

LOCATION MAP

BEING A 2.199 ACRE TRACT OF LAND, SITUATED IN THE WM COPELAND SURVEY, ABSTRACT No. 242, IN THE THE CITY OF SPRINGTOWN, IN PARKER COUNTY, TEXAS, A PORTION OF TRACT 2 AS DESCRIBED IN DOCUMENT RECORDED IN DOCUMENT No. 202004035, DEED RECORDS, PARKER COUNTY, TEXAS, TO FEATHER EDGE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED STEVENS SURVEYING 1/2" IRON FOUND IN THE SOUTH LINE OF HOLBROOK ROAD, BEING NORTH 48°36'51" WEST, 159.81 FEET FORM THE NORTHEAST CORNER OF SAID FEATHER EDGE HOLDINGS TRACT

THENCE SOUTH 41°23'09" WEST FOR A DISTANCE OF 135.00 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE NORTH 48°36'51" WEST FOR A DISTANCE OF 710.00 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE NORTH 41° 23' 09" EAST FOR A DISTANCE OF 133.97 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET IN THE SOUTH LINE OF SAID HOLBROOK ROAD;

THENCE SOUTH 49°00'19" EAST, ALONG THE SOUTH LINE OF SAID HOLBROOK ROAD, A DISTANCE OF 151.56 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON FOUND;

THENCE SOUTH 48°36'51" EAST CONTINUING ALONG THE SOUTH LINE OF SAID HOLBROOK ROAD, A DISTANCE OF 558.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 95,772 SQUARE FEET, 2.199 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT FEATHER EDGE HOLDINGS LLC, ACTING BY AND THRU ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS:

LOTS 1 THRU 10, BLOCK 1
HOLBROOK FARM PHASE 1,
PARKER COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED THE THE 13th DAY OF May, 2020.

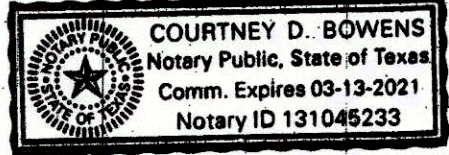
[Signature]
DANIEL MORGAN
FEATHER EDGE HOLDINGS LLC

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAYNE LEE, 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 13th DAY OF May, 2020.

[Signature]
COURTNEY D. BOWENS
NOTARY PUBLIC, STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lula Deakle
202014457
05/22/2020 02:39 PM
Fee: 75.00
Lula Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 13588
SCH. DIST.: SD
CITY: LSD
MAP NO.: RB

- GENERAL NOTES:
1. BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202.
 2. ALL INTERIOR LOT LINES SHOWN HEREON SHALL POSSESS A 5.0' (FIVE FOOT) UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL WITH THE LOT LINE ON BOTH SIDES OF THE LOT LINE FOR THE ENTIRE LENGTH OF THE LOT LINE.
 3. BUILDING LINE SETBACKS PER THE FOLLOWING:
FRONT YARD = 25.0'
SIDE YARD = 7.5' UNLESS NOTED OTHERWISE
REAR YARD = 20.0'
 4. CAPPED STEVENS SURVEYING 1/2" IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THE LOCATION OF CORPORATE LIMITS AND CITY OF SPRINGTOWN LINE HAS BEEN PROVIDED BY OTHERS.

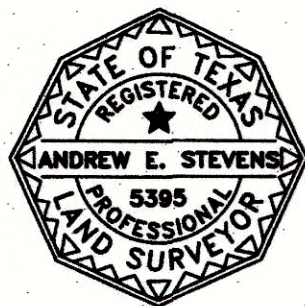
OWNER / DEVELOPER
FEATHER EDGE HOLDINGS LLC
560 N. KIMBALL AVENUE, SUITE 140
SOUTHLAKE, TX 76092

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
March 5, 2020
APPROVAL DATE
[Signature]
CHAIRMAN
[Signature]
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
n / a
APPROVAL DATE
MAYOR
a
CITY SECRETARY

**FINAL PLAT OF
HOLBROOK FARM PHASE 1**
LOTS 1 - 10, BLOCK 1
BEING 2.199 ACRES OF LAND SITUATED IN THE WM COPELAND SURVEY, ABSTRACT NUMBER 242, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023



THE PLAT SHOWN HERON WAS PREPARED FROM ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HERON.
[Signature]
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
MAY 11, 2020

E-519
20242-027,000-00