



201806536 PLAT Total Pages: 1



(N FEET) 1 inch = 200ft.

LINE	BEARING	LENGTH
L1	S46°56'48"W	106.72
L2	S36°56'48"W	131.13
L3	S60°51'02"W	130.25
L4	S89°15'37"W	127.02
L5	S89°15'37"W	57.14
L6	N46°58'07"W	103.32
L7	S00°28'07"W	457.20
L8	S00°28'07"W	457.20
L9	N00°28'07"E	457.20
L10	N89°15'37"E	220.49
L11	N00°28'07"E	123.73
L12	N89°15'37"E	300.00
L13	S00°28'07"W	580.93
L14	N00°28'07"E	580.93
L15	N00°28'06"E	258.72
L16	S89°15'37"W	60.00
L17	S89°15'37"W	60.00

- NOTES:
- This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §23.20032. Buyer is advised to question seller as to the groundwater availability.
 - Water source is from private water wells.
 - Property corners are 1/2" capped "RPLS 280" rebar rods set unless otherwise noted.
 - 10 feet wide utility easement along all property lines.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 14th DAY OF March 2018

Mark Wiley
COUNTY JUDGE

Herge & Conley
PRECINCT #1 COMMISSIONER

George Conley
PRECINCT #2 COMMISSIONER

Craig Edcock
PRECINCT #3 COMMISSIONER

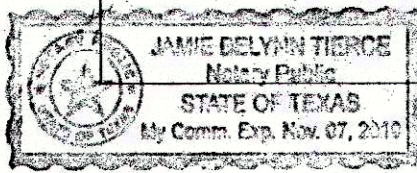
Steve Dugan
PRECINCT #4 COMMISSIONER

T.N. Stinnett Survey,
Abstract # 2621,
Parker County, Texas

THE STATE OF TEXAS
COUNTY OF PARKER
Tom Conley being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within _____ mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said _____, Parker County, Texas.

Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER
Tom Conley, the undersigned authority on this day personally appeared _____ 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 consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this 14th day of March, 2018.

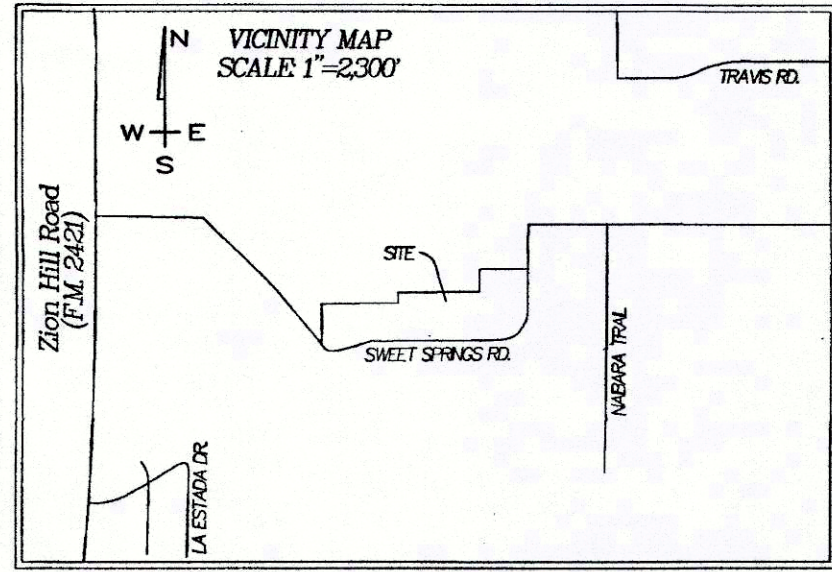


CLERK STICKER

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201806536
03/26/2018 10:18 AM
Fee: \$76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



STATE OF TEXAS
PARKER COUNTY

WHEREAS I Representative for Midlothian Timber Oaks, LP, being the owner of 3229 acres of land situated in the T.N. Stinnett Survey, Abstract Number 2621, Parker County, Texas, and being more particularly described in a deed as "Tract 2", "Tract 3", and "Tract 4" recorded in Document Number 201724954, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found (Control Monument) in the west line of Sweet Springs Road, for the northeast corner of said Midlothian "Tract 2", same being the southeast corner of a tract of land described in a deed to Joe Arthur Russell, recorded in Volume 1660, Page 1572, Official Records, Parker County, Texas;

Thence S00°28'07"W, 558.48 feet along the west line of said Sweet Springs Road to a wood fence post;

Thence S40°05'15"W, 106.72 feet along the west line of said Sweet Springs Road to a wood fence post;

Thence S36°56'48"W, 131.13 feet along the northwest line of said Sweet Springs Road to a wood fence post;

