**NOTES:**

- 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.
- SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
- ALL PROPERTY CORNERS ARE CAPPED 1/2" IRON REBARS STAMPED "TEXTERRA SURVEYING", 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.
- SIGHT TRIANGLE RESTRICTION:** 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 AS DEFINED ABOVE. 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.

**LEGEND OF ABBREVIATIONS**

US.SyFt. United States Survey Feet  
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.P.C.T. Plat Records of Parker County, Texas  
O.P.R.P.C.T. Official Public Records of Parker County, Texas  
D.R.P.C.T. Deed Records of Parker County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

**MONUMENTS / DATUMS / BEARING BASIS**

**Monuments are found if not marked MNS or CRS.**  
CRS ○ 1/2" rebar stamped "TEXTERRA SURVEYING" set  
MNS ○ Mag nail & washer stamped "TEXTERRA SURVEYING" set  
TBM ♦ Site benchmark (see vicinity map for general location)  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ  
Elevations, if shown, are NAVD'88  
Bearings are based on grid north (TxCS,'83,NCZ)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JMASS REALTY LLC, a Texas limited liability company, acting by and thru their duly authorized agent, do hereby adopt this plat of the hereinabove described real property as Lot 1, Block 1, POJO TRAVEL CENTER ADDITION, to the City of Springtown E.T.J., Parker County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this 29<sup>th</sup> day of May, 2024.

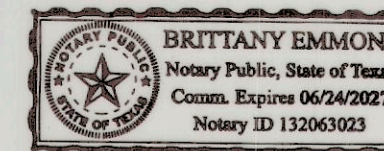
*[Signature]*  
Sultan Obeidat, authorized agent  
JMASS REALTY LLC, a Texas limited liability company

STATE OF TEXAS §  
COUNTY OF PARKER §

Before me, the undersigned authority, on this day personally appeared Sultan Obeidat, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

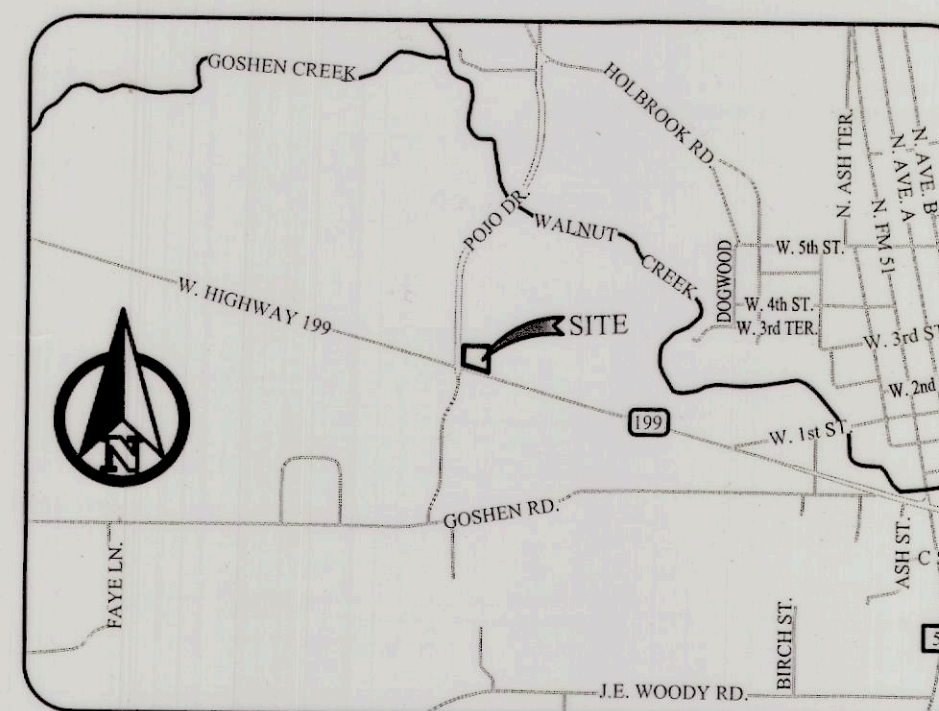
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29<sup>th</sup> day of May, 2024.

