

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: N/A

CHAIRMAN: _____

SECRETARY: _____

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE: March 4, 2021

SECRETARY: _____

202148165 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., and Derek L. Miles are the owners of the following described real property to wit:

Description for a 1.434 acre tract of land situated in the J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253, Parker County, Texas, said tract being a portion of that certain tract of land described in deed TM LAND CO., LP., recorded in Clerks File No. 201912529, Real Records, Parker County, Texas and all of Lot 4, Block 1, SANDLIN HILLS ESTATES, Phase I, an addition to the Extra-Territorial Jurisdiction of the City of Springtown, Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 408, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Southwest corner of said Lot 4, Block 1 and the Southeast corner of Lot 5, Block 1 and being in the North line of Mary Ellis Drive;

THENCE N 34°56'32" W, with the common line of said Lot 4, Block 1 and said Lot 5, Block 1, 314.54 feet to a 1/2" iron found at the Northwest corner of said Lot 4, Block 1 and the Northeast corner of said Lot 5, Block 1;

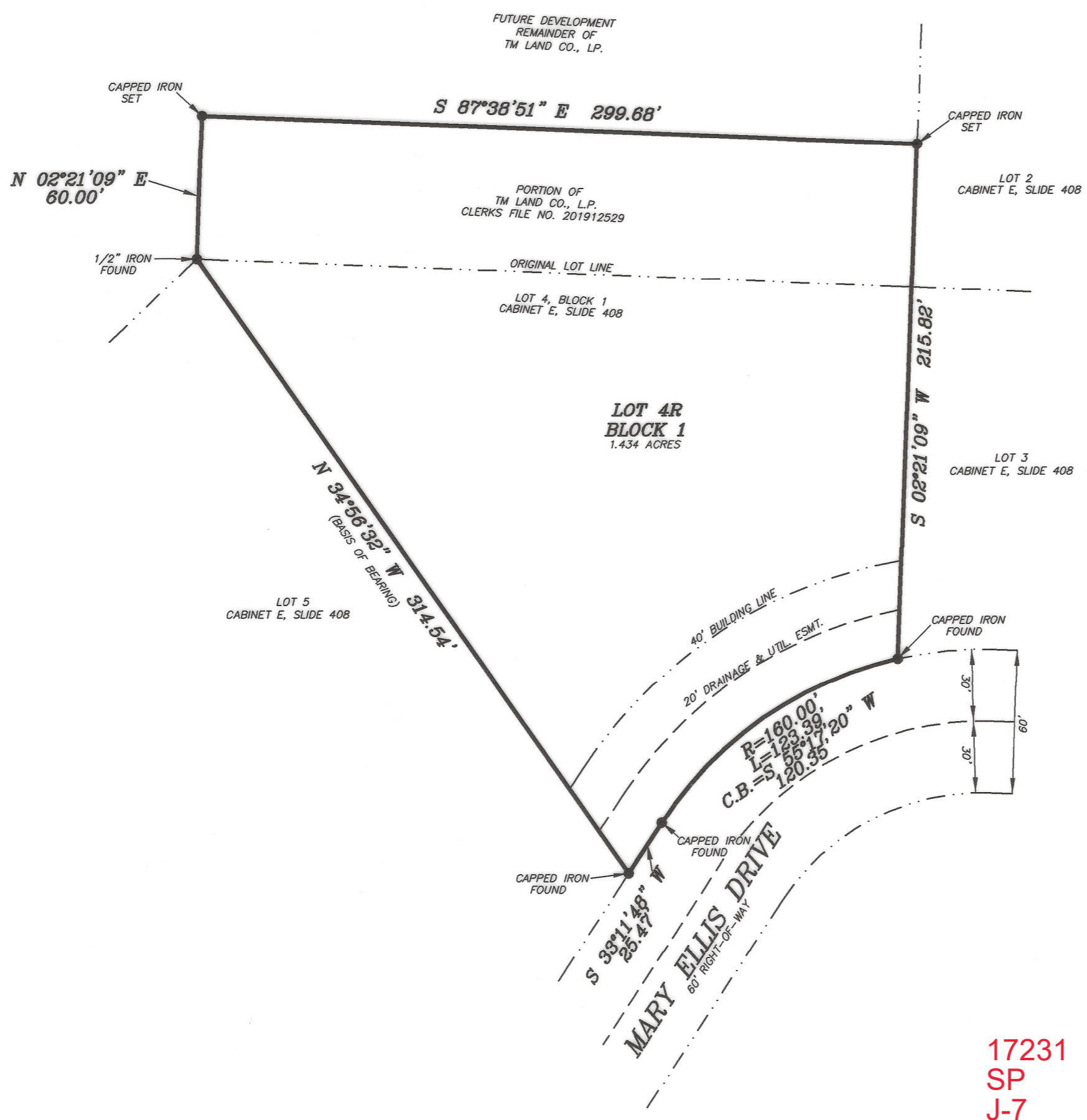
THENCE N 02°21'09" E, 60.00 feet to a capped iron set;

