

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Tommy Miles Enterprises, is the owner of the following described real property to wit:

Description for a portion of Tract 17, NORTHGATE, an Addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Volume 361-A, Page 74, Plat Records, Parker County, Texas and being that certain tract of land described by deed to Tommy Miles Enterprises, recorded in Volume 2303, Page 284, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the North line of Mockingbird Lane at the Southeast corner of said Tract 17 and being in the beginning of a curve to the right whose radius is 105.12 feet and whose chord bears N 59°06'06" W, 104.98 feet;

THENCE along said curve in a Northwesterly direction and along the North line of said Mockingbird Lane, 109.92 feet;

THENCE N 29°19'22" W, along the North line of said Mockingbird Lane, 3.33 feet to the beginning of a curve to the left whose radius is 152.60 feet and whose chord bears N 33°38'29" W, 24.48 feet;

THENCE along said curve in a Northwesterly direction and along the North line of said Mockingbird Lane, 24.51 feet to a 1/2" iron found at the Southeast corner of that certain tract of land described by deed to Jonathan Mote and Tammy L. Mote, recorded in Document No. 201604301, Official Records, Parker County, Texas;

THENCE N 00°00'17" E, along the East line of said Mote tract, 221.23 feet to a 1/2" iron found;

THENCE S 83°40'15" W, along the North line of said Mote tract, 120.67 feet to a 1/2" iron found in the East line of Lot 16R2, NORTHGATE, Phase 3, an Addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 140, Plat Records, Parker County, Texas, from which a 1/2" iron found at the Southwest corner of said Tract 17 bears S 00°06'20" W, 149.79 feet;

THENCE N 00°11'42" W, along the common line of said Tract 17 and said Lot 16R2, 75.35 feet to a 1/2" iron found in the South line of Lot 1, Block 1, SPRINGTOWN I.S.D. SPORTS COMPLEX, an Addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Cabinet C, Slide 775, Plat Records, Parker County, Texas;

THENCE S 89°45'20" E, along the common line of said Tract 17 and said Lot 1, Block 1, 225.45 feet to a 1/2" iron found at the Northeast corner of said Tract 17;

THENCE SOUTH, along the East line of said Tract 17, 359.52 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Tommy Miles Enterprises, do hereby adopt this plat of the hereinabove described real property as.....

Lots 17R,
NORTHGATE,
Parker County, Texas.

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

Executed this the 28th day of February, 2018.

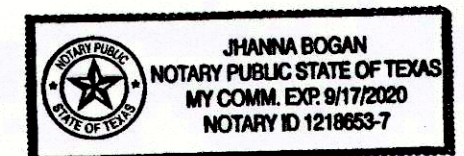
Tommy Miles
Tommy Miles

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 28th day of February, 2018.

Jhanna Bogan
Notary Public State of Texas



ACCT. NO.: 15605
SCH. DIST.: 3P
CITY: K-5
MAP NO.: K-5

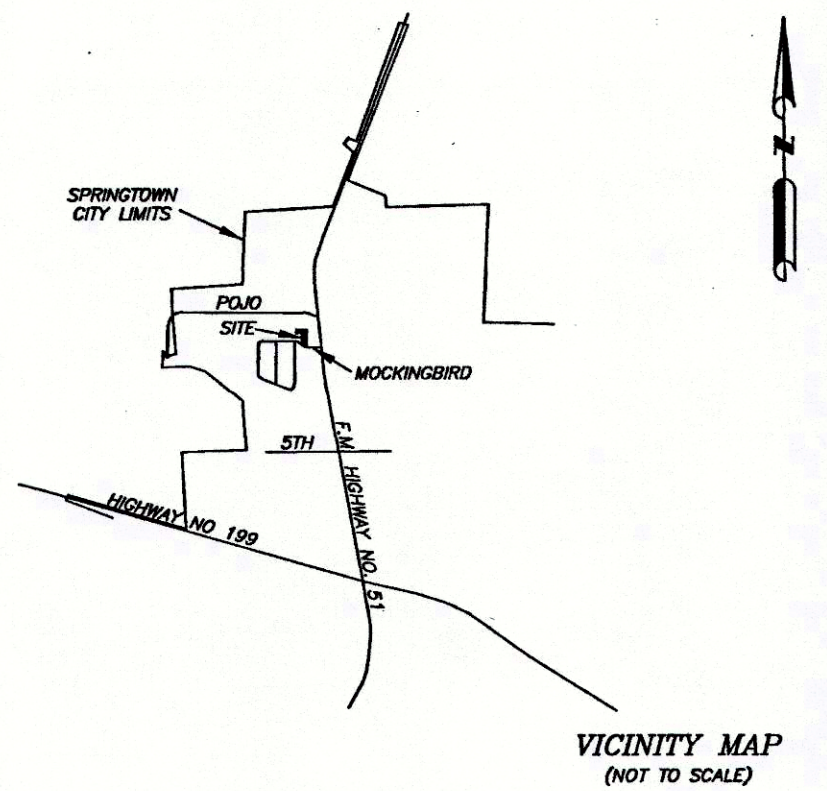
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201804697
03/02/2018 02:30 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

Re-Plat
Lot 17R,
NORTHGATE,
an Addition to the City of Springtown,
Parker County, Texas, Being 1.00 acre
of land and being a replat of a portion
of Tract 17, NORTHGATE, an Addition to
the City of Springtown, Parker County,
Texas, according to the plat recorded
in Volume 361-A, Page 74, Plat Records,
Parker County, Texas.



