

JAMES C. MCVOID AND WIFE
BARBARA MCVOID
VOLUME 490, PAGE 228

MARK ALAN COLEMAN
DOCUMENT NO. 201702951

DONALD M. UMPHENOUR AND
JUDITH A. DAVIS-UMPHENOUR
DOCUMENT NO. 201523675

MARK ALAN COLEMAN
DOCUMENT NO. 201702951

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That TM Land Co., LP is the owner of the following described real property to wit:

Description for a tract of land situated in the T. CASSIDY SURVEY, ABSTRACT NO. 273, Parker County, Texas and being that certain tract of land described by deed to TM Land Co., LP., recorded in Document No. 201620501, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Document No. 201620501, said iron being by deed call, S 89°30'00" W, 2231.67 feet and S 00°38'00" W, 1162.63 feet from the Northeast corner of said Cassidy Survey, said iron also being for the Southeast corner of that tract of land described in deed to Sadash Corporation, recorded in Document No. 201521440, Real Records, Parker County, Texas and being in the West line of that certain tract of land described in deed to James Coleman McVoid and wife Barbara McVoid, recorded in Volume 490, Page 228, Deed Records, Parker County, Texas;

THENCE S 00°13'58" W, with the West line of said Volume 490, Page 228, passing the Southwest corner of said Volume 490, Page 228 and the Northwest corner of that certain tract of land described in deed to Mark Alan Coleman, recorded in Document No. 201702951, Real Records, Parker County, Texas, 624.95 feet to a 3" metal fence post at an ell corner of said Document No. 201702951;

THENCE N 89°47'45" W, with the most Westerly North line of said Document No. 201702951, passing the Northwest corner of said Document No. 201702951 and the Northeast corner of that certain tract of land described in deed to Donald M. Umphenour and Judith A. Davis Umphenour, recorded in Document No. 201523675, Real Records, Parker County, Texas, 1748.58 feet to a 1/2" iron found in the East line of Sandlin Lane;

THENCE N 01°25'03" E, with the East line of said Sandlin Lane, 624.99 feet to a p.k. nail set;

THENCE S 89°47'57" E, with the South line of South Timbers Addition, recorded in Cabinet C, Side 640, the South line of that certain tract of land described in deed to Joseph P. Walker, recorded in Volume 2936, Page 163, Real Records, Parker County, Texas and with the South line of said Document No. 201521440, 1735.65 feet to the POINT OF BEGINNING and containing 24.99 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

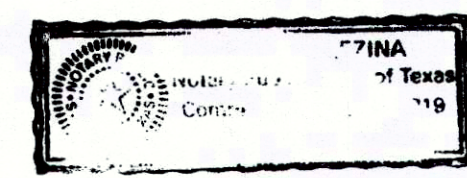
That, TM LAND CO., does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 thru 22
JONES ESTATES
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 13th day of December 2017.

Tommy Miles
Tommy Miles (TM Land Co.)



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, 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 December 2017.

Quinn Brezina
Notary Public State of Texas

OWNER/DEVELOPER
TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
September 7, 2017
Sara Cockburn
Chairman
Morris E. Smith
Secretary

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
November 16, 2017
Tommy Miles
Mayor
Shonna Broom
City Secretary

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 CAPPED 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. 46367C0175-E, DATED SEPTEMBER 28, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

0.22 ACRES TO BE DEDICATED FOR RIGHT OF WAY.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201731314
12/19/2017 08:57 AM
Fee = 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

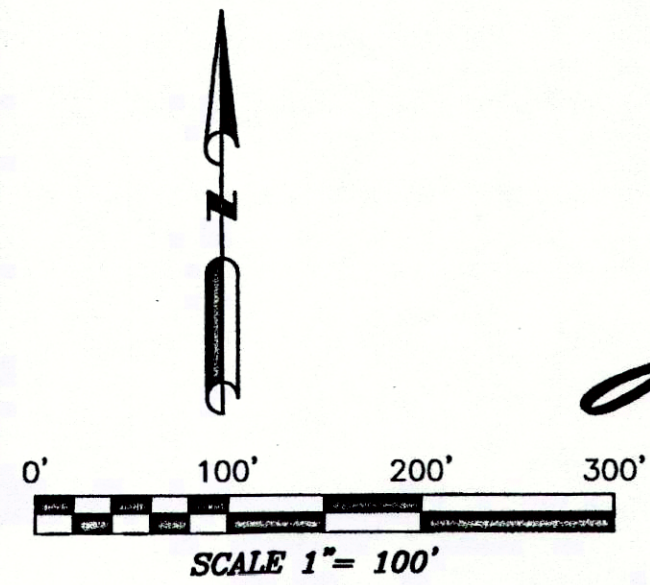
20273.004.000.00
20273.004.000.50

FINAL PLAT
Showing Lots 1 THRU 22
JONES ESTATES,
24.99 acres of land situated in the
T. CASSIDY SURVEY, ABSTRACT NO. 273,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.



THE PLAT HEREON WAS PREPARED BY AN ACTUAL SURVEYOR ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN THEREON.
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 01, 2017

E-11



NRB SURVEYING, PLLC
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