

State of Texas
County of Parker

Whereas Gary Speck, Jennifer Lynn Coffee and James Donald Coffee, being the sole owners of a 5.573 acres tract of land out of the E. McCONNELL SURVEY, ABSTRACT No. 1841, Parker County, Texas; being a portion of that certain tract conveyed to Speck in CC# 202238340 and all of that certain tract conveyed to Coffee in CC# 202307953, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod, at the southwest corner of Lot 1, I. & G.N. R.R. Co. Survey No. 1984 Addition, as recorded in Plat Cabinet E, Slide 347, Plat Records, Parker County, Texas, for the beginning corner of this tract. WHENCE the northeast corner of the R. THROCKMORTON SURVEY, ABSTRACT No. 1329 is calculated to bear S 54°52'17" W 1885.2 feet.

THENCE N 89°41'44" E 282.83 feet, along the south line of said Lot 1, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the northwest corner of that certain tract conveyed to Gary Speck in CC# 202238343, for the northeast corner of this tract.

THENCE S 00°20'56" E 429.02 feet, along the west line of said CC# 202238343 tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.

THENCE with the east line of said CC# 202238340 tract as follows:
S 84°34'25" W 157.46 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 00°12'15" E 488.94 feet, to a set PK nail, in the centerline of East Bradshaw Road, for the southeast corner of this tract.

THENCE S 84°33'34" W 83.93 feet, with the centerline of said Bradshaw Road to a set PK nail, being the southeast corner of that certain tract conveyed to Dickie Speck in CC# 202238341, R.P.R.P.C.T., for the southwest corner of this tract.

THENCE with the common line of said Dickie Speck tract and said CC# 202307953 tract the following:

N 00°06'09" W 489.04 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 84°34'25" W 211.62 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", being the northeast corner of said Dickie Speck tract, for a corner of this tract.

THENCE N 00°06'09" W 472.43 feet, along the west line of said CC# 202307953 tract, to a found 1" iron pipe, for the northwest corner of this tract.

THENCE S 89°15'00" E 165.54 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