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
N/A
CHAIRMAN
SECRETARY

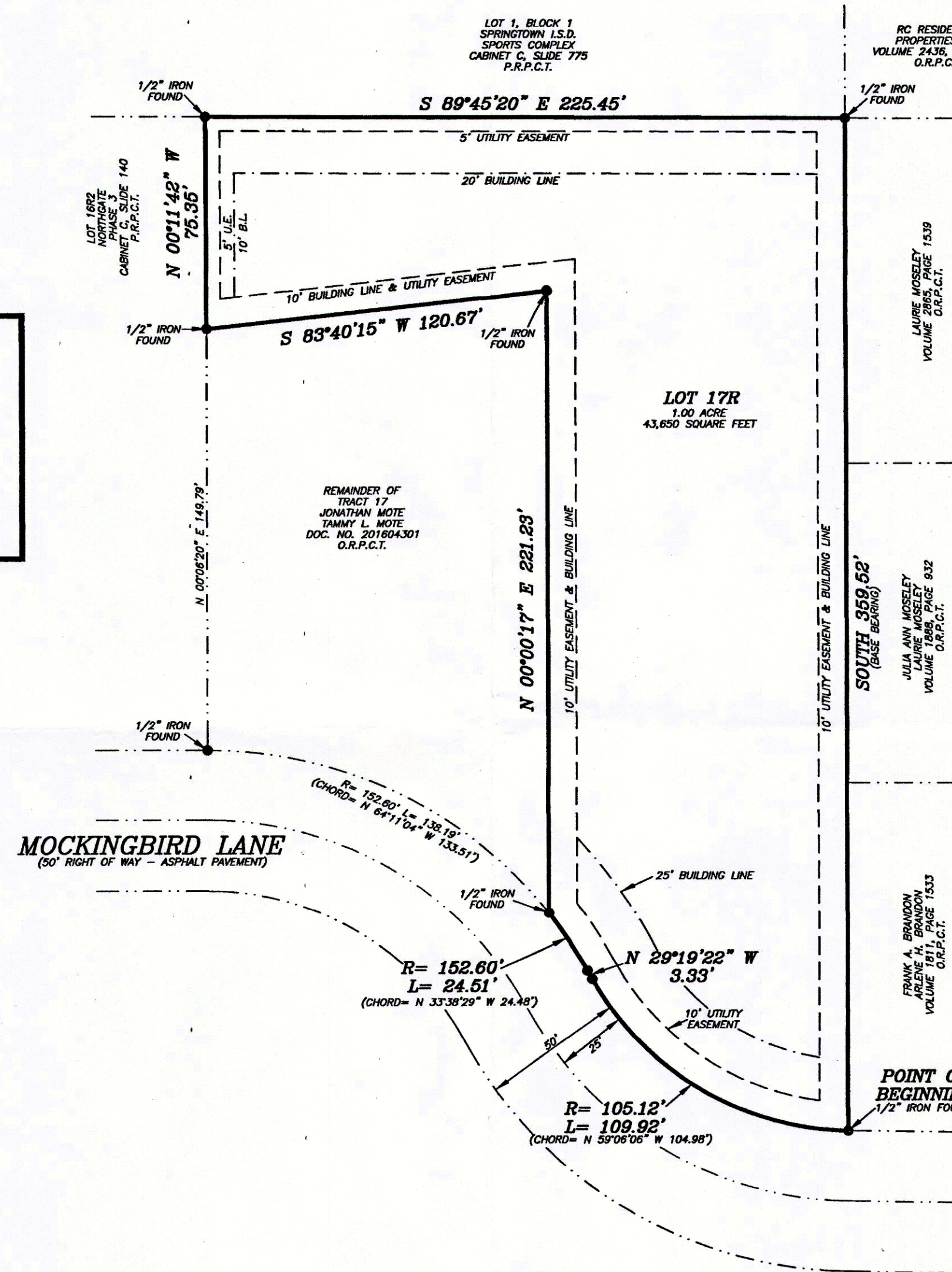
CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

February 22, 2018
APPROVAL DATE
Tom Claffo
MAYOR
Jhanna Bogan
CITY SECRETARY

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 UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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

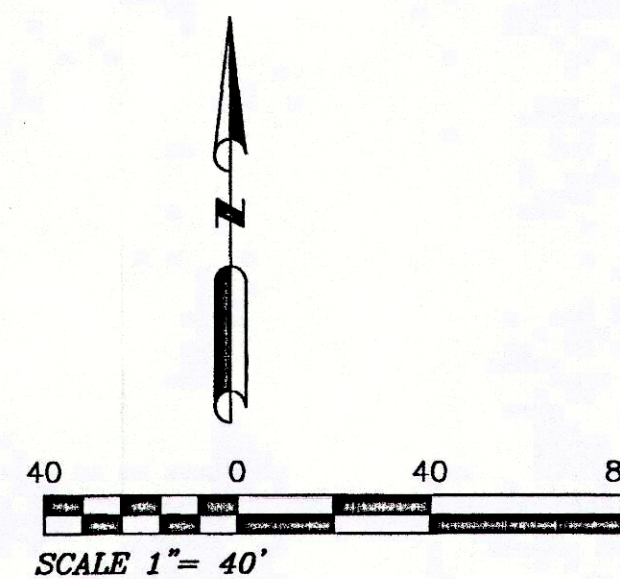


NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-594-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800

OWNER/DEVELOPER:
TOMMY MILE ENTERPRISES
917 E HIGHWAY 199
SPRINGTOWN TX, 76082



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 8, 2018



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15605.001-017.00