

DRAINAGE ESMT. LINE DETAIL

D1	S 63°19'10" E	218.29'
D2	S 63°19'10" E	218.36'
D3	S 51°49'07" E	247.73'
D4	S 51°49'07" E	247.73'

STATE OF TEXAS)
COUNTY OF PARKER)

Whereas I, Gustavo Castaneda, Representative for Tio Homes, LLC., being the owner of 26.43 acres of land situated in the A.J. ADAMS SURVEY, Abstract No. 28, Parker County, Texas and being the same tract of land described in deed to Tio Homes, LLC, recorded in Clerks File No. 201714586, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in Knob Road, said iron being by deed call, 1738.88 feet West of the Southeast corner of said A.J. ADAMS SURVEY, Abstract No. 28, Parker County, Texas and being for the Southwest corner of said Clerks File No. 201714586 and the Southwest corner of that certain tract of land described in deed to Cynthia A. Vanhooser, recorded in Volume 2547, Page 632, Real Records, Parker County, Texas;

THENCE N 89°04'59" W, with said Knob Road and with the South line of said Clerks File No. 201714586, 449.64 feet to a 1/2" iron found in said Knob Road, and being for the Southwest corner of said Clerks File No. 201714586 and for the Southeast corner of that certain tract of land described as Tract 1, in deed to Joe Crosswell, recorded in Volume 2664, Page 1540, Real Records, Parker County, Texas;

THENCE N 00°02'55" W, with the common line of said Clerks File No. 201714586 and said Tract 1, Volume 2664, Page 1540, 885.73 feet to a 1/2" iron found at the Southwest corner of Tract 2 of said Volume 2664, Page 1540;

THENCE N 89°50'41" E, with the South line of said Tract 2, Volume 2664, Page 1540, 132.92 feet to a 1/2" iron found at the Southeast corner of said Tract 2, Volume 2664, Page 1540;

THENCE N 00°07'30" W, with the East line of said Tract 2, Volume 2664, Page 1540, 249.09 feet to a 1/2" iron found at the Northeast corner of said Tract 2, Volume 2664, Page 1540;

THENCE N 89°59'07" W, with the North line of said Tract 2, Volume 2664, Page 1540, 132.80 feet to a 1/2" iron found at the Northwest corner of said Tract 2, Volume 2664, Page 1540, and being in the common line of said Clerks File No. 201714586 and said Tract 1, Volume 2664, Page 1540;

THENCE N 00°03'50" E, with the common line of said Clerks File No. 201714586 and said Tract 1, Volume 2664, Page 1540, 1491.28 feet to a capped iron found at the Northwest corner of said Clerks File No. 201714586 and the Northeast corner of said Tract 1, Volume 2664, Page 1540 and being in the South line of that certain tract of land described in deed to Arcon Building Services, recorded in Volume 1599, Page 1346, Real Records, Parker County, Texas;

THENCE N 89°30'34" E, with the common line of said Clerks File No. 201714586 and said Volume 1599, Page 1346, at 158.10 feet passing a 1/2" iron found at the Southeast corner of said Volume 1599, Page 1346 and the Southwest corner of that certain tract of land described in deed to Roy Sessums Revocable Living Trust, recorded in Volume 2506, Page 1964, Real Records, Parker County, Texas, in all, 449.11 feet to a 4" square fence post at the Northeast corner of said Clerks File No. 201714586 and at the Northwest corner of that certain tract of land described in deed to Kristi Smith, Ronald E. Pettigrew and Richard Clayton Pettigrew, recorded in Volume 2795, Page 691, Real Records, Parker County, Texas;

THENCE South, with the East line of said Clerks File No. 201714586 and with the West line of said Volume 2795, Page 691, Volume 2725, Page 501, Document No. 201301045, Document No. 201525285, Volume 2232, Page 1628, Volume 2814, Page 575, Volume 2814, Page 572 and Volume 2547, Page 632, Real Records, Parker County, Texas, 2637.53 feet to the POINT OF BEGINNING and containing 26.43 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1 THRU 22, SPRINGHILL ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS THE 30th DAY OF January, 2019.

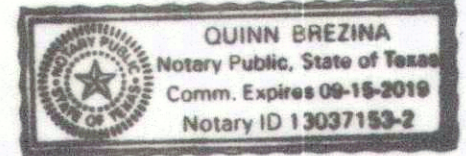
Gustavo Castaneda
Gustavo Castaneda
Tio Homes, LLC

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 GUSTAVO CASTANEDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF January, 2019.

