

**Notes:**

Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation occurring on the lot. Contact 811 for exact location of pipelines and/or underground utilities.

According to a copy of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map Number 48307C0175 E effective date September 28, 2008 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

Bearings referenced to NAD-83 North Central Texas Zone (4202)

STATE OF TEXAS §  
COUNTY OF PARKER §

Whereas David Wayne Hager II, the owner of Lots 1 and 24, Block 10, Spring Branch Acres, an addition to the City of Springtown, Parker County, Texas, being described in Clerk's File Number 201915113, Official Public Records, Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the Southeast right-of-way of Saint Charles Drive for the North corner of said Lot 1 and the West corner of Lot 2, Block 10, Spring Branch Acres, according to the plat recorded in Plat Cabinet A, Slide 70, Plat Records, Parker County, Texas; THENCE South 47°45'10" East passing a 1/2" iron rod found for the east corner of said Lot 1, the North corner of Lot 24, the South corner of said Lot 2 and the West corner of Lot 23 at a distance of 178.85 feet, in all a distance of 381.20 feet to a 1/2" iron rod found in the Northwest right-of-way of Spring Branch Trail for the East corner of said Lot 24 and the South corner of said Lot 23, said point also being in a curve having a radius of 96.41 feet; THENCE with said Northwest right-of-way and said curve to the right an arc distance of 151.22 feet (Long Chord South 86°58'39" West 136.19 feet) to a 1/2" iron rod found for a corner of said Lot 24; THENCE North 48°01'23" West with the Northeast right-of-way of said Spring Branch Trail, passing a 1/2" iron rod found for the West corner of said Lot 24 and the South corner of said Lot 1 at a distance of 78.80 feet, in all a distance of 264.69 feet to a 1/2" iron rod found in the Southeast right-of-way of said Saint Charles Drive for the West corner of said Lot 1; THENCE North 30°20'27" East with said Southeast right-of-way a distance of 100.16 feet to the POINT OF BEGINNING and containing 0.782 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DAVID WAYNE HAGER II do hereby adopt this plat designating the hereinabove described real property as LOT 1R, BLOCK 10, SPRING BRANCH ACRES, an addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

*David Wayne Hager II*  
David Wayne Hager II

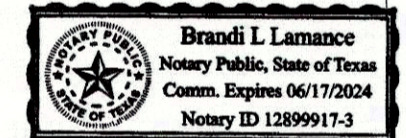
Date: 7-31-2020

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared David Wayne Hager II, known to me 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 considerations therein stated.

Given under my hand and seal of office this 31<sup>st</sup> day of July 2020.

*Brandi L. Lamance*  
NOTARY PUBLIC  
PARKER COUNTY, TEXAS



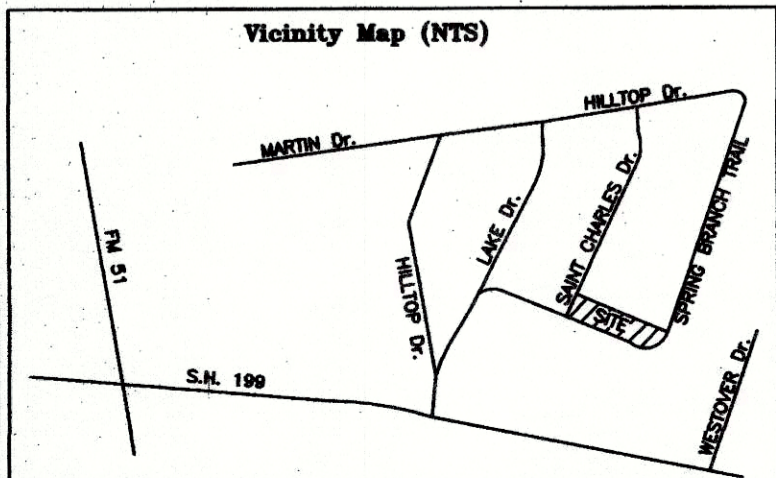
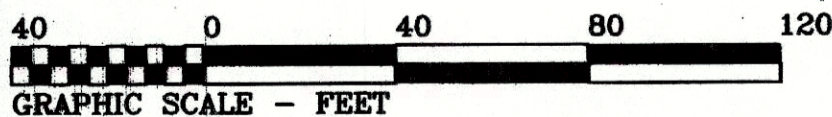
THE STATE OF TEXAS §  
COUNTY OF PARKER §

I 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.

*M.D. Herringers*  
M.D. Herringers P.L.S. # 5947



SCALE: 1" = 40'



Owner/Developer  
David Wayne Hager II  
243 Saint Charles Dr.  
Springtown, TX 76082

**MDH SURVEYING**  
348 CUNDIFF-CRAFTON RD.  
CHICO, TX 76431  
940-644-2800  
mdhsurveying@hotmail.com  
Texas Registration No. 10163500

06-19-2020

PLANNING AND ZONING  
CITY OF SPRINGTOWN  
PARKER COUNTY, TEXAS

THE 4 PLAT APPROVAL DATE  
DAY OF July 2020

BY: *Natalie Rios*  
PLANNING & ZONING CHAIRMAN

BY: *CE*  
SECRETARY

CITY COUNCIL  
CITY OF SPRINGTOWN  
PARKER COUNTY, TEXAS

THE 23 PLAT APPROVAL DATE  
DAY OF July 2020

BY: *Natalie Rios*  
MAYOR

BY: *Brandi L. Lamance*  
CITY SECRETARY

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202032808  
10/09/2020 09:35 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 17740  
SCH. DIST.: SP CSP  
CITY: K-6  
MAP NO.:

AMENDED PLAT  
SPRING BRANCH ACRES

LOT 1R, BLOCK 10

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

Being a re-plat of Lots 1 and 24, Block 10, Spring Ranch Acres, City of Springtown, Parker County, Texas.

Cabinet: E Slide 603

17740.010.001.00

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