Parker
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jerry Don Galloway, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 24th day of April, 2018.

Jhanna Bogan
Jhanna Bogan
Notary Public
Expires _____

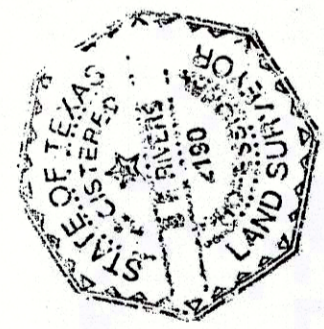


Owner/Developer
Jerry Don Galloway
1350 W Highway 199
Springtown, TX 76082

RIVERS SURVEYING, INC.
SINCE 1976
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-6613
FAX: 940-325-6028
FIRM# 100124-00

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN AUGUST, 2017.

B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Gorman
201810997
2018 APR 24 11:51 AM
Fee: 78.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

CITY OF SPRINGTOWN
PLANNING & ZONING COMMISSION
Alvin Smith
Chairman
Shawn Cooker
Secretary
Date: 9/17/2017
Date: 9/17/2017

CITY OF SPRINGTOWN
COUNCIL
Alvin Smith
City Secretary
Date: 9/20/17
Date: 9/28/17

LENHOLDER: (If Applicable)
N/A
Signature of Lender
This the _____ day of _____, 2017.
Notary Public, State of Texas

- Notes:
- 1) According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 40020 0175 E, Dated September 26, 2008, this subdivision is in Zone X, which is not in the 1% annual chance flood.
 - 2) 1/2" capped "RPLS 2190" rebar rods set at all property corners unless otherwise noted.
 - 3) 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.
 - 4) We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets, alleys, or natural contours, to conform to the grades established in the subdivision.
 - 5) All building set back lines shall conform to current zoning ordinances of the City of Springtown, Parker County, Texas.

ACCT. NO.:
SUB. DIGIT: 1602
CITY: SP
COUNTY: PK

2018.003.000.00

FINAL PLAT SHOWING
LOT 1,

Galloway Subdivision

AN ADDITION TO THE CITY OF SPRINGTOWN EXTRATERRITORIAL JURISDICTION, IN PARKER COUNTY, AND BEING 1.00 ACRE OF LAND SITUATED IN THE G.W. DUNCAN SURVEY, ABSTRACT NUMBER 375, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED TO JERRY DON GALLOWAY, RECORDED IN DOCUMENT NUMBER 201502308, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 80, DATE _____