

JAMES KEITH SPRINGFIELD, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

James Keith Springfield
JAMES KEITH SPRINGFIELD

202003224 PLAT Total Pages: 1

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

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.

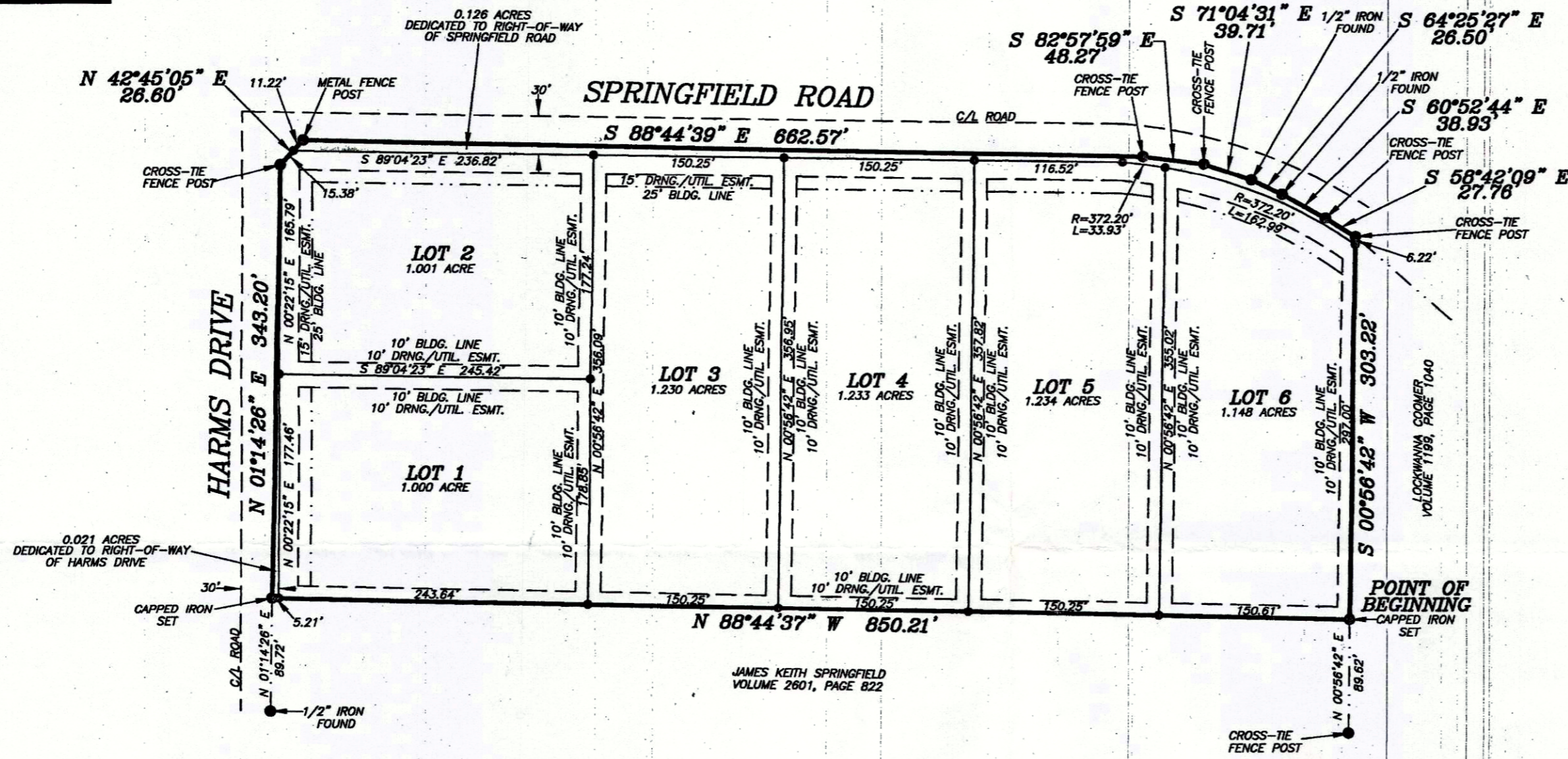
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING OR EXCAVATING.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS James Keith Springfield being the owner of that certain tract of land more particularly described as follows:

Description for a 6.993 acre tract of land situated in the E. MILLER SURVEY, Abstract 899, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to James Keith Springfield, recorded in Volume 2601, Page 822, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a cross-tie fence post, said post being for the Southeast corner of said Volume 2601, Page 822 and for the Southwest corner of that certain tract of land described in deed to Lockwanna Coomer, recorded in Volume 1199, Page 1040, Real Records, Parker County, Texas, said post also being by deed call to be West, 2062.00 feet from the Northeast corner of the T&P R.R. CO. SURVEY No. 47, Abstract No. 1433;

THENCE N 00°56'42" E, 89.62 feet to a capped iron set in the common line of said Volume 2601, Page 822 and said Volume 1199, Page 1040 for the POINT OF BEGINNING;

THENCE N 88°44'37" W, 850.21 feet to a capped iron set in the East line of Harms Drive;

THENCE N 01°14'26" E, with the East line of said Harms Drive, 343.20 feet to a cross-tie fence post;

THENCE N 42°45'05" E, 26.60 feet to a metal fence post in the South line of Springfield Road;

THENCE with the South line of said Springfield Road, the following calls:

S 88°44'39" E, 662.57 feet to a cross-tie fence post;

S 82°57'59" E, 48.27 feet to a cross-tie fence post;

S 71°04'31" E, 39.71 feet to a 1/2" iron found;

S 64°25'27" E, 26.50 feet to a 1/2" iron found;

S 60°52'44" E, 27.76 feet to a cross-tie fence post;

S 58°42'09" E, 27.76 feet to a cross-tie fence post at the Northeast corner of said Volume 2601, Page 822 and for the Northwest corner of said Volume 1199, Page 1040;

THENCE S 00°56'42" W, 303.22 feet to the POINT OF BEGINNING and containing 6.993 acres of land.

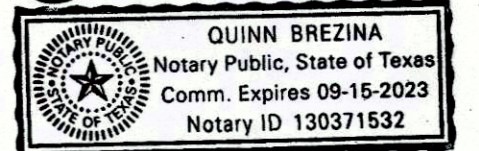
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that James Keith Springfield, acting by and through his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 6,
JOHN HENRY PLACE
Parker County, Texas

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

Executed this the 29th day of January, 2020.

James Keith Springfield
James Keith Springfield



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James Keith Springfield, 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 29th day of January, 2020.

Quinn Brezina
Notary Public State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 07th DAY OF January, 2020.

George A. Conley
COMMISSIONER PRECINCT #1

Craig Paul
COMMISSIONER PRECINCT #2

Jimmy Walden
COMMISSIONER PRECINCT #3

Tommy
COMMISSIONER PRECINCT #4

OWNER/DEVELOPER
JAMES KEITH SPRINGFIELD
102 BROWDER ROAD
SPRINGTOWN, TEXAS 76082

E-459



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202003224
02/06/2020 10:56 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 14014
SCH. DIST.: 7
CITY: SP
MAP NO.: L-10

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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
NOVEMBER 20, 2019

Final Plat Showing
Lots 1 thru 6,
JOHN HENRY PLACE
being 6.993 acres of land situated in the
E. MILLER SURVEY, Abstract No. 899,
Parker County, Texas.

0' 100' 200' 300'
SCALE 1" = 100'
NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800

20399.008.000.00

2019579 RSB