SCALE: 1" = 200'

200 0 100 200 400

GRAPHIC SCALE

201821684 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201821684
08/27/2018 12:11 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

APPROVED BY THE COMMISIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 7th DAY OF August 2018.

COUNTY JUDGE
MARK RILEY

PRECINCT # 1 COMMISSIONER
GEORGE CONLEY

PRECINCT #2 COMMISSIONER
CRAIG PEACOCK

PRECINCT #3 COMMISSIONER
LARRY WALDEN

PRECINCT #4 COMMISSIONER
STEVE DUGAN

THE STATE OF TEXAS ()

COUNTY OF PARKER ()

I, Brad Lockburn 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.

Brady M. Lockburn
Signature of Owner

THE STATE OF TEXAS ()

COUNTY OF PARKER ()