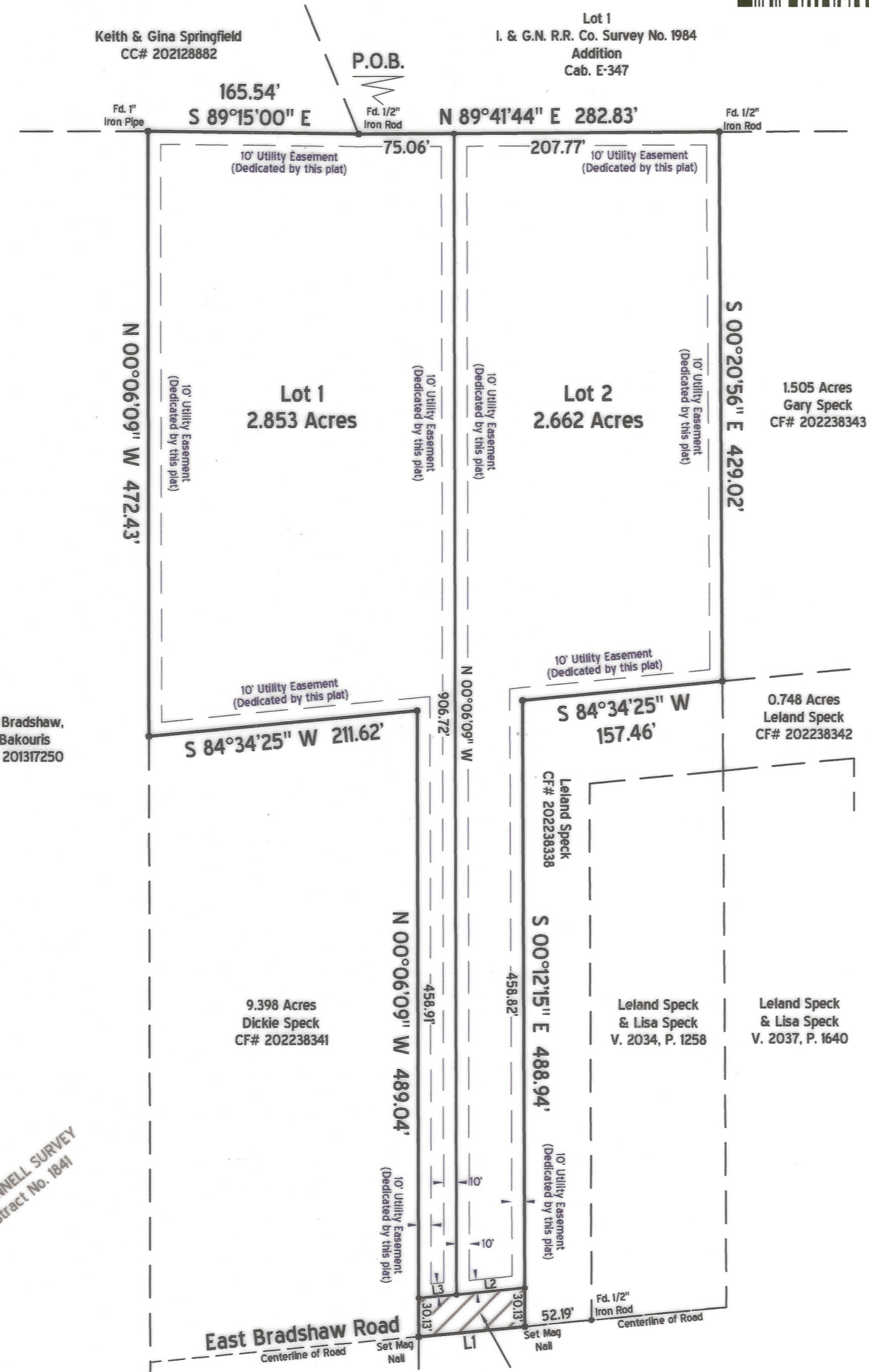
Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut St, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: April 16, 2020 - JN200108-P



Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
According to the F.I.R.M. Community Panel 48367C0175E, dated 09/25/2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 6) Water is to be provided by private water wells, sanitary sewer services to be provided by on-site septic facilities.
- 7) This property lies within the Extraterritorial Jurisdiction of the City of Springtown, Parker County, Texas.
- 8) There shall be a 10' Utility Easement along the perimeter of each lot, dedicated by this plat (as shown).

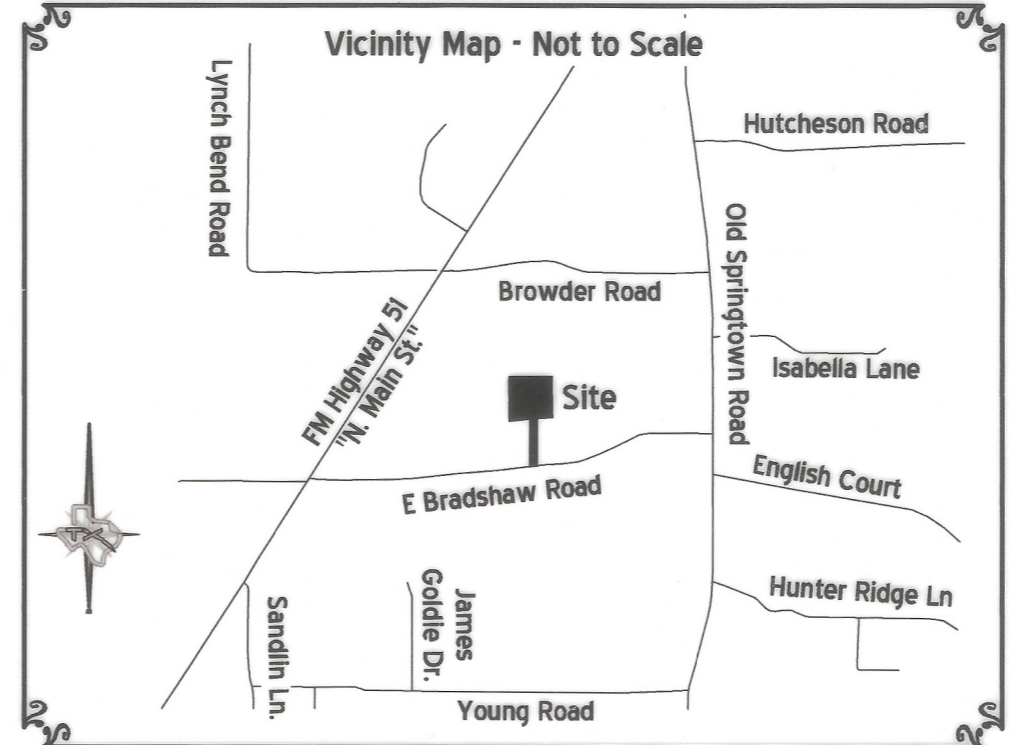
LINE	BEARING	DISTANCE
L1	S 84°33'34" W	83.93'
L2	S 84°33'34" W	53.88'
L3	S 84°33'34" W	30.00'



