

WHEREAS C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness being the owners of that certain tract of land more particularly described as follows:

TRACT ONE

Description for a 4.15 acre tract of land situated in the M. Leonard Survey, Abstract No. 822, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, recorded in Volume 1125, Page 343, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a fence post at the Northwest corner of said Volume 1749, Page 745, said post being by deed call, 251.60 feet South of the Northwest corner of said M. Leonard Survey;
THENCE N 88°50'19" E, 239.02 feet to a 1/2" iron set;
THENCE N 00°04'17" W, 13.00 feet to a fence post at the called Southwest corner of Volume 1549, Page 268, R.R.P.C.T.;
THENCE S 89°06'45" E, with the South line of said Volume 1549, Page 268, 208.96 feet to a fence post at the called Southeast corner of said Volume 1549, Page 268 and being for the POINT OF BEGINNING;
THENCE North, 210.00 feet to a fence post in the South line of Goshen Road;
THENCE East, with the South line of said Goshen Road, 30.00 feet to a capped iron found;
THENCE South, 210.00 feet to a 1/2" iron found;
THENCE East, 194.88 feet to a 1/2" iron set;
THENCE N 30°00'00" E, 221.66 feet to a 1/2" iron set in the South line of State Highway No. 199;
THENCE S 75°32'00" E, with the South line of said State Highway No. 199, 99.65 feet to a 1/2" iron set at the intersection of the South line of said State Highway No. 199 and the West line of Ash Street;
THENCE S 02°13'09" E, with the West line of said Ash Street, 190.46 feet to a 1" iron found;
THENCE N 87°50'25" W, 126.46 feet to a 1/2" iron found;
THENCE S 34°44'48" W, 58.90 feet to a 1/2" iron set;
THENCE S 32°07'42" W, 181.73 feet to a 1/2" iron set;
THENCE N 87°20'24" W, 40.18 feet to a point in a creek;
THENCE with said creek the following calls:
S 00°30'38" E, 60.24 feet;
S 18°57'38" W, 160.33 feet;
S 56°56'57" W, 49.61 feet;
N 87°28'56" E, 62.81 feet to a 3/4" pipe found;
THENCE S 62°48'35" W, 339.32 feet to a 3/4" pipe found;
THENCE S 86°22'35" W, 257.73 feet to a fence post;
THENCE N 00°31'49" W, 110.57 feet to a 1/2" iron set;
THENCE N 79°50'43" E, 224.30 feet to a 1/2" iron set;
THENCE N 71°43'43" E, 239.66 feet to a 1/2" iron set;
THENCE N 00°03'53" W, 50.11 feet to a railroad spike found;
THENCE N 00°07'03" W, 351.05 feet to the POINT OF BEGINNING and containing 4.15 acres of land.

TRACT TWO

Description for a 0.44 acre tract of land situated in the M. Leonard Survey, Abstract No. 822, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, recorded in Volume 1125, Page 343, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a fence post at the Northwest corner of said Volume 1749, Page 745, said post being by deed call, 251.60 feet South of the Northwest corner of said M. Leonard Survey;
THENCE N 88°50'19" E, 239.02 feet to a 1/2" iron set;
THENCE N 00°04'17" W, 13.00 feet to a fence post at the called Southwest corner of Volume 1549, Page 268, R.R.P.C.T.;
THENCE S 89°06'45" E, with the South line of said Volume 1549, Page 268, 208.96 feet to a fence post at the called Southeast corner of said Volume 1549, Page 268;
THENCE North, 210.00 feet to a fence post in the South line of Goshen Road;
THENCE East, with the South line of said Goshen Road, 30.00 feet to a capped iron found;
THENCE South, 210.00 feet to a 1/2" iron found;
THENCE East, 194.88 feet to a 1/2" iron set;
THENCE N 30°00'00" E, 221.66 feet to a 1/2" iron set in the South line of State Highway No. 199;
THENCE S 75°32'00" E, with the South line of said State Highway No. 199, 99.65 feet to a 1/2" iron set at the intersection of the South line of said State Highway No. 199 and the West line of Ash Street;
THENCE S 02°13'09" E, with the West line of said Ash Street, 190.46 feet to a 1" iron found;
THENCE N 87°50'25" W, 126.46 feet to a 1/2" iron set in the East line of said Ash Street for the POINT OF BEGINNING;
THENCE N 89°14'51" E, 60.62 feet to a 1/2" iron found;
THENCE S 00°41'53" E, 229.58 feet to a 1/2" iron set in the North line of Roberson Avenue;
THENCE S 87°30'35" W, with the North line of said Roberson Avenue, 79.95 feet to a 1/2" iron set at the intersection of the North line of said Roberson Avenue and the East line of said Ash Street;
THENCE N 02°07'16" W, with the East line of said Ash Street, 233.57 feet to the POINT OF BEGINNING and containing 0.44 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that C.G. Maness, James Lloyd Maness, Roy Leon Maness, Volton Lee Roy Maness and Larry W. Maness, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 through 3, Block 1 &
Lots 1 & 2, Block 2,
MANESS ADDITION,
City of Springtown, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 14th day of February 2019.

