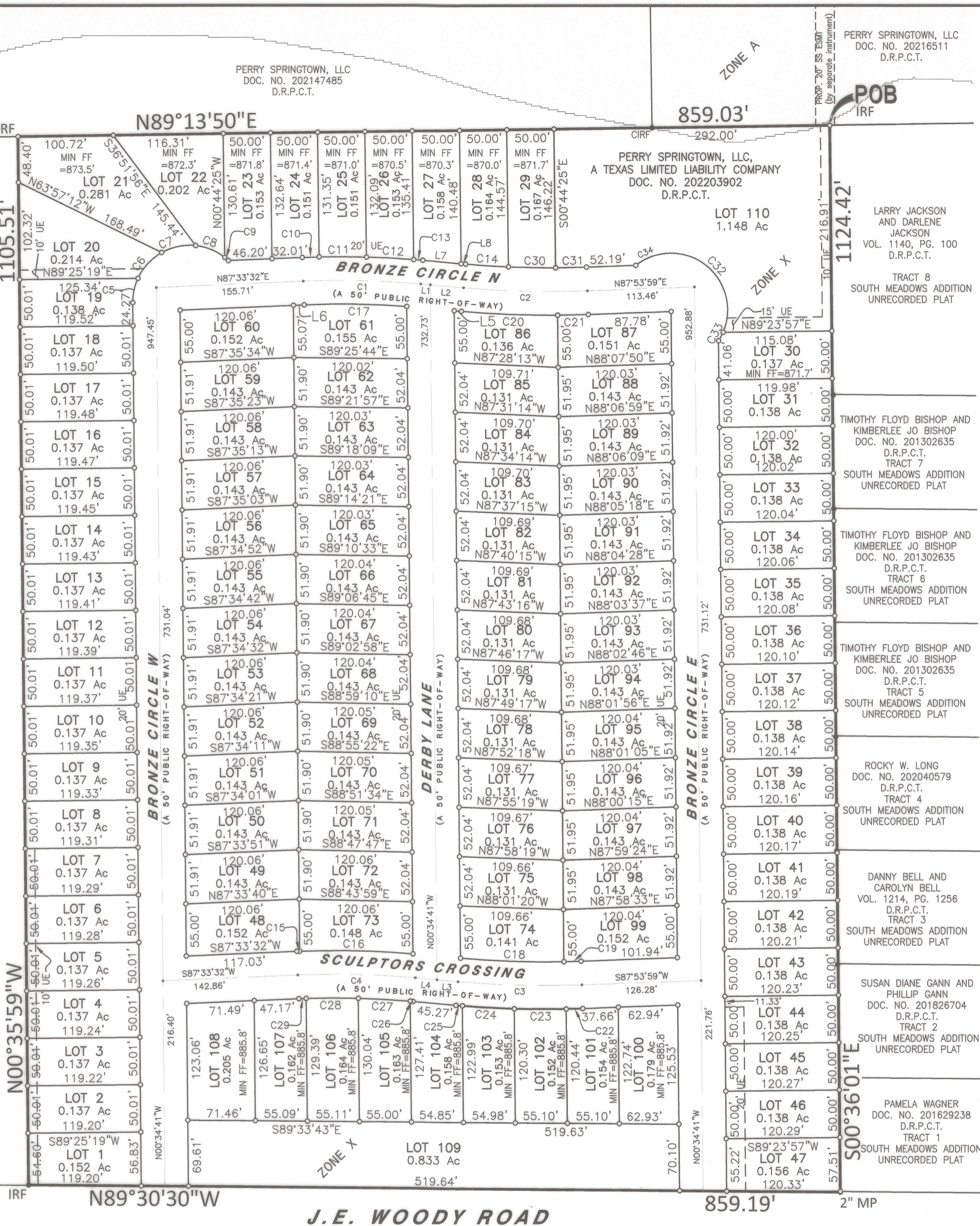


L. LEONARD SURVEY
ABSTRACT No. 815

JIMMY D. THETFORD AND
ALICE M. PERKINS
DOC. NO. 201304486
D.R.P.C.T.



202209393 PLAT Total Pages: 1

Line #	Direction	Length
L1	N84°56'02"W	10.13
L2	S84°56'02"E	35.14
L3	S84°56'02"E	22.26
L4	N84°56'02"W	23.01
L5	S84°56'02"E	7.55
L6	N87°33'32"E	11.42
L7	N84°56'02"W	40.64
L8	N84°56'02"W	4.63

