

**LEGEND**

- B/L.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- DE.....Drainage Easement
- D.R.P.C.T.....Deed Records, Parker County, Texas
- ESMT.....Easement
- FD.....Found
- IRF.....1/2" Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- MIN FF.....Minimum Finish Floor
- MP.....Metal Post
- PLE.....Private Landscape Easement
- POSE.....Public Open Space Easement
- PROP.....Proposed
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SP.....Steel Post
- SS.....Sanitary Sewer
- TYP.....Typical
- UE.....Utility Easement

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Parker County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Parker County Clerk's Office.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Parker County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
9. Water Supply Source: Walnut Creek Water Supply
10. Sewer Disposal: City sewer system.
11. Subject property is within the City Limits of Springtown.
12. Lots 29X, BLOCK A and LOT 11X, BLOCK B are reserved for drainage and detention systems.
13. Easements created by this plat are public unless specifically labeled as private.
14. All wall maintenance easements to be owned and maintained by the HOA.
15. All HOA Lots to be maintained by the HOA.
16. Landscape maintenance to be done by the HOA at LOT 11X & LOT 29X.

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TEXAS POWER & LIGHTS EASEMENT VOL. 697, PG. 296 D.R.P.C.T. (Undefined width)

RONNALD E. FANNING AND ELIZABETH A. FANNING DOC. NO. 201401270 D.R.P.C.T.

HENRY G. HENTZ IV AND WIFE, DEANA HENTZ VOL. 1841 PG. 1019 D.R.P.C.T.

CHARLES T. BAKER AND WIFE SHARON L. BAKER VOL. 1717 PG. 862 D.R.P.C.T.

MICHAEL E. STEWART AND WIFE, SHARON STEWART AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP VOL. 2692 PG. 1504 D.R.P.C.T.

JEREMY L. BROWN VOL. 2812, PG. 1946 D.R.P.C.T.

JAMES J. KIRKLAND AND DELLA KIRKLAND VOL. 2320, PG. 1052 D.R.P.C.T.

**FLOOD ZONE NOTE**

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

Zone A - No Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0175E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C017E, Map Revised September 26, 2008.

**F300**

202230147 PLAT Total Pages: 1

PERRY SPRINGTOWN, LLC DOC. NO. 202147485 D.R.P.C.T.

PERRY SPRINGTOWN, LLC DOC. NO. 20216511 D.R.P.C.T.

LARRY JACKSON AND DARLENE JACKSON VOL. 1140, PG. 100 D.R.P.C.T. TRACT 8 SOUTH MEADOWS ADDITION UNRECORDED PLAT

ROCKY W. LONG DOC. NO. 202040579 D.R.P.C.T. TRACT 4 SOUTH MEADOWS ADDITION UNRECORDED PLAT

SUSAN DIANE GANN AND PHILLIP GANN DOC. NO. 201826704 D.R.P.C.T. TRACT 2 SOUTH MEADOWS ADDITION UNRECORDED PLAT

PAMELA WAGNER DOC. NO. 201629238 D.R.P.C.T. TRACT 1 SOUTH MEADOWS ADDITION UNRECORDED PLAT

Line Table		
Line #	Direction	Length
L1	N84°56'02"W	45.27
L2	S84°56'02"E	35.14
L3	N84°56'02"W	45.27
L4	N84°56'02"W	22.26
L5	S87°33'32"W	11.56
L6	N84°56'02"W	4.63
L7	S87°33'32"W	11.42
L8	S84°56'02"E	7.55
L9	S84°56'02"E	15.42
L10	S87°33'32"W	10.28

