

**PLANNING & ZONING COMMISSION**  
**CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE  
 N/A  
 CHAIRMAN

SECRETARY

**CITY COUNCIL**  
**CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE  
 May 12, 2022  
 CITY SECRETARY

202237221 PLAT Total Pages: 1

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.

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.

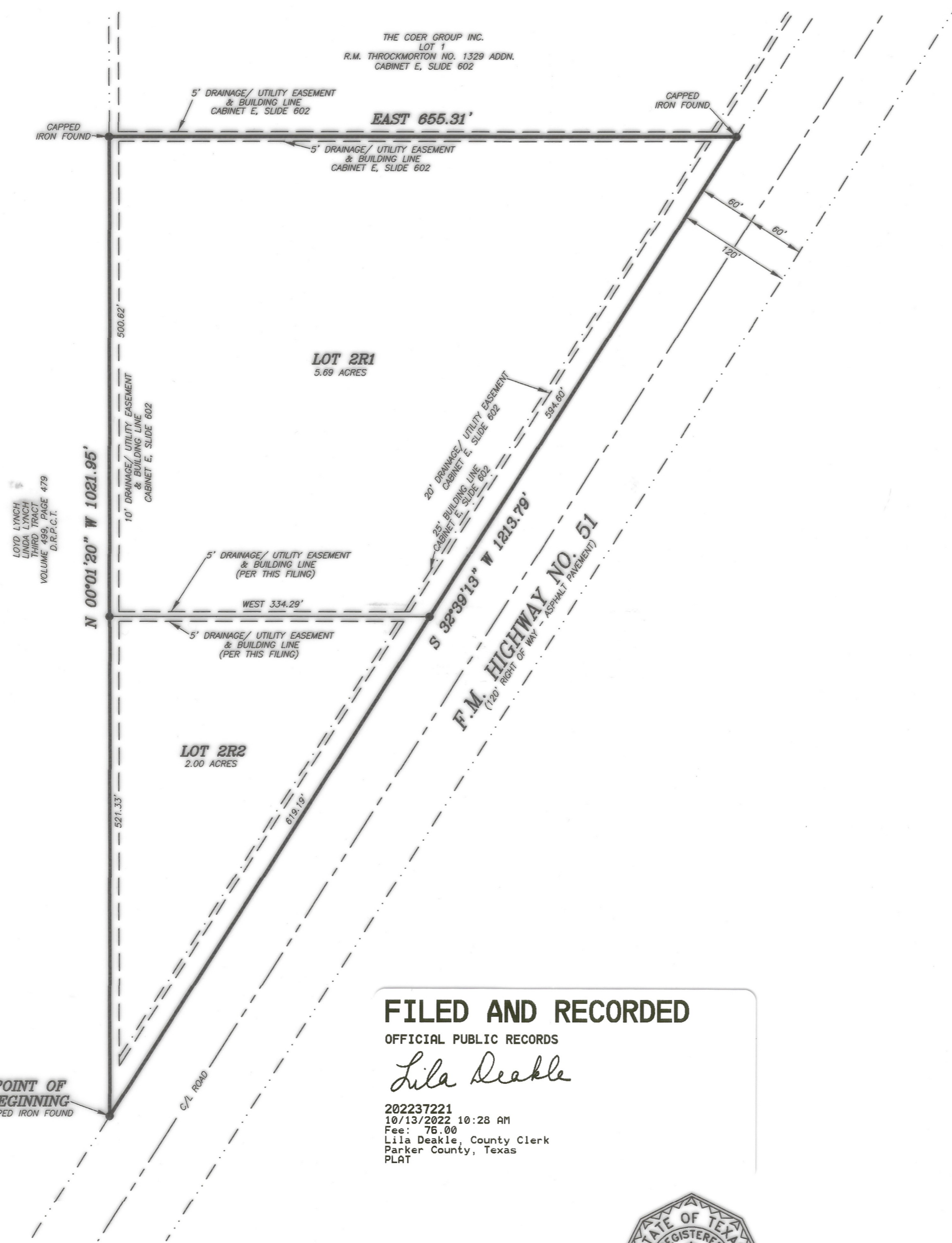
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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.