*[Signature]*  
Notary Public in and for the State of Texas



**16303**  
**SP**  
**CSP**  
**J-5**

VICINITY MAP  
N.T.S.



STATE OF TEXAS §  
COUNTY OF PARKER §

**KNOW ALL MEN BY THESE PRESENTS, JMASS REALTY LLC**, is the owner of the following described real property to wit:

Description for a tract of land situated in the T & P R R Co. Survey, Abstract 1461, Parker County, Texas, said tract being the same tract of land described in the deed to JMASS REALTY LLC, recorded under Instrument Number 202235493, Deed Records, Parker County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2 inch rebar found at the southeast property corner of the tract described in the deed to SPRINGTOWNE COTTEGE'S, LLC, recorded under Instrument Number 202001566, Deed Records, Parker County, Texas and being the north right-of-way line of State Highway No. 199 (a variable width public right-of-way) THENCE NORTH 73° 57' 54" WEST, with the south property line of the said SPRINGTOWNE COTTEGE'S tract and with the said right-of-way line, a distance of 504.67 feet to a found 1/2 inch capped rebar stamped "1740" found at a south corner of the SPRINGTOWNE COTTEGE'S tract, being common with the southeast property corner of the said JMASS REALTY tract, being the **POINT OF BEGINNING** of the tract described herein;

THENCE NORTH 73° 57' 54" WEST, with the south property line of the JMASS REALTY tract and continuing with the said right-of-way line, a distance of 279.33 feet to a 1/2 inch capped rebar stamped "MDP RPLS 5847" found at the southwest property corner of the JMASS REALTY tract, being the intersection of the said north right-of-way line of State Highway No. 199 with the east right-of-way line of Pojo Road (being a called 120 foot wide public right-of-way);

THENCE NORTH 00° 39' 04" EAST, with the west property line of the JMASS REALTY tract and with the said east right-of-way line of Pojo Road, a distance of 199.08 feet to a 1/2 inch capped rebar stamped "1740" found at the northwest property corner of the JMASS REALTY tract, being common with a west property corner of the aforementioned SPRINGTOWNE COTTEGE'S tract;

THENCE departing the said right-of-way line, along the common lines of the JMASS REALTY tract and the SPRINGTOWNE COTTEGE'S tract, the following bearings and distances;

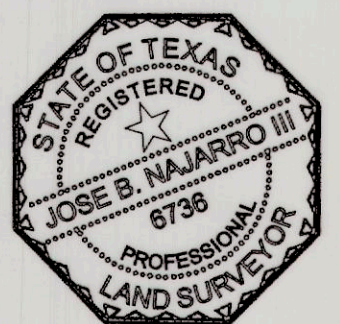
SOUTH 89° 17' 35" EAST, a distance of 269.59 feet to a 1/2 inch capped rebar stamped "1740" found at the northeast property corner of the JMASS REALTY tract;

SOUTH 00° 42' 25" WEST, a distance of 272.92 feet to the **POINT OF BEGINNING** and enclosing 1.460 acres (±63,596 square feet).

STATE OF TEXAS §  
COUNTY OF PARKER §

THIS is to certify that I, Jose B. Najarro III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

*[Signature]*  
Jose B. Najarro III  
Registered Professional Land Surveyor No. 6736  
texterrasurveying@gmail.com  
DATE: 5/24/2024



**FINAL PLAT**  
**POJO TRAVEL CENTER ADDITION**  
**LOT 1, BLOCK 1**  
1.460 ACRES OF LAND SITUATED IN THE  
T&P R.R. CO. SURVEY, ABSTRACT NO. 1461  
CITY OF SPRINGTOWN EXTRA TERRITORIAL JURISDICTION,  
PARKER COUNTY, TEXAS.

**F 736**

DATE : May, 2024  
Scale : 1" = 50'



**TEXTERRA SURVEYING**  
P.O. BOX 202165  
ARLINGTON, TX 76006  
Telephone (817) 235-7326  
TBPELS Firm # 10194685  
www.texterrasurveying.com

CITY COUNCIL

CITY OF SPRINGTOWN, TEXAS

August 24, 2023  
APPROVAL DATE

MAYOR

CITY SECRETARY