

STATE OF TEXAS
OWNER'S ACKNOWLEDGMENT AND DEDICATION
COUNTY OF PARKER

We, the undersigned owners of the land shown on this plat, via deed instrument 202020517, Deed Records of Parker County, Texas., within the area described by metes and bounds as follows:

Legal Description: 309 Sage Trail, Springtown, Parker County, Texas, being Lots 18, 19, and 20, Block 7 of "Spring Branch Acres" as recorded in Cabinet A, Slide 70, Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd) for the NW corner of this tract, being at the intersection of the South line of Westover Lane, a 50' r.o.w. and the East line of Sage Trail, a 50' r.o.w.;

Thence N 89°52'00" E, along the South line of Westover Lane, for a distance of 165.00 feet to a 1/2" capped IR (set);

Thence S 1°52'00" W, by the West line of land of Hugo & Marysella Escobar, Volume 2867, Page 1893, DRPCT, the West line of land of James Hutcheson, Volume 234, Page 486, DRPCT, and generally along the line of a metal fence, for a distance of 300.00 feet to a 1/2" IR (fnd);

Thence S 89°52'00" W, by the North line of land of Michael & Alecia Geissler, Lot 17, Block 7, Spring Branch Acres, Vol 2867, Page 1893, DRPCT, for a distance of 165.00 feet to a 1/2" IR (fnd) in the East line of Sage Trail;

Thence N 1°52'00" E, along the East line of Sage Trail for a distance of 300.00 feet to the 1/2" IR at the Point of Beginning, said parcel being 49469Sq Ft or 1.136 Acres.

and designated herein as "Lot 19-R, Block 7, Spring Branch Acres", and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

[Signature] 6/16/21
Terri Grizzle Date
[Signature] 6/16/21
Kevin Scott Grizzle Date

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Terri Grizzle, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of June, 2021.
[Signature]
Oleta Ann Parker
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 said County and State on this date personally appeared Kevin Scott Grizzle, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