Quin Brezina
Quin Brezina
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 9/15/19



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle, County Clerk
Parker County, Texas
PLAT

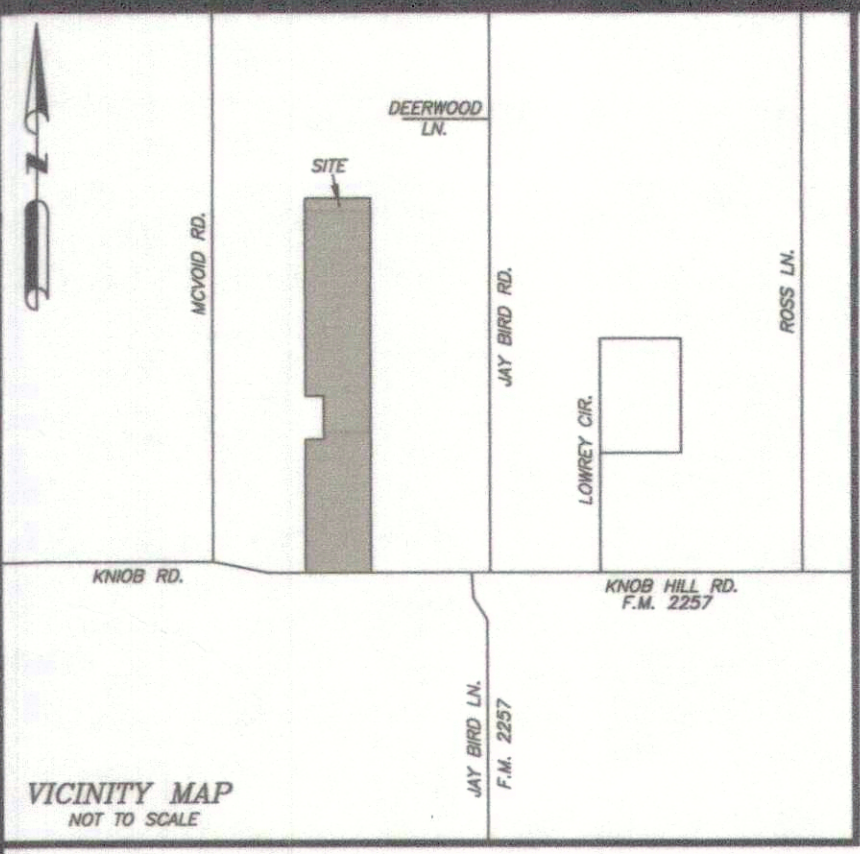
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Lila Deakle, County Clerk
Parker County, Texas
PLAT

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ACCT. NO.: 17781
SCH. DIST.: 5D
CITY: _____
MAP NO.: L-5

FINAL PLAT
Lots 1 through 22,
Springhill Estates,
an Addition to Parker County, Texas and being 26.44
acres of land situated in the A.J. Adams Survey,
Abstract No. 28, Parker County, Texas.

E 232



UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A GROUND WATER CERTIFICATION STUDY FOR SPRINGHILL ESTATES, HAS NOT BEEN PREPARED. PUBLIC WATER SERVICE FOR REMINGTON PARK ESTATES IS TO BE PROVIDED BY WALNUT CREEK SPECIAL UTILITY DISTRICT.

SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.

10' UTILITY EASEMENT ALONG ALL PROPERTY LINES.

THE EASEMENTS RECORDED IN VOLUME 1418, PAGE 425 AND VOLUME 1433, PAGE 1095, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATIONS.

THE EASEMENT RECORDED IN VOLUME 1455, PAGE 1480, R.R.P.C.T., IS A BLANKET EASEMENT AND DOES AFFECT SUBJECT PROPERTY. CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, BUILDING OR EXCAVATING.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITY EASEMENTS OR GAS PIPELINES. CONTACT 811 BEFORE DIGGING, TRENCHING, BUILDING OR EXCAVATING.

THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2006, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SPRINGFIELD ROAD (PRIVATE ROAD)=2408.59 LF.