Volton Lee Roy Maness
Volton Lee Roy Maness
(Executor of the Estate)

ACCT. NO.: 14851
SCH. DIST.: SP
CITY: K-10
MAP NO.:
20822.029.000.00
20822.029.003.00

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Volton Lee Roy Maness, 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 14th day of February 2019.
Quin Brogna
Notary Public State of Texas

Plat Showing
Lots 1 through 3, Block 1 &
Lots 1 & 2, Block 2
MANESS ADDITION,
4.15 acres of land & 0.44 acres of land situated in the
M. LEONARD SURVEY, Abstract No. 822,
City of Springtown, Parker County, Texas.

E 241

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

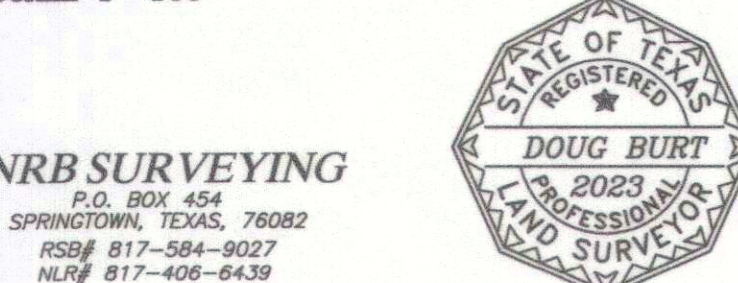
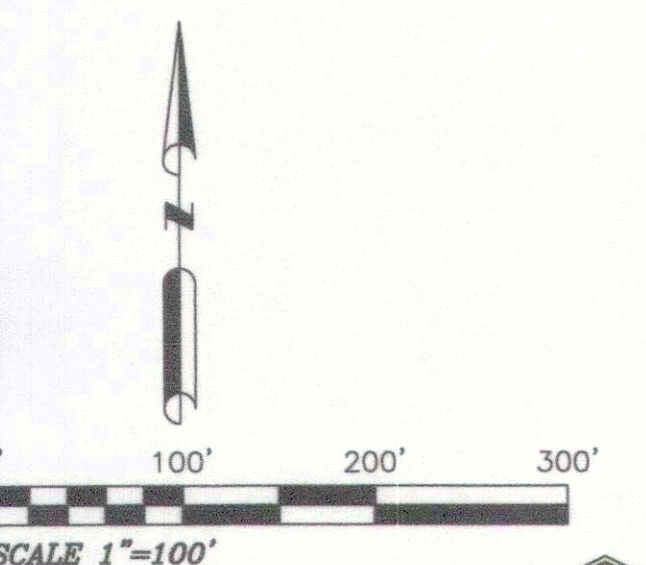
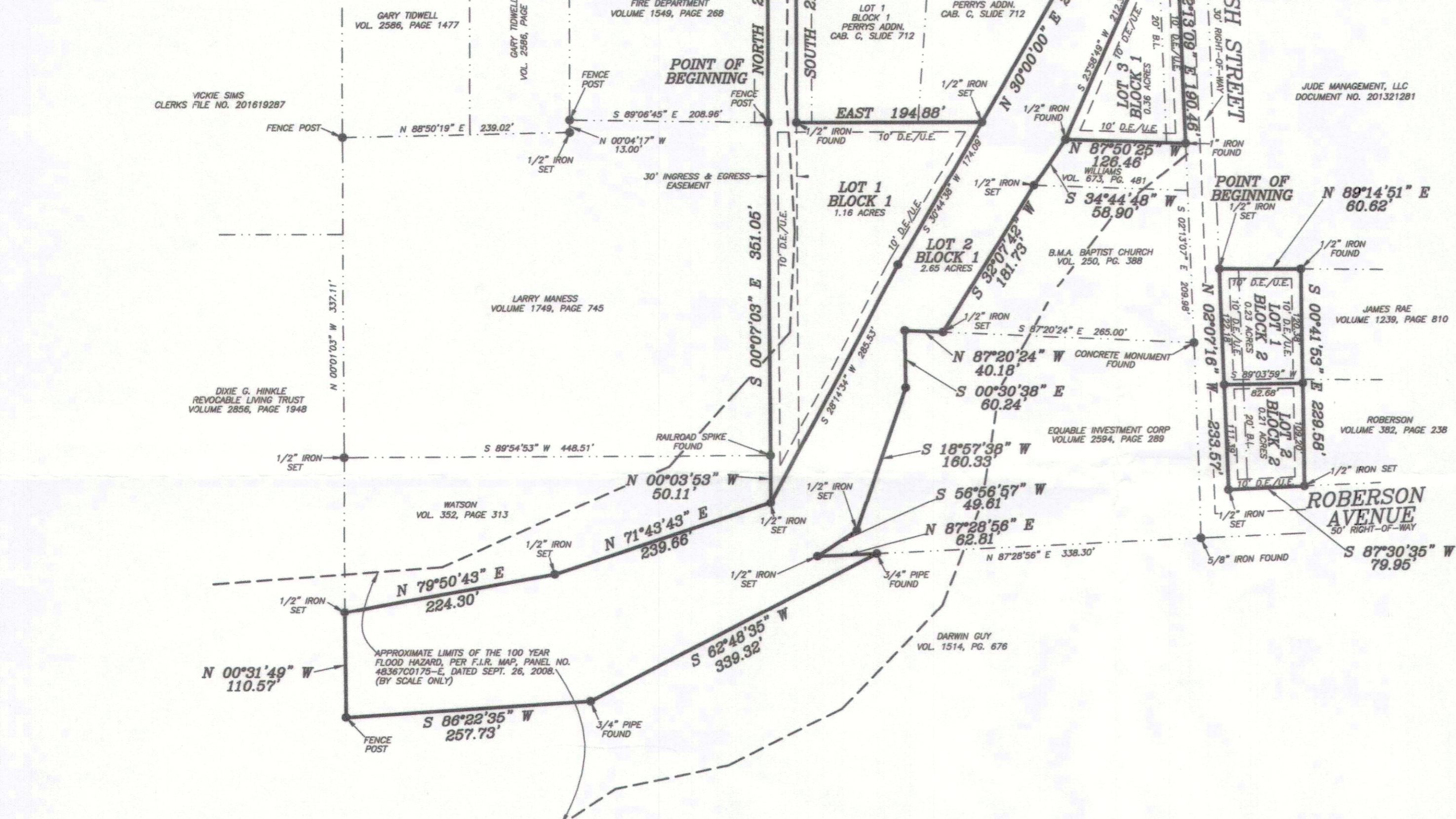
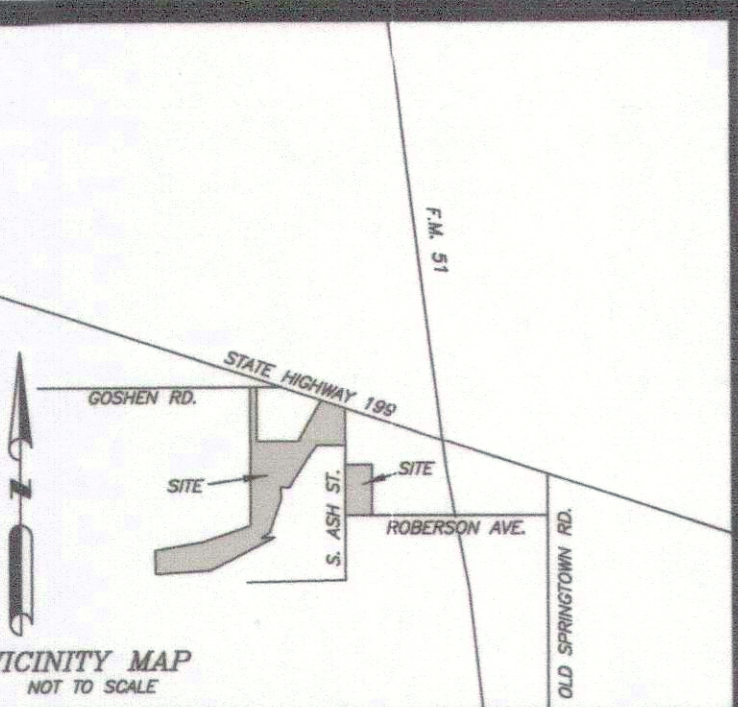
SUFFICIENT RESEARCH WAS PERFORMED
TO DETERMINE THE BOUNDARY
LOCATIONS OF THIS PROPERTY. THIS
SURVEY DOES NOT PURPORT TO SHOW
ALL EASEMENTS AND OTHER MATTERS
THAT A COMPLETE TITLE SEARCH MIGHT
REVEAL.

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

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

FLOOD LIMITS ARE SHOWN ONLY TO
MAKE ALL PARTIES AWARE OF THE FACT
THAT THERE ARE POSSIBLE FLOOD
ISSUES ON SUBJECT PROPERTY.
SURVEYOR ASSUMES NO LIABILITY OR
RESPONSIBILITY FOR THE ACCURACY OF
THE FLOOD LIMITS SHOWN HEREON.
FLOOD LIMITS ARE BY SCALE ONLY.

VICINITY MAP
NOT TO SCALE



NRB SURVEYING
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
201903968
02/21/2019 02:27 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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
JANUARY 18, 2019

OWNER/DEVELOPER

Volton Lee Roy Maness
505 Trussell Drive
Springtown, TX, 76082
817-269-5564

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
February 7, 2019
APPROVAL DATE
John McClothing
CHAIRMAN
Donna E. Lanett
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
APPROVAL DATE
N/A
MAYOR
CITY SECRETARY