25' BUILDING LINE ALONG ALL ROADS.  
 20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.  
 10' DRAINAGE/UTILITY EASEMENT/BUILDING LINE INSIDE ALL REAR LOT LINES.  
 5' DRAINAGE/UTILITY EASEMENT/BUILDING LINE ALONG ALL SIDE LOT LINES.  
 WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.  
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
 TOTAL NUMBER OF LOTS: 2



STATE OF TEXAS }  
 COUNTY OF PARKER }

WHEREAS Ronald W. Holley, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the R.M. THROCKMORTON SURVEY, ABSTRACT NO. 1329, Parker County, Texas, being all of Lot 2, R.M. THROCKMORTON NO. 1329 ADDITION, recorded in Cabinet E, Slide 602, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the West line of F.M. Highway No. 51 in the East line of that certain tract of land described as Third Tract by deed to Loyd Lynch and Linda Lynch, recorded in Volume 499, Page 479, Deed Records, Parker County, Texas, said iron also being the South corner of said Lot 2 and being per deed call North, 465.5 feet and West 858.6 feet from the Northeast corner of the J.E. Rogers and Ben Johnson Survey, Abstract No. 2253, Parker County, Texas;

THENCE N 00°01'20" W, along the common line of said Coer tract and said Lynch tract, 1021.95 feet to a capped iron found at the Northwest corner of said Lot 2 and the Southwest corner of Lot 1;

THENCE East, with the common line of said Lot 1 and said Lot 2, 655.31 feet to a capped iron found in the West line of said F.M. Highway No. 51 and being for the Northeast corner of said Lot 2 and the Southeast corner of said Lot 1;

THENCE S 32°39'13" W, along the West line of said F.M. Highway No. 51, 1213.79 feet to the POINT OF BEGINNING and containing 7.69 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Ronald W. Holley, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 2R1 & 2R2,  
 R.M. THROCKMORTON NO. 1329 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 10<sup>th</sup> day of June 2022.

Ronald W. Holley  
 Ronald W. Holley

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ronald W. Holley, 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 10<sup>th</sup> day of June, 2022.

Notary Public, State of Texas  
 Comm. Expires 09-09-2025  
 Notary ID 131273067

Jessica Estrada

JESSICA ESTRADA  
 Notary Public, State of Texas  
 Comm. Expires 09-09-2025  
 Notary ID 131273067

Jessica Estrada

16536.001.002.00

16536  
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**FILED AND RECORDED**

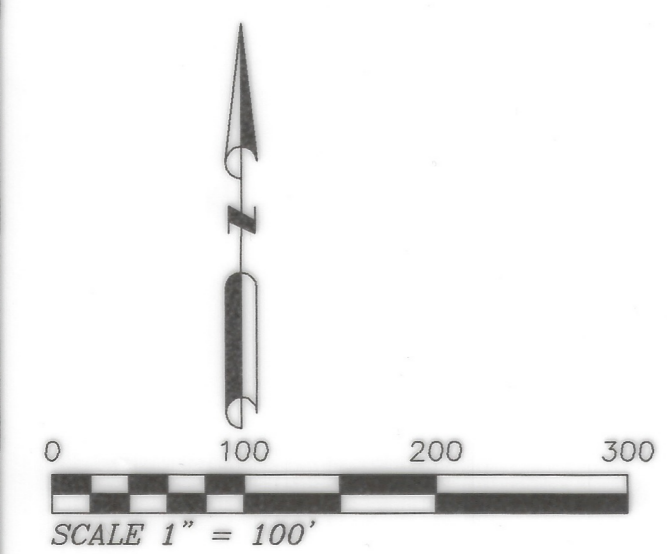
OFFICIAL PUBLIC RECORDS  
 Lila Deakle  
 202237221  
 10/13/2022 10:28 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

Doug Burt  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 JANUARY 17, 2022

Re-Plat  
 Lots 2R1 & 2R2,  
 R.M. THROCKMORTON NO. 1329 ADDITION  
 being 7.69 acres of land situated in the  
 R.M. THROCKMORTON SURVEY, Abstract No. 1329,  
 Parker County, Texas, and being a re-plat of Lot 2,  
 R.M. THROCKMORTON NO. 1329 ADDITION, recorded in  
 Cabinet E, Slide 602, Plat Records, Parker County,  
 Texas, City of Springtown Extra Territorial Jurisdiction.



**HORIZON LAND SURVEYING**  
 582 Balboa Trail  
 Azle, Texas 76020  
 817-584-9027  
 horizonlandtx@gmail.com  
 FIRM NO. 10194616

**OWNER/DEVELOPER**  
 RONALD W. HOLLEY  
 807 13TH STREET  
 BRIDGEPORT, TEXAS 76426

F351