I, GUSTAVO CASTANEDA, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Gustavo Castaneda
Gustavo Castaneda

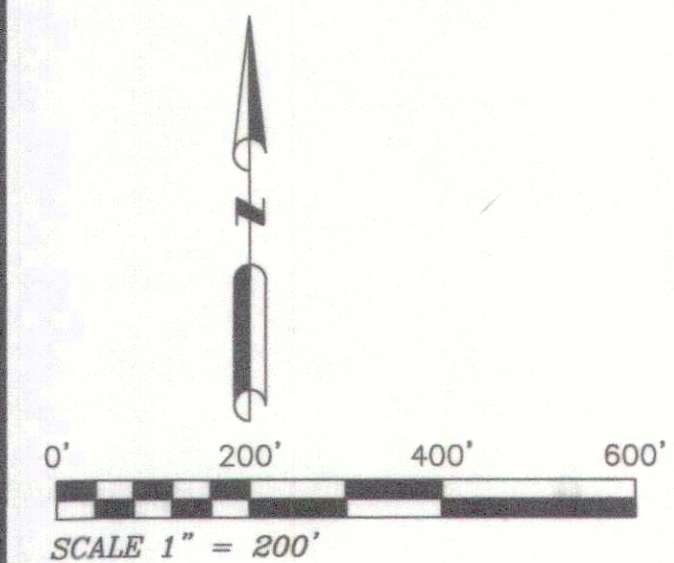
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 30th DAY OF January, 2019.

Henry A. Gaskley
Henry A. Gaskley
COMMISSIONER PRECINCT #1

Abraham
Abraham
COMMISSIONER PRECINCT #2

James
James
COMMISSIONER PRECINCT #3

John
John
COMMISSIONER PRECINCT #4



NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveys@nrbsurveying.com
FIRM NO. 10186800



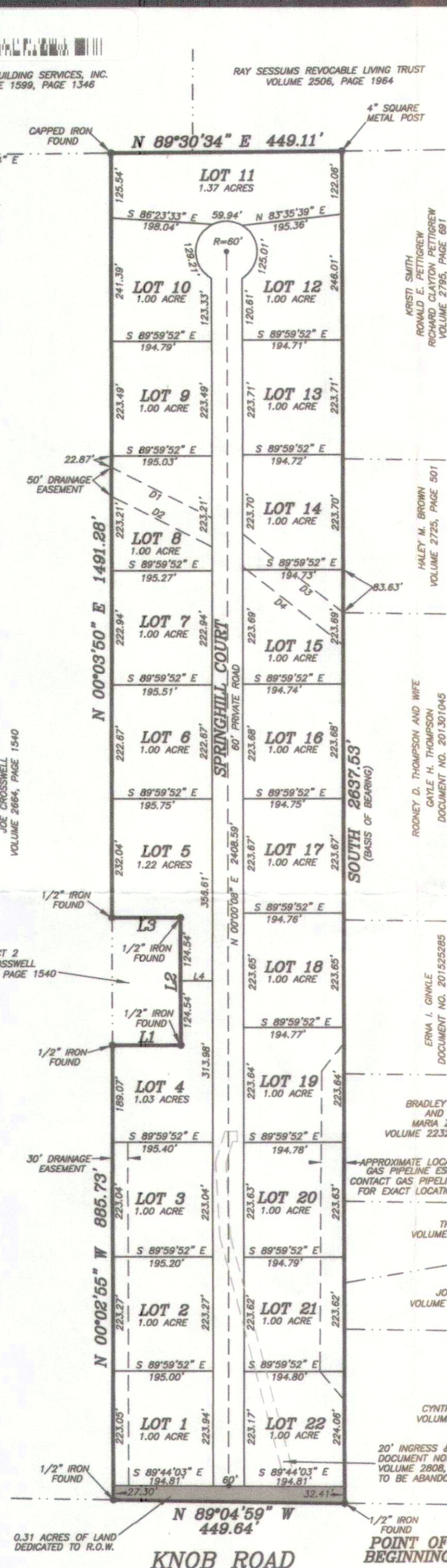
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND SHOWN THEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 11, 2019

LINE DETAIL

L1	N 89°50'41" E	132.92'
L2	N 00°07'30" W	249.09'
L3	N 89°59'07" W	132.80'
L4	S 89°59'52" E	62.93'

OWNER/DEVELOPER
TIO HOMES, LLC
6316 TIMBERWOLFE LANE
FORT WORTH, TEXAS 76135



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