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	7°30'25"	950.00'	124.47'	N88°41'15"W	124.38'
C2	7°09'59"	1050.00'	131.33'	S88°31'02"E	131.25'
C3	7°09'59"	1050.00'	131.33'	S88°31'02"E	131.25'
C4	7°30'25"	950.00'	124.47'	N88°41'15"W	124.38'
C5	49°11'17"	60.01'	51.52'	S23°10'23"E	49.95'
C6	48°53'31"	60.00'	51.20'	S25°53'17"W	49.66'
C7	40°58'34"	60.00'	42.91'	S70°49'20"W	42.00'
C8	47°23'56"	60.00'	49.64'	N64°59'25"W	48.23'
C9	1°03'30"	975.00'	18.01'	S88°05'17"W	18.01'
C10	2°56'20"	975.00'	50.01'	N89°54'48"W	50.01'
C11	2°56'42"	975.00'	50.11'	N86°58'17"W	50.11'
C12	0°33'54"	975.00'	9.61'	N85°12'59"W	9.61'
C13	2°32'44"	1025.00'	45.54'	N86°12'24"W	45.54'
C14	2°47'48"	1025.00'	50.03'	N88°52'41"W	50.03'
C15	1°49'27"	1025.00'	32.63'	S88°48'42"W	32.63'
C16	172°13'45"	60.00'	180.36'	N56°27'22"W	119.72'
C17	17°18'34"	60.00'	18.13'	N38°18'47"E	18.06'
C18	0°10'41"	975.00'	3.03'	S87°38'53"W	3.03'
C19	6°43'55"	925.00'	108.68'	N89°04'30"W	108.62'
C20	7°03'36"	975.00'	120.14'	N88°43'59"W	120.06'
C21	6°25'29"	1025.00'	114.94'	N88°10'06"W	114.88'
C22	5°43'33"	1075.00'	107.43'	S87°47'49"E	107.39'
C23	1°26'26"	1075.00'	27.03'	N88°37'11"E	27.03'
C24	0°43'11"	1025.00'	12.88'	S88°15'34"W	12.88'
C25	0°35'58"	1050.00'	10.99'	N88°11'58"E	10.99'
C26	2°43'44"	1050.00'	50.01'	N89°51'49"E	50.00'
C27	2°43'50"	1050.00'	50.04'	S87°24'25"E	50.04'
C28	1°06'27"	1050.00'	20.30'	S85°29'16"E	20.30'
C29	2°05'34"	950.00'	34.70'	S85°58'49"E	34.70'
C30	3°00'59"	950.00'	50.01'	S88°32'06"E	50.01'
C31	2°23'52"	950.00'	39.76'	S88°45'28"W	39.75'

The purpose of this Amending Plat is to relocate several Lot lines, add easements and dedicate streets. The total Lot yield was not changed.

**AMENDING PLAT**  
**LOTS 1-28, 29X, 30-47, BLOCK A, LOTS 1-10, 11X, BLOCK B, LOTS 1-26, BLOCK C, LOTS 1-26, BLOCK D**

**SCULPTOR'S PARK**

(108 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS)  
BEING A 21.988 ACRE TRACT OF LAND SITUATED WITHIN  
L. LEONARD SURVEY, ABST. NO. 815

PARKER COUNTY, TEXAS  
JULY 2022 SHEET 1 OF 2

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhbinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, D.R. Horton - Texas, Ltd., a Texas limited partnership, being the owner of the hereon described property to wit:

BEING all of Lots 1-110, SCULPTOR'S PARK, an addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Cabinet F, Slide 181, Plat Records, Parker County, Texas.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, D.R. Horton - Texas, Ltd., a Texas limited partnership, acting herein by and through its duly authorized officer, Justin Bosworth, does hereby adopt this plat designating the herein described property as **LOTS 1-28, 29X, 30-47, BLOCK A, LOTS 1-10, 11X, BLOCK B, LOTS 1-26, BLOCK C, LOTS 1-26, BLOCK D, SCULPTOR'S PARK**, an addition to the City of Springtown, Parker County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 14<sup>th</sup> day of July, 2022.

D.R. HORTON - TEXAS, LTD., a Texas limited partnership

BY: D.R. HORTON, INC.,  
a Delaware corporation,  
its authorized agent

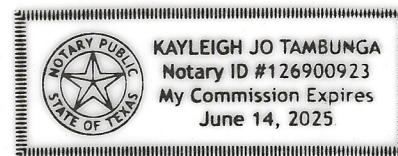
BY: [Signature]  
Justin Bosworth, Assistant Secretary

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Justin Bosworth, Assistant Secretary, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14<sup>th</sup> day of July, 2022.

Kayleigh Jo Tambunga  
Notary Public



**SURVEYOR'S CERTIFICATION**

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

[Signature]  
John G. Margotta

State of Texas Registered Professional Land Surveyor  
No. 5956  
Date: July 13, 2022



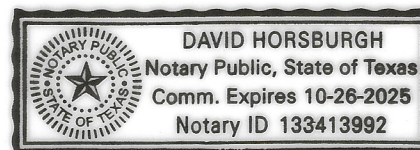
STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared John Margotta, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 13th day of July, 2022.

[Signature]

Notary Public, State of Texas



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202230147  
08/10/2022 11:42 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER:  
D.R. Horton - Texas, Ltd  
6751 North Freeway  
Fort Worth, Texas 76131

ENGINEER AND LAND SURVEYOR:



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

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

CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS  
July 20<sup>th</sup>, 2022  
APPROVED DATE  
[Signature]  
MAYOR  
[Signature]  
CITY SECRETARY

F300

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JULY 2022

SHEET 2 OF 2