

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

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.

CONTACT 1-800-DIGRESS FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

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.

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

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

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.

30' BUILDING LINE ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

5' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

TOTAL NUMBER OF RESIDENTIAL LOTS: 2

LIENHOLDER

Janet Miller
This the 21 day of May, 2019.

Jaclyn Bryant
Notary Public, State of Texas

JACLYN BRYANT
Notary Public
State of Texas
ID # 13051664-5
My Comm. Expires 01-29-2020

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201913543
06/03/2019 03:12 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

50 0 50 100

SCALE 1" = 50'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800

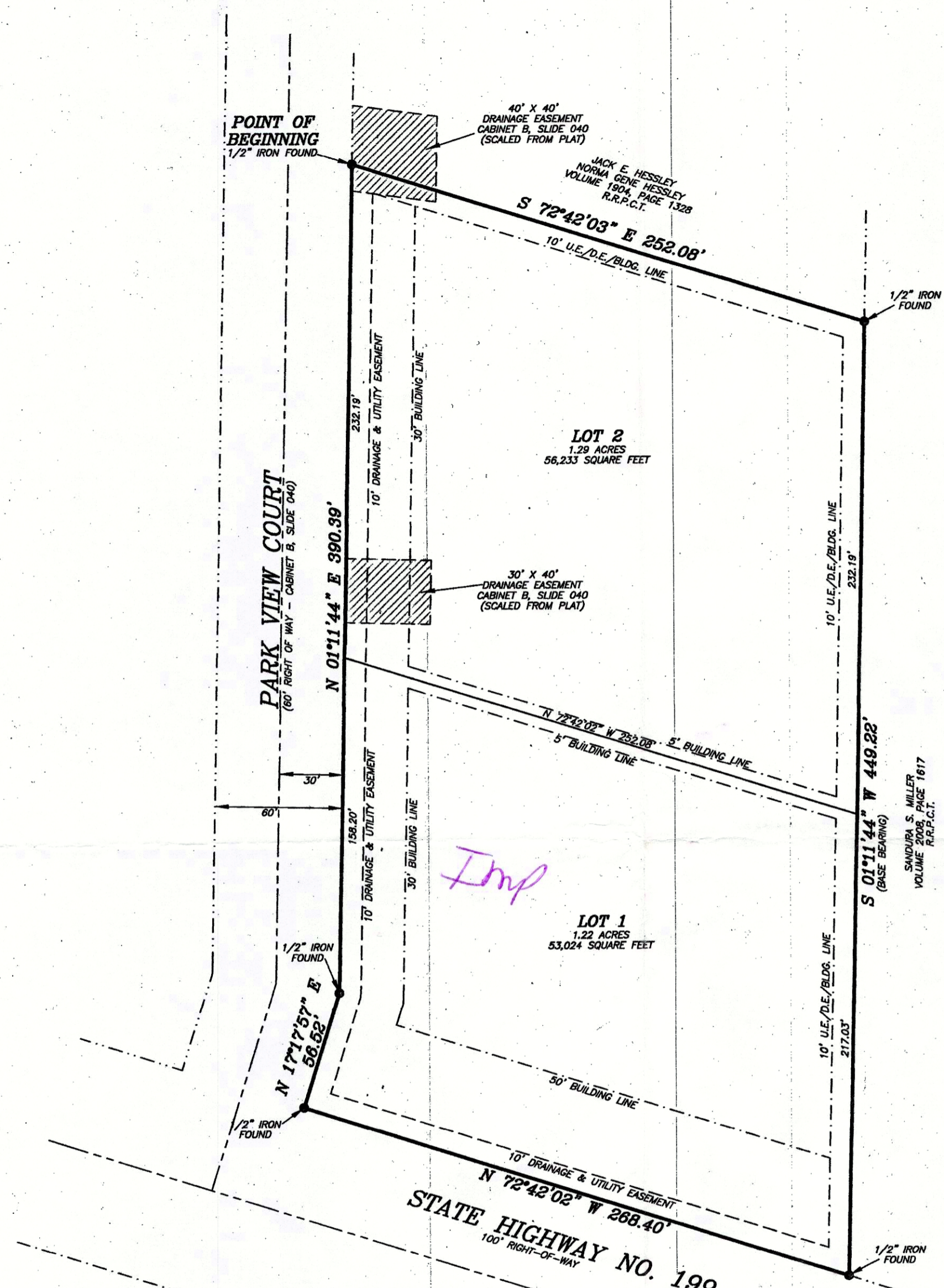


THE PLAT HEREIN WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 12, 2019

OWNER/DEVELOPER

STRONG TOWER PLUMBING LLC.
110 PARK VIEW COURT
SPRINGTOWN, TEXAS 76082



201913543 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Strong Tower Plumbing, LLC being the owner of that certain 2.51 acre tract of land more particularly described as follows:

Description for a 2.51 acre tract of land situated in the T. & P. RR. CO. SURVEY, Abstract No. 1392, Parker County, Texas, said tract being the same tract of land described in deed to Strong Tower Plumbing, LLC, recorded in Document No. 201730075, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron found for the Southwest corner of Lot 1, PARK VIEW ADDITION, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet B, Slide 040, Plat Records, Parker County, Texas, THENCE S 01°11'44" E, along the East line of Park View Court, 449.65 feet to a 1/2" iron found at the Northwest corner of said Plumbing tract at the POINT OF BEGINNING;

THENCE S 72°42'03" E, along the common line of said Plumbing tract and that certain tract of land described by deed to Jack E. Hessley and Norma Gene Hessley, recorded in Volume 1904, Page 1328, Real Records, Parker County, Texas, 252.08 feet to a 1/2" iron found in the West line of that certain tract of land described by deed to Sandura S. Miller, recorded in Volume 2008, Page 1617, Real Records, Parker County, Texas;

THENCE S 01°11'44" W, along the common line of said Plumbing tract and said Miller tract, 449.22 feet to a 1/2" iron found in the North line of State Highway No. 199;

THENCE N 72°42'02" W, along the North line of said State Highway No. 199, 268.40 feet to a 1/2" iron found in the East line of said Park View Court;

THENCE N 17°17'57" E, along the East line of said Park View Court, 56.52 feet to a 1/2" iron found;

THENCE N 01°11'44" E, along the East line of said Park View Court, 390.39 feet to the POINT OF BEGINNING and containing 2.51 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Strong Tower Plumbing, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 and 2,
PARK VIEW ADDITION, PHASE II,
Parker County, Texas

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

Executed this the 17th day of May, 2019.

Michael Pesqueda
Michael Pesqueda
(Managing Member of Strong Tower Plumbing, LLC)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Michael Pesqueda, 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 17th day of May, 2019.

Donna L. Garrett
Donna L. Garrett
Notary Public State of Texas

Donna L. Garrett
Notary Public, State of Texas
My Comm. Exp. 4/9/2022
Notary ID# 343011-1

ACCT. NO.: 110070
SCH. DIST.: 3D
CITY: J-5
MAP NO.: J-5

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

May 2, 2019
APPROVAL DATE

John McElroy
CHAIRMAN

Donna L. Garrett
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

[Signature]
APPROVAL DATE

[Signature]
CITY SECRETARY

21392.001.004.40

Plat Showing
Lots 1 and 2,
PARK VIEW ADDITION, PHASE II,
2.51 acres of land situated in the
T.&P. RR. CO. SURVEY, Abstract No. 1392,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

E-300