17307
SP
CSP
K-6

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	25°24'03"	60.00'	26.60'	S12°07'20"W	26.38'
C6	35°44'39"	60.00'	37.43'	S42°41'41"W	36.83'
C7	35°44'38"	60.00'	37.43'	S78°26'20"W	36.83'
C8	32°09'49"	60.00'	33.68'	N67°35'01"W	33.24'
C9	4°52'08"	60.00'	5.10'	N49°14'12"W	5.10'
C10	1°03'30"	975.00'	18.01'	S88°05'17"W	18.01'
C11	2°56'20"	975.00'	50.01'	N89°54'48"W	50.01'
C12	2°56'42"	975.00'	50.11'	N86°58'17"W	50.11'
C13	0°33'54"	975.00'	9.61'	N85°12'59"W	9.61'
C14	2°32'44"	1025.00'	45.54'	N86°12'24"W	45.54'
C15	0°10'41"	975.00'	3.03'	S87°38'53"W	3.03'
C16	7°03'36"	975.00'	120.14'	N88°43'59"W	120.06'
C17	6°43'55"	925.00'	108.68'	S89°04'30"E	108.62'
C18	6°07'57"	1025.00'	109.71'	N88°01'20"W	109.66'
C19	1°00'43"	1025.00'	18.10'	S88°24'20"W	18.10'
C20	5°26'51"	1075.00'	102.21'	S87°39'28"E	102.17'
C21	1°43'08"	1075.00'	32.25'	N88°45'33"E	32.25'
C22	0°55'47"	1075.00'	17.44'	N88°21'52"E	17.44'
C23	2°56'14"	1075.00'	55.11'	S89°42'07"E	55.10'
C24	2°56'13"	1075.00'	55.10'	S86°45'54"E	55.10'
C25	0°21'45"	1075.00'	6.80'	S85°06'55"E	6.80'
C26	0°11'17"	925.00'	3.03'	S85°01'41"E	3.03'
C27	3°19'26"	950.00'	55.11'	S86°49'44"E	55.11'
C28	3°19'25"	950.00'	55.11'	N89°45'27"E	55.10'
C29	0°28'44"	950.00'	7.94'	N87°48'18"E	7.94'
C30	2°47'48"	1025.00'	50.03'	S88°52'41"E	50.03'
C31	1°49'27"	1025.00'	32.63'	N88°48'42"E	32.63'
C32	151°38'28"	60.00'	158.80'	S52°39'44"E	116.34'
C33	9°44'25"	60.00'	10.20'	N28°01'42"E	10.19'
C34	37°56'58"	60.00'	39.74'	S70°29'31"W	39.02'

LEGEND

- B/L.....Building Line
- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- 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
- PROP.....Proposed
- P.R.P.C.T.....Plat Records, Parker county, Texas
- SP.....Steel Post
- SS.....Sanitary Sewer
- UE.....Utility Easement

GENERAL NOTES

- 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.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- Water Supply Source: Walnut Creek Water Supply
- Sewer Disposal: City sewer system.
- Subject property is within Springtown ETJ Jurisdiction.
- Lots 109 and 110 are reserved for drainage and detention systems.

OWNER:
Perry Springtown, LLC
9728 Camp Bowie West Blvd
Fort Worth, Texas 76116

20815.010.000.00
20815.005.001.00
20815.010.000.00

RONALD 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.

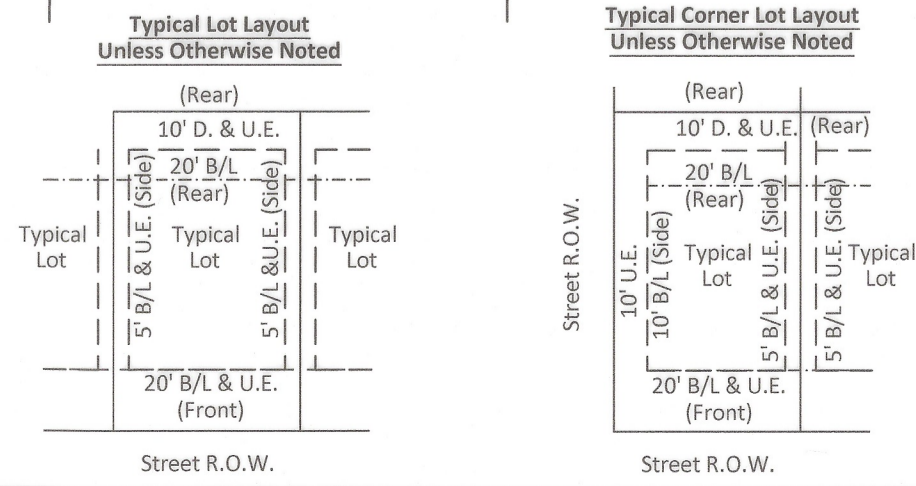
BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

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.



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FINAL PLAT
LOTS 1-110
SCULPTOR'S PARK
(110 LOTS)
BEING A 21.988 ACRE TRACT OF LAND SITUATED WITHIN
L. LEONARD SURVEY, ABST. NO. 815
PARKER COUNTY, TEXAS
FEBRUARY 2022 SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Perry Springtown, LLC, a Texas limited liability company, being the owner of the hereon described property to wit:

BEING a tract of land situated within the L. Leonard Survey, Abstract Number 815, City of Springtown, Parker County, Texas and being all of a tract of land as described by deed to Perry Springtown, LLC, a Texas limited liability company as recorded in Document Number 202203902, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - 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)

BEGINNING at a found 1/2-inch iron rod (IRF) for the northwest corner of a tract of land as described by deed to Larry Jackson and Darlene Jackson as recorded in Volume 1140, Page 100, D.R.P.C.T., same being Tract 8, South Meadows Addition, an addition to Parker County, Texas being an unrecorded plat, and being the northeast corner of the said Perry Springtown tract as recorded in Document Number 202203902 and also being in the south line of a tract of land as described by deed to Perry Springtown, LLC, a Texas limited liability company as recorded in Document Number 20216511, D.R.P.C.T.;

THENCE South 00°36'01" East, with the common line between the said Perry Springtown tract as recorded in Document Number 202203902 and the said South Meadows Addition, a distance of 1124.42 feet to a found 2-inch metal fence post corner for the southeast corner of the said Perry Springtown tract as recorded in Document Number 202203902, same being the southwest corner of a tract of land as described by deed to Pamela Wagner as recorded in Document Number 201629238, D.R.P.C.T., and being the southwest corner of Tract 1 of the said South Meadows Addition and also being in the north right-of-way line of JE Woody Road (a variable width right-of-way);

THENCE North 89°30'30" West, with the common line between the said Perry Springtown tract as recorded in Document Number 202203902 and the said north right-of-way line, a distance of 859.19 feet to an IRF for the southwest corner of the said Perry Springtown tract as recorded in Document Number 202203902, same being the southeast corner of a tract of land as described by deed to Jimmy D. Thetford and Alice M. Perkins as recorded in Document Number 201304486, D.R.P.C.T.;

THENCE North 00°35'59" West, departing the said north right-of-way line and with the common line between the said Perry Springtown tract as recorded in Document Number 202203902 and the said Jimmy D. Thetford tract, a distance of 1105.51 feet to an IRF for the northwest corner of the said Perry Springtown tract as recorded in Document Number 202203902, same being the northeast corner of the said Jimmy D. Thetford tract and being in the south line of a tract of land as described by deed to Perry Springtown, LLC, a Texas limited liability company as recorded in Document Number 202147485, D.R.P.C.T. ;

THENCE North 89°13'50" East, with the common line between the said Perry Springtown tract as recorded in Document Number 202203902 and the said Perry Springtown, LLC, a Texas limited liability company as recorded in Document Number 202147485, at a distance of 670.87 feet passing an IRF for the southeast corner of the said Perry Springtown tract as recorded in Document Number 202203902, same being the southwest corner of the aforementioned Perry Springtown, LLC, a Texas limited liability company as recorded in Document Number 202116511, and now continuing with the common line between the said Perry Springtown tract as recorded in Document Number 202203902 and the said Perry Springtown tract as recorded in Document Number 20216511, in all, for a total distance of 859.03 feet to the POINT OF BEGINNING and CONTAINING 957,788 square feet or 21.988 acres of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Perry Springtown, LLC, a Texas limited liability company, acting herein by and through its duly authorized officer, Lee A. Hughes, does hereby adopt this plat designating the herein described property as LOTS 1-110, 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 1st day of February, 2022.

BY:
Perry Springtown, LLC, a Texas limited liability company

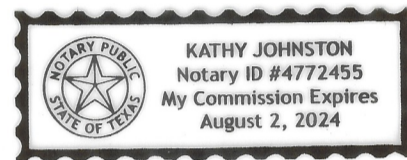
Lee A. Hughes, LLC Manager
Lee A. Hughes, LLC Manager
Perry Springtown, LLC, a Texas limited liability company

STATE OF TEXAS §
COUNTY OF TARRANT § Parker

Before me, the undersigned, a Notary Public for the State of Texas, appeared Lee A. Hughes, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of February, 2022.

Kathy Johnston
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.

John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: February 2, 2022

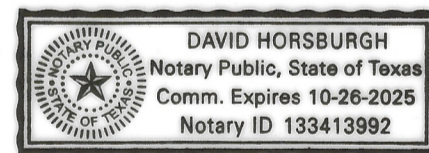


STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared John G. Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of February, 2022.

David Horsburgh
Notary Public



OWNER:
Perry Springtown, LLC
9728 Camp Bowie West Blvd
Fort Worth, Texas 76116

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
APPROVED DATE
n/a
CHAIRMAN
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
Feb. 17, 2022
APPROVED DATE
Ag Wood
MAYOR
Dennis Spyer
CITY SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202209393
03/11/2022 11:15 AM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

**FINAL PLAT
LOTS 1-110**

SCULPTOR'S PARK

(110 LOTS)

BEING A 21.988 ACRE TRACT OF LAND SITUATED WITHIN

L. LEONARD SURVEY, ABST. NO. 815

CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

FEBRUARY 2022

SHEET 2 OF 2

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