

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

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.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

25' BUILDING LINE ALONG ALL ROADS.

10' BUILDING LINE ALONG SIDE & REAR LOT LINES.

10' UTILITY EASEMENT INSIDE ALL LOT LINES.

WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY CORP.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEM.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Robert L. Lockhart, is the owner of the following described real property to wit:

Description for a 4.55 acre tract of land situated in the Ambrose Angely Survey, Abstract No. 4, Parker County, Texas, and being the same tract of land recorded in Document No. 201524410, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a point being deed call, 17.00 feet West, 760.20 feet South and 504.75 feet S 01°19'00" W, from the Northeast corner of said Ambrose Angely Survey;

THENCE by deed call, S 01°19'00" W, 50.00 feet;

THENCE by deed call, N 88°07'00" W, 1444.42 feet to the Southwest corner of Church Street and being for the POINT OF BEGINNING;

THENCE N 88°04'09" W, 50.00 feet to a capped iron found;

THENCE N 01°13'55" E, 78.39 feet to a capped iron found;

THENCE N 17°28'16" W, 41.57 feet to a capped iron found;

THENCE N 58°52'55" W, 125.55 feet to a capped iron found;

THENCE N 78°44'50" W, 70.03 feet to a capped iron found;

THENCE S 84°09'14" W, 299.54 feet to a capped iron found;

THENCE N 00°20'54" E, 362.76 feet to a capped iron found;

THENCE S 88°52'07" E, 418.01 feet to a metal fence post;

THENCE S 89°39'18" E, 126.54 feet to a 1/2" iron found;

THENCE S 01°18'19" W, 471.21 feet to a capped iron set;

THENCE S 01°13'55" W, with the West line of said Church Street, 50.41 feet to the POINT OF BEGINNING and containing 4.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Robert L. Lockhart, does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2,
LOCKHART 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 30th day of August, 2017.

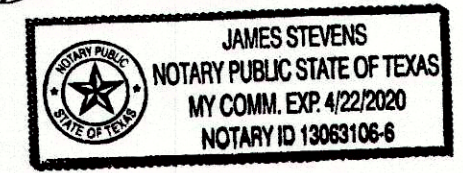
Robert L. Lockhart
Robert L. Lockhart

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Lockhart, 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 30th day of August, 2017.

J. Stevens
Notary Public State of Texas



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

8/03/2017
APPROVAL DATE

Sarah Cockburn
CHAIRMAN

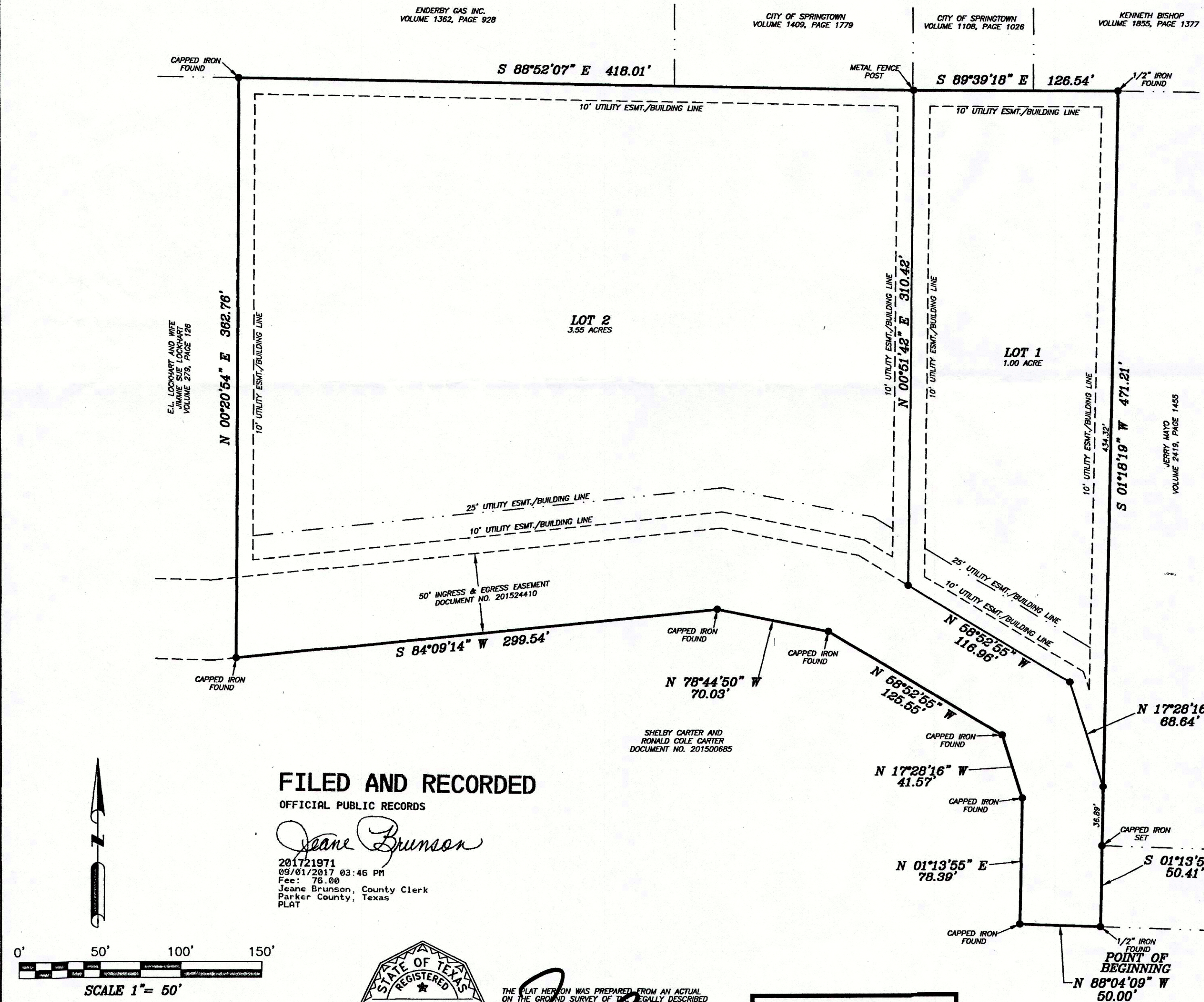
Nora L. Smith
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

[Signature]
MAYOR

[Signature]
CITY SECRETARY

ACCT. NO.: 141632
SCH. DIST.: 57
CITY: K-4
MAP NO.:



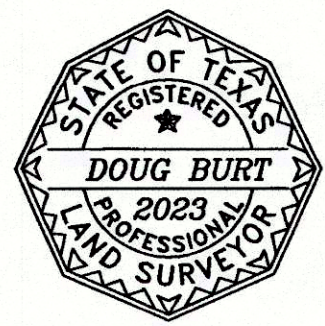
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201721971
09/01/2017 03:46 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

0' 50' 100' 150'

SCALE 1" = 50'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800



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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JULY 11, 2017

OWNER/DEVELOPER
ROBERT L. LOCKHART
313 Church Street
Springtown, Texas 76082

D-773

FINAL PLAT
Showing Lots 1 & 2
LOCKHART ADDITION,
4.55 acres of land situated in the
AMBROSE ANGELY SURVEY, ABSTRACT NO. 4
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.