THENCE S 87°38'51" E, 299.68 feet to a capped iron set in the West line of Lot 2, Block 1;

THENCE S 02°21'09" W, at 60.00 feet passing the Northeast corner of said Lot 4, Block 1 and the Southwest corner of said Lot 2, Block 1 and the Northwest corner of said Lot 3, Block 1 and continuing with the common line of said Lot 3, Block 1 and said Lot 4, Block 1, in all, 215.82 feet to a capped iron found in the North line of said Mary Ellis Drive and being for the Southeast corner of said Lot 4, Block 1 and the Southwest corner of said Lot 3, Block 1 and being for the beginning of a curve to the left whose radius is 160.00 feet;

THENCE with the North line of said Mary Ellis Drive and with said curve to the left whose chord bears S 55°17'20" W, 120.35 feet and being an arc length of 123.39 feet to a capped iron found;

THENCE S 33°11'46" W, with the Northwesterly line of said Mary Ellis Drive, 25.47 feet to the POINT OF BEGINNING and containing 1.434 acres of land.



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. EASEMENTS SHOWN WERE FURNISHED BY DHI TITLE CO., IN TITLE COMMITMENT G.F. NO. 181-191702750, DATED APRIL 09, 2019.

THE EASEMENT RECORDED IN CLERKS FILE NO. 201730968, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

THE REMEDIATION AGREEMENT RECORDED IN CLERKS FILE NO. 201904143, R.R.P.C.T., DOES AFFECT SUBJECT PROPERTY.

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" IRONS SET, 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.

40' BUILDING LINE ALONG ALL ROADS.

30' BUILDING LINE ALONG ALL REAR LOT LINES.

15' BUILDING LINE ALONG SIDE LOT LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TM LAND CO., LP., and Derek L. Miles do hereby adopt this plat of the hereinabove described real property as.....

Lot 4R, Block 1
SANDLIN HILLS ESTATES
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 13 day of April, 2021.

Tommy Miles
Tommy Miles (President of TM Land Co., LP.)

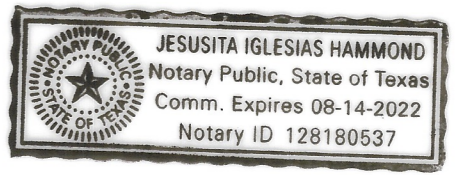
Derek L. Miles
Derek L. Miles

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, president of TM Land Co. LP., 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 13 day of April, 2021.

JML
Notary Public State of Texas

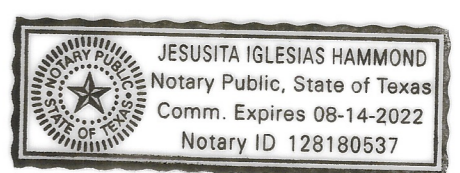


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Derek L. 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 13 day of April, 2021.

JML
Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202148165
12/10/2021 11:03 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

17231
SP
J-7

F99



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 21, 2021

OWNER/DEVELOPER
TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082

OWNER/DEVELOPER
DEREK L. MILES
390 Sandlin Lane
Springtown, Texas 76082

RE PLAT SHOWING
Lot 4-R, Block 1, Phase I,
SANDLIN HILLS ESTATES
being a re-plat of Lot 4, Block 1, Sandlin Hills Estates,
recorded in Cabinet E, Slide 408, Plat Records, Parker
County, Texas and being situated in the City of Springtown
Extra-Territorial Jurisdiction.