Thence S60°51'02"W, 130.25 feet along the northwest line of said Sweet Springs Road to a wood fence post;

Thence S89°15'37"W, 127.02 feet along the north line of said Sweet Springs Road to a wood fence post;

Thence S89°15'37"W, 837.76 feet along the north line of said Sweet Springs Road to a 1/2" capped "RPLS 280" rebar rod set, being in the "el" corner of a tract of land described in a deed as "Tract 1" to Midlothian Timber Oaks, LP, recorded in Document Number 201724954, Official Records, Parker County, Texas;

Thence N00°28'07"E, 580.93 feet along a common line of said Midlothian "Tract 2" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence N89°15'37"E, 600.00 feet along a common line of said Midlothian "Tract 2" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

THENCE COMMENCING from a 1/2" capped "RPLS 280" rebar rod set for the southwest corner of said Midlothian "Tract 2", S89°15'37"W, 60.00 feet to a 1/2" capped "RPLS 280" rebar rod set for the southeast corner of said Midlothian "Tract 3";

Thence S89°15'37"W, 520.49 feet along the north line of said Sweet Springs Road to a 1/2" capped "RPLS 280" rebar rod set for the southwest corner of said Midlothian "Tract 3", same being an "el" corner of said Midlothian "Tract 1";

Thence N00°28'07"E, 457.20 feet along a common line of said Midlothian "Tract 3" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence N89°15'37"E, 220.49 feet along a common line of said Midlothian "Tract 3" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence N00°28'07"E, 123.73 feet along a common line of said Midlothian "Tract 3" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence N89°15'37"E, 300.00 feet along a common line of said Midlothian "Tract 3" and "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence S00°28'07"W, 580.93 feet along a common line of said Midlothian "Tract 3" and "Tract 1" to the POINT OF BEGINNING of said Midlothian "Tract 3";

THENCE COMMENCING from a 1/2" capped "RPLS 280" rebar rod set for the southwest corner of said Midlothian "Tract 3", S89°15'37"W, 60.00 feet to a 1/2" capped "RPLS 280" rebar rod set for the southeast corner of said Midlothian "Tract 4";

Thence S89°15'37"W, 57.14 feet along the north line of said Sweet Springs Road to a wood fence post;

Thence S74°01'38"W, 427.79 feet along the north line of said Sweet Springs Road to a 1/2" capped "RPLS 280" rebar rod set;

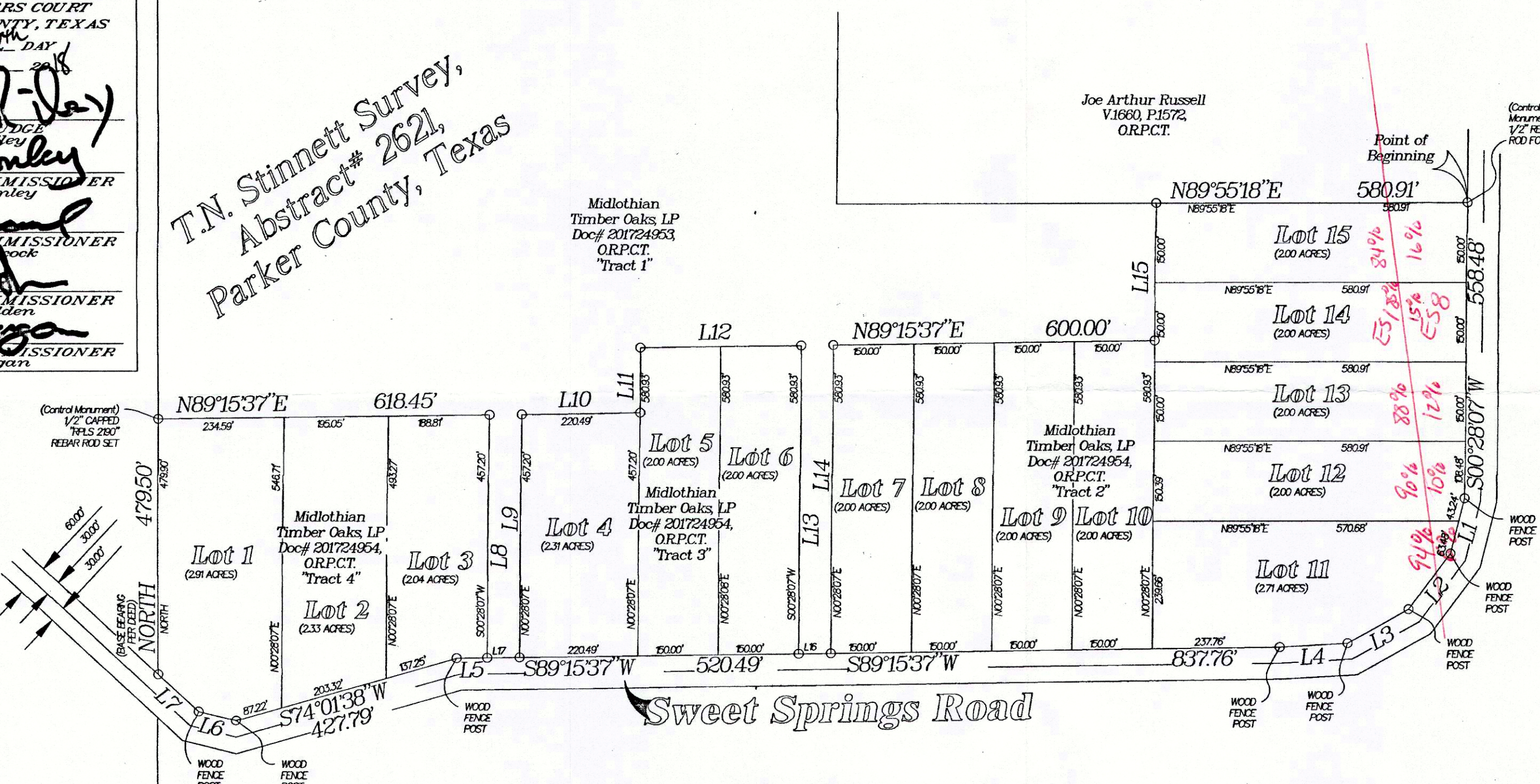
Thence N76°17'14"W, 72.79 feet along the north line of said Sweet Springs Road to a 1/2" capped "RPLS 280" rebar rod set;

Thence N46°58'07"W, 103.32 feet along the north line of said Sweet Springs Road to a 1/2" capped "RPLS 280" rebar rod set for the southwest corner of said Midlothian "Tract 4", and being in the east line of a tract of land described in a deed to the Dowe R. Hudson and Fern C. Hudson Revocable Living Trust, recorded in Volume 2454, Page 171, Official Records, Parker County, Texas;

Thence NORTH (BASE BEARING PER DEED), 479.50 feet along the common line of said Midlothian "Tract 4" and said Midlothian "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set for the northwest corner of said Midlothian "Tract 4", same being an "el" corner of said Midlothian "Tract 1";

Thence N89°15'37"E, 618.45 feet along a common line of said Midlothian "Tract 4" and said Midlothian "Tract 1" to a 1/2" capped "RPLS 280" rebar rod set;

Thence S00°28'07"W, 457.20 feet along a common line of said Midlothian "Tract 4" and said Midlothian "Tract 1" to the POINT OF BEGINNING.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I Representative for Midlothian Timber Oaks, LP, do hereby adopt this plat, designating the herein described red property as Lots 1 through 15, Sweet Springs Estates, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

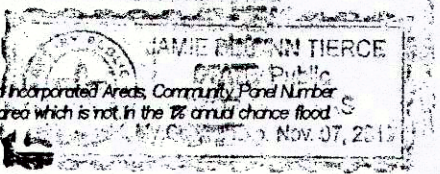
Witness my hand and seal of office this 14th day of March, 2018.

Representative for Midlothian Timber Oaks, LP

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I Representative for Midlothian Timber Oaks, LP, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

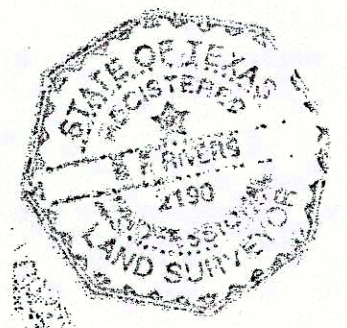
Given under my hand and seal of office this 14th day of March, 2018.

Notary Public



Note: According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0275 E, Dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

Ownership and Development Representative
Midlothian Timber Oaks, LP
P.O. Box 2624
Red Oak, TX 75154



I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2017.

B.F. Rivers, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

ACT. NO.: 18091
SCH. DIST.: WE
CITY: H-H
MAP NO.: H-H

22621.005.002.00
22621.005.003.00
22621.005.000.00

FINAL PLAT SHOWING
Lots 1 through 15,
Sweet Springs Estates

AN ADDITION IN PARKER COUNTY, AND BEING 3229 ACRES OF LAND SITUATED IN THE T.N. STINNETT SURVEY, ABSTRACT NUMBER 2621, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 55, DATE