E. McCONNELL SURVEY
Abstract No. 1841

21841.007.005.00
21841.007.004.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202311029
05/02/2023 09:13 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
817-594-0400

Owners:
Gary Speck
3521 Conquest Cir
Texas City, TX 77591

Jennifer & James Coffee
E Bradshaw Rd
Springtown, TX 76082

1" = 100'

0 100 200 300

Plat Cabinet **F** Slide **472**

Now, Therefore, Know All Men By These Presents:

That Gary Speck, Jennifer Lynn Coffee, and James Donald Coffee acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Speck Estates, an addition to the Extraterritorial Jurisdiction of the City of Springtown, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Springtown, Parker County, Texas.
Witness, my hand, this the 25th day of April, 2023.

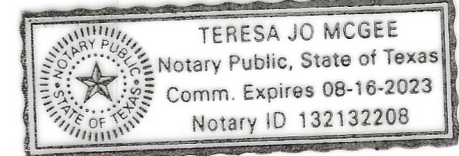
By:
Gary Speck
Gary Speck
Jennifer Lynn Coffee
Jennifer Lynn Coffee
James Donald Coffee
James Donald Coffee

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Gary Speck, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 25th day of April, 2023.

Teresa Jo McGee
Teresa Jo McGee
Notary Public in and for the State of Texas

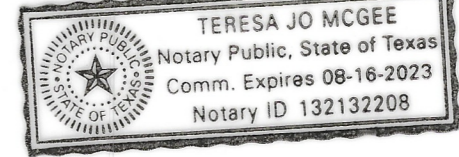


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jennifer Lynn Coffee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24th day of April, 2023.

Teresa Jo McGee
Teresa Jo McGee
Notary Public in and for the State of Texas

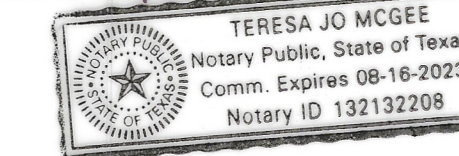


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared James Donald Coffee, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24th day of April, 2023.

Teresa Jo McGee
Teresa Jo McGee
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Zoning Commission of the City of Springtown, Parker County, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 22nd day of April, 2023.

By: *[Signature]*
Secretary

This plat has been submitted to and considered by the City Council of the City of Springtown, Texas, and is hereby approved by such City Council.

Dated this the 23rd day of March, 2023.

By: *[Signature]*
Mayor

Attest: *[Signature]*
Secretary

17708
SP
K-7

Final Plat
Lot 1 and Lot 2
Speck Estates

an addition to the Extraterritorial Jurisdiction
of the City of Springtown, Parker County, Texas

Being a 5.573 acres tract of land out of the
E. McCONNELL SURVEY, ABSTRACT No. 1841,
Parker County, Texas

April 2023

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM