

TEX LANE=2038.82'  
MARY ELLIS DR.=772.67'  
DELTON DR.=318.18'

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.

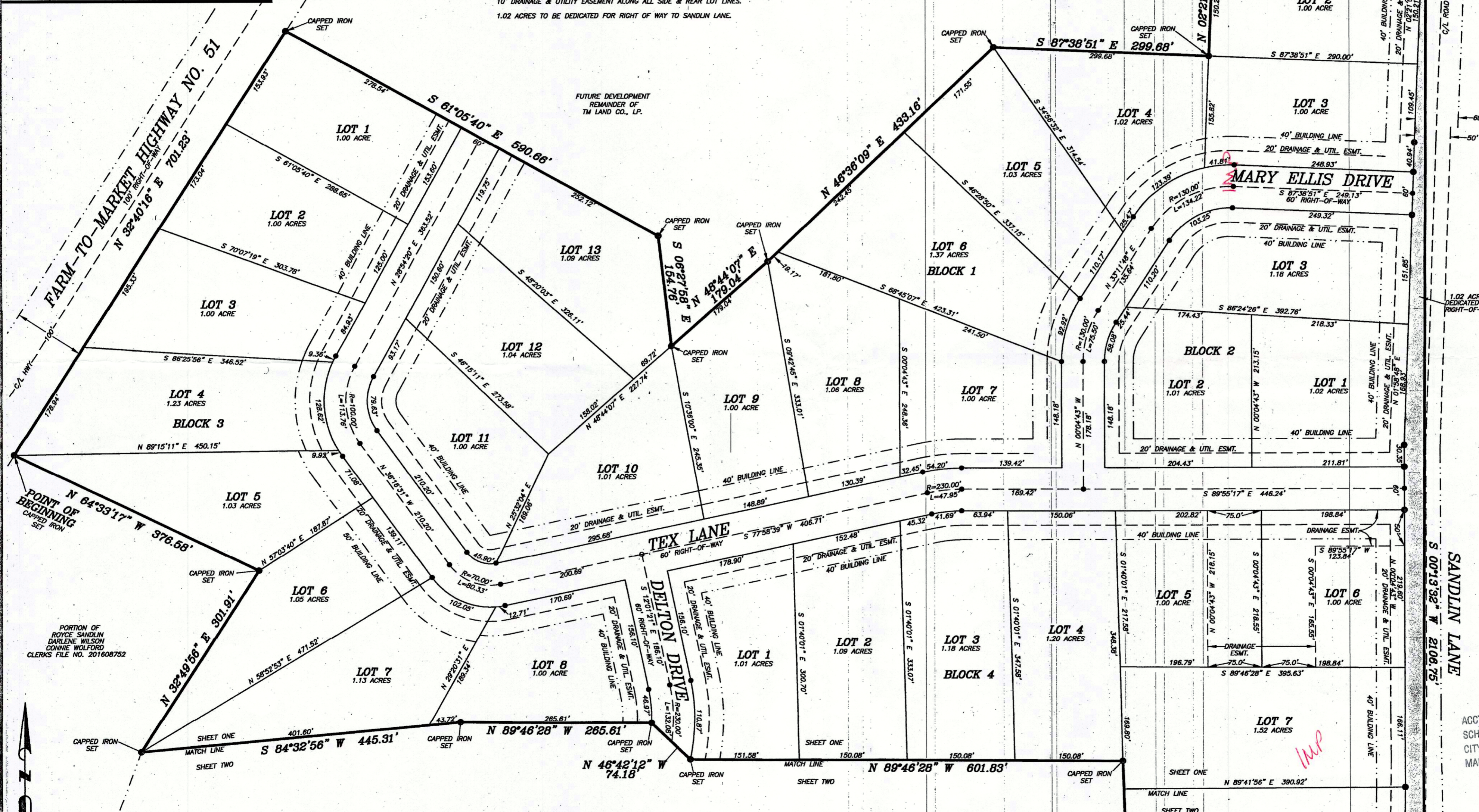
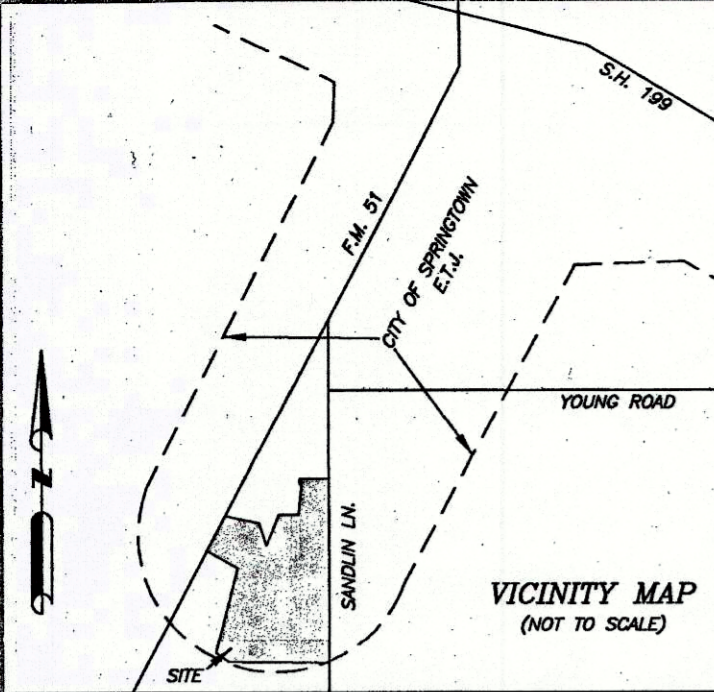
ALL PROPERTY CORNERS ARE CAPPED 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER  
COUNTY, TEXAS.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008,  
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

- 40' BUILDING LINE ALONG ALL ROADS.
- 30' BUILDING LINE ALONG ALL REAR LOT LINES.
- 15' BUILDING LINE ALONG SIDE LOT LINES.
- 20' DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS.
- 10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.
- 1.02 ACRES TO BE DEDICATED FOR RIGHT OF WAY TO SANDLIN LANE.

NICHOLAS STUART CRITES  
SHERRIE ANN CRITES  
VOLUME 1526, PAGE 107



SCALE 1"= 100'

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
nrbsurvey@yahoo.com  
FIRM NO. 10186800

E-408

PLANNING & ZONING COMMISSION  
CITY OF SPRINGTOWN, TEXAS

October 15, 2019  
APPROVAL DATE

John McGehee  
CHAIRMAN

Denise Taylor  
SECRETARY

CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE

n/a  
MAYOR

CITY SECRETARY

OWNER/DEVELOPER

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

FINAL PLAT SHOWING  
Lots 1-13, Block 1  
Lots 1-3, Block 2  
Lots 1-8, Block 3  
Lots 1-12, Block 4, Phase I,  
SANDLIN HILLS ESTATES  
45.46 acres of land situated in the  
J.E. ROGERS AND BEN JOHNSON SURVEY, ABSTRACT NO. 2253,  
City of Springtown Extra Territorial Jurisdiction, Parker  
County, Texas.

ACCT. NO.: 17231  
SCH. DIST.: SD  
CITY: J-T  
MAP NO. J-T