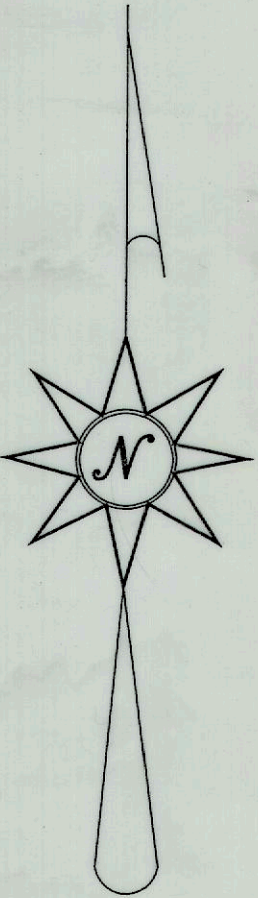
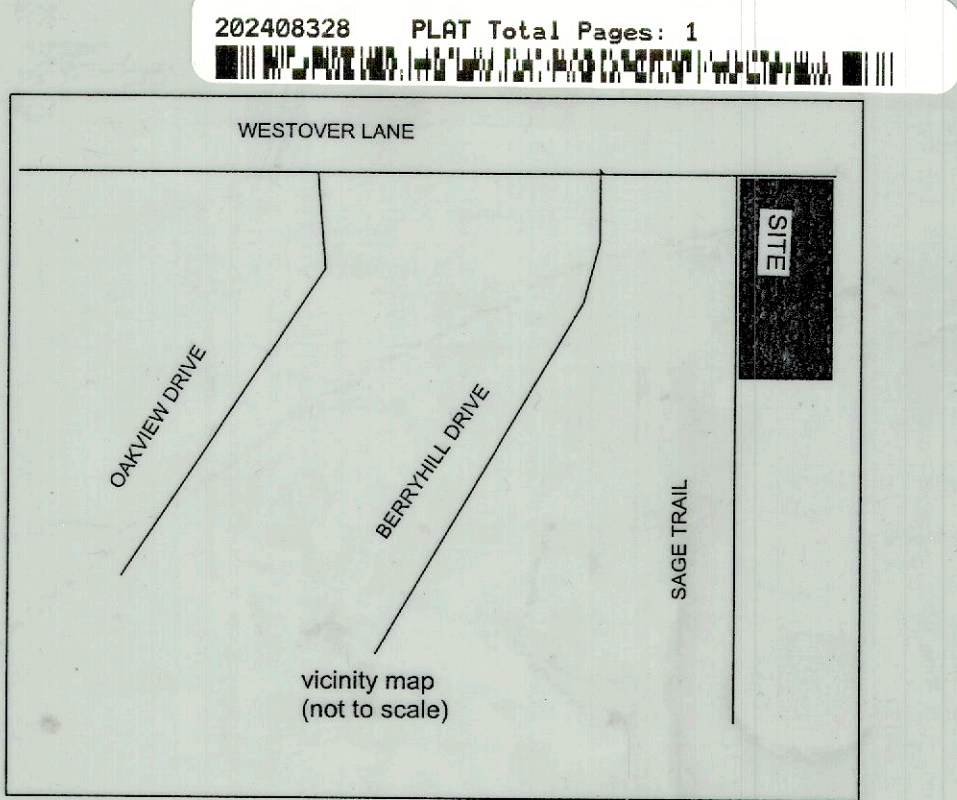
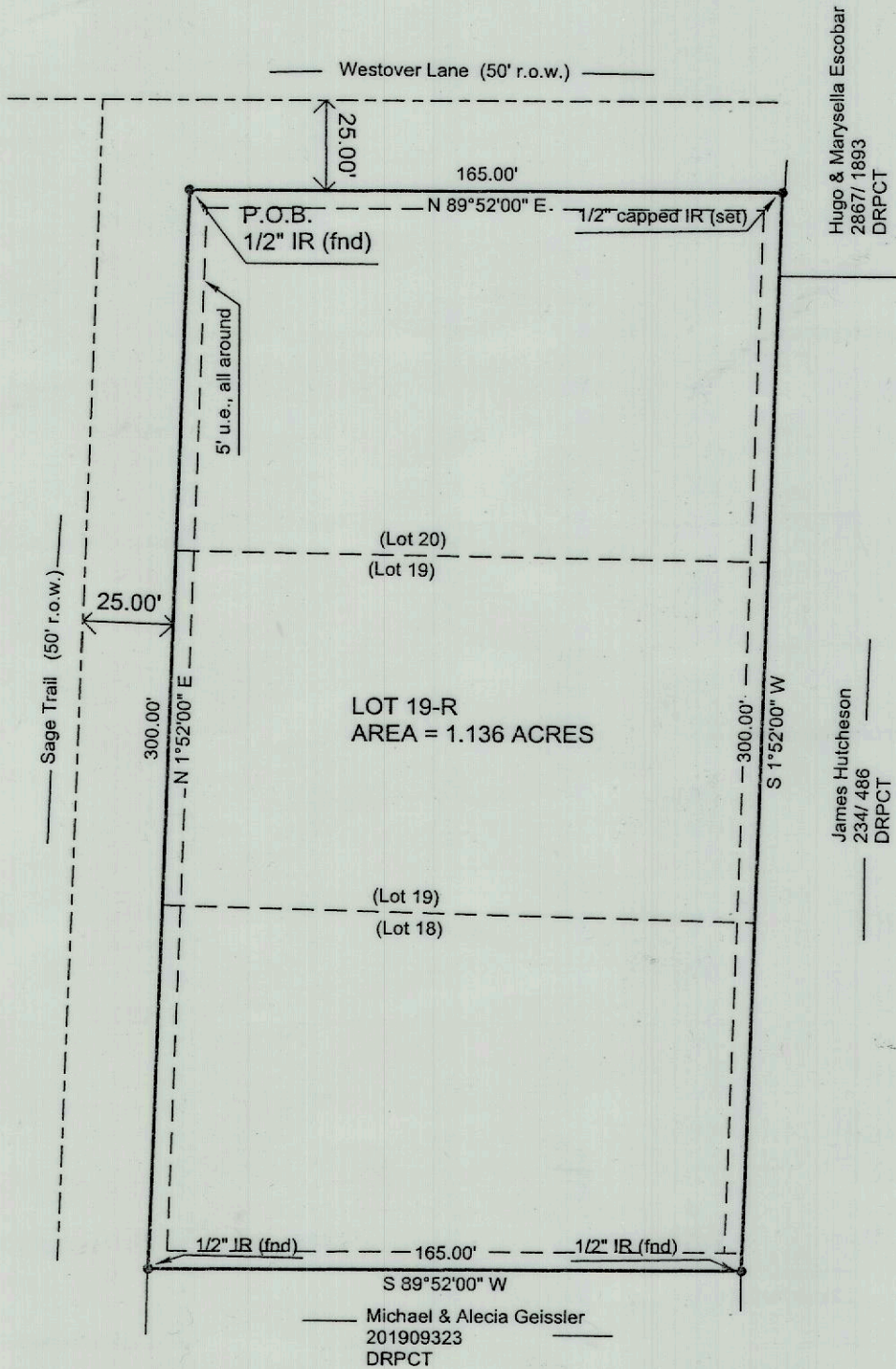
Given under my hand and seal of office, this 16 day of June, 2021.
[Signature]
Oleta Ann Parker
Notary Public in and for the State of Texas

[Signature]

According to the FIRM map #48367C0175E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "x".

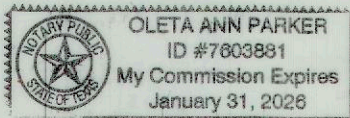
THIS PLAT APPROVED BY THE CITY OF SPRINGTOWN, TEXAS
PLANNING AND ZONING COMMISSION

Chairman *[Signature]*
Secretary *[Signature]*
Date October 22, 2020

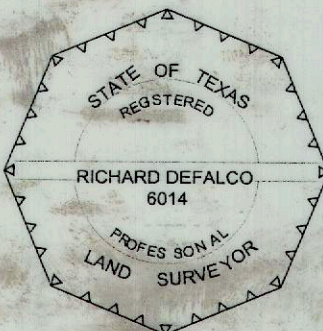


17740
SP
CSP
K-16

17740.007.018.00
17740.007.019.00
17740.007.020.00



STATE OF TEXAS
COUNTY OF PARKER
CERTIFICATE OF SURVEYOR
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
Richard DeFalco RPLS #6014 Date



SCALE: 1" = 50'
0 50'

F 683

OWNERS:
Terri Grizzle & Kevin Scott Grizzle
309 Sage Trail
Springtown, TX.
Deed 202020517
DRPCT
817-320-9507

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 09/05/2020

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
[Signature]
202408328
04/03/2024 10:29 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

PLAT REVISION

Lot 19-R, Block 7 of Spring Branch Acres, being a Replat of Lots 18, 19, and 20, Block 7, of Spring Branch Acres, recorded in Cabinet A, Slide 70, Plat Records of Parker County, Texas.