

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.

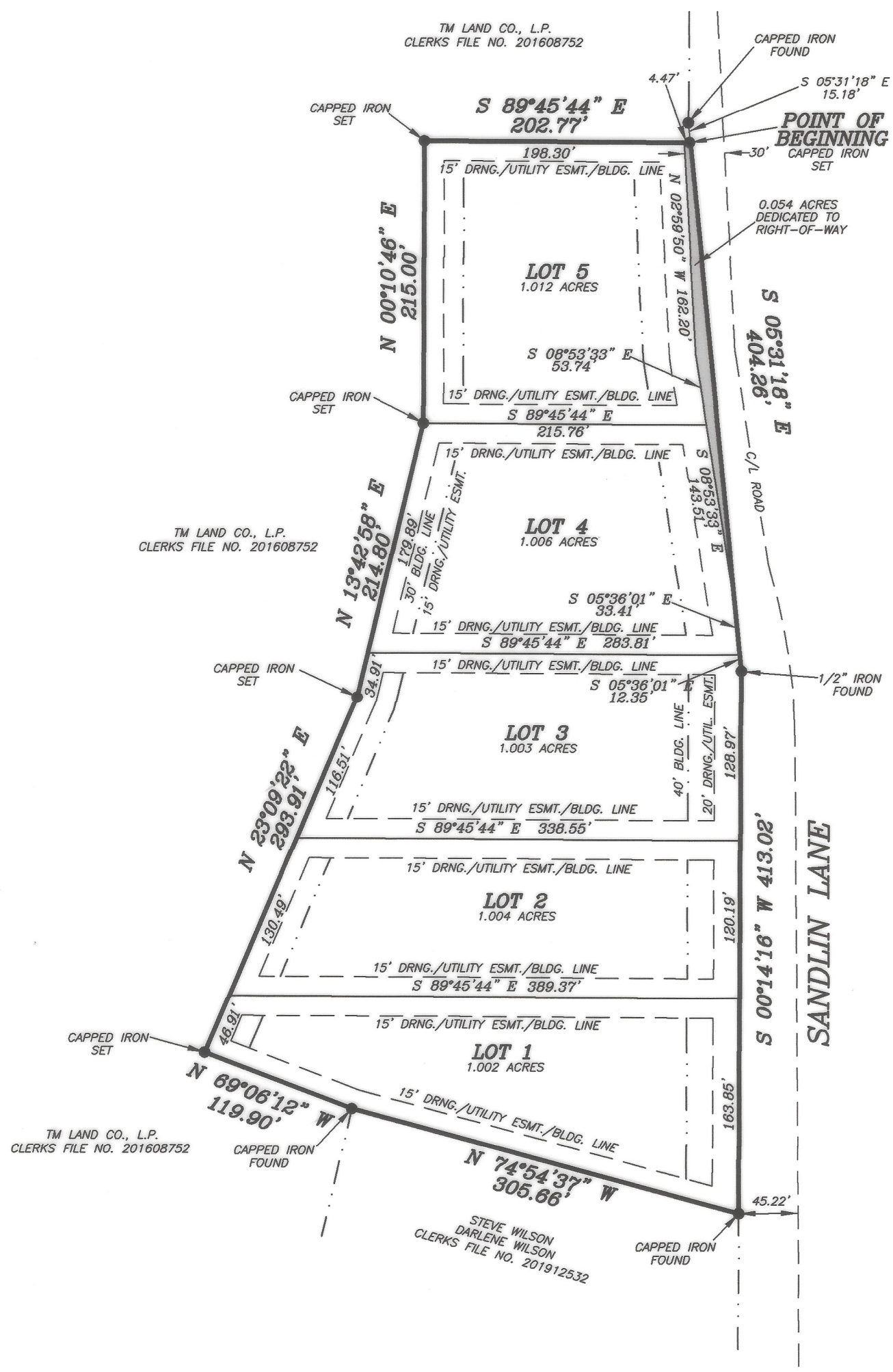
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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.

NO. RESIDENTIAL LOTS=5



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., is the owner of the following described real property to wit:

Description for a 5.084 acre tract of land situated in the J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253, and the R.M. THROCKMORTON SURVEY, Abstract No. 1329, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to TM LAND CO., L.P., recorded in Clerks File No. 201608752, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a metal fence post in the East line of Farm-To-Market Highway No. 51, said post being by previous deed call to be South, 1792.80 feet and West, 2161.90 feet from the Northeast corner of said J.E. ROGERS and BEN JOHNSON SURVEY, Abstract No. 2253;

THENCE N 32°40'16" E, with the East line of said Farm-To-Market Highway No. 51, 361.95 feet to a capped iron set in the East line of said Farm-To-Market Highway No. 51;

THENCE N 32°40'16" E, with the East line of said Farm-To-Market Highway No. 51, 1754.62 feet to a 1/2" iron found in the Southerly line of that certain tract of land described in deed to W. Loyd Lynch and wife Linda Lynch, recorded in Volume 499, Page 479, Deed Records, Parker County, Texas;

THENCE N 89°34'04" E, with the South line of said Volume 499, Page 479, 160.39 feet to a 1/2" iron found at the Southeast corner of said Volume 499, Page 479;

THENCE N 00°13'38" E, with the East line of said Volume 499, Page 479, 249.45 feet to a 1/2" iron found in the East line of said Farm-To-Market Highway No. 51;

THENCE N 32°44'26" E, with the East line of said Farm-To-Market Highway No. 51, 501.29 feet to a 1/2" iron found at the Southwest corner of that certain tract of land described in deed to Hamid Nayyeri, recorded in Clerks File No. 201811820, Real Records, Parker County, Texas;

THENCE S 57°30'38" E, with the South line of said Clerks File No. 201811820, 184.13 feet to a 1/2" iron found at the Southeast corner of said Clerks File No. 201811820;

THENCE N 31°54'04" E, with the East line of said Clerks File No. 201811820, 244.01 feet to a 1/2" iron found at the Northeast corner of said Clerks File No. 201811820;

THENCE N 59°09'19" W, with the North line of said Clerks File No. 201811820, 183.03 feet to a 1/2" iron found in the East line of said Farm-To-Market Highway No. 51;

THENCE N 32°40'33" E, with the East line of said Farm-To-Market Highway No. 51, 790.34 feet to a capped iron found at the intersection of the East line of said Farm-To-Market Highway No. 51 and the West line of Sandlin Lane;

THENCE S 00°26'46" W, with the West line of said Sandlin Lane, 672.68 feet to a capped iron found;

THENCE S 05°31'18" E, with the West line of said Sandlin Lane, 15.18 feet to a capped iron set for the POINT OF BEGINNING;

thence S 05°31'18" E 404.26 feet to a 1/2" iron found;

thence S 00°14'16" W 413.02 feet to a capped iron found at the Northeast corner of that certain tract of land described in deed to Steve Wilson and Darlene Wilson, recorded in Clerks File No. 201912532, Real Records, Parker County, Texas;

thence N 74°54'37" W, with the North line of said Clerks File No. 201912532, 305.66 feet to a capped iron found at the Northwest corner of said Clerks File No. 201912532;

thence N 69°06'12" W, 119.90 feet to a capped iron set;

thence N 23°09'22" E, 293.91 feet to a capped iron set;

thence N 13°42'58" E, 214.80 feet to a capped iron set;

thence N 00°10'46" E, 215.00 feet to a capped iron set;

thence S 89°45'44" E, 202.77 feet to the POINT OF BEGINNING and containing 5.084 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TM LAND CO., LP., does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 thru 5, Phase 3
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 20 day of December, 2022.

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

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 20 day of December, 2022.

Nataly
Nataly Public State of Texas



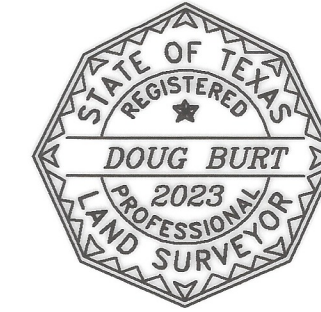
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202301221
01/13/2023 08:52 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

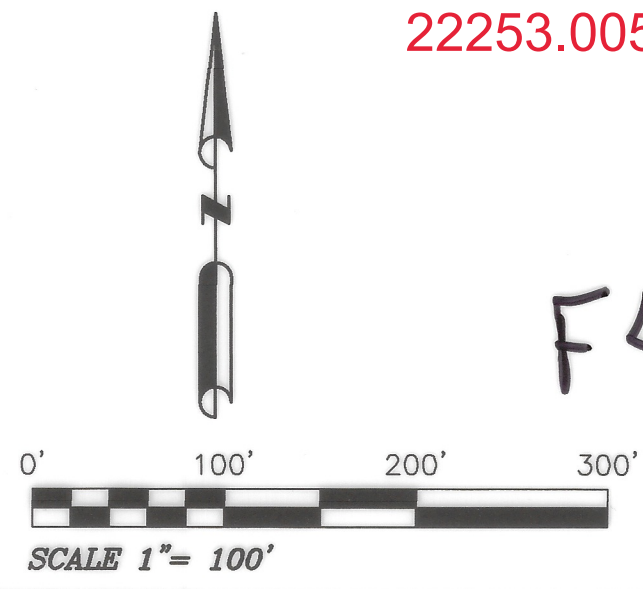
THE PLAT HEREOF WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
DECEMBER 13, 2022



22253.005.000.00

F415



CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
October 27, 2022
APPROVAL DATE
[Signature]
MAYOR
[Signature]
CITY SECRETARY

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
[Signature]
CHAIRMAN
[Signature]
SECRETARY

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

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

17234
SP
J-7

FINAL PLAT SHOWING
Lots 1-5,
SANDLIN HILLS ESTATES, PHASE 3
5.084 acres of land situated in the
J.E. ROGERS AND BEN JOHNSON SURVEY, ABSTRACT NO. 2253,
and the R.M. THROCKMORTON SURVEY, ABSTRACT NO. 1329,
City of Springtown Extra Territorial Jurisdiction, Parker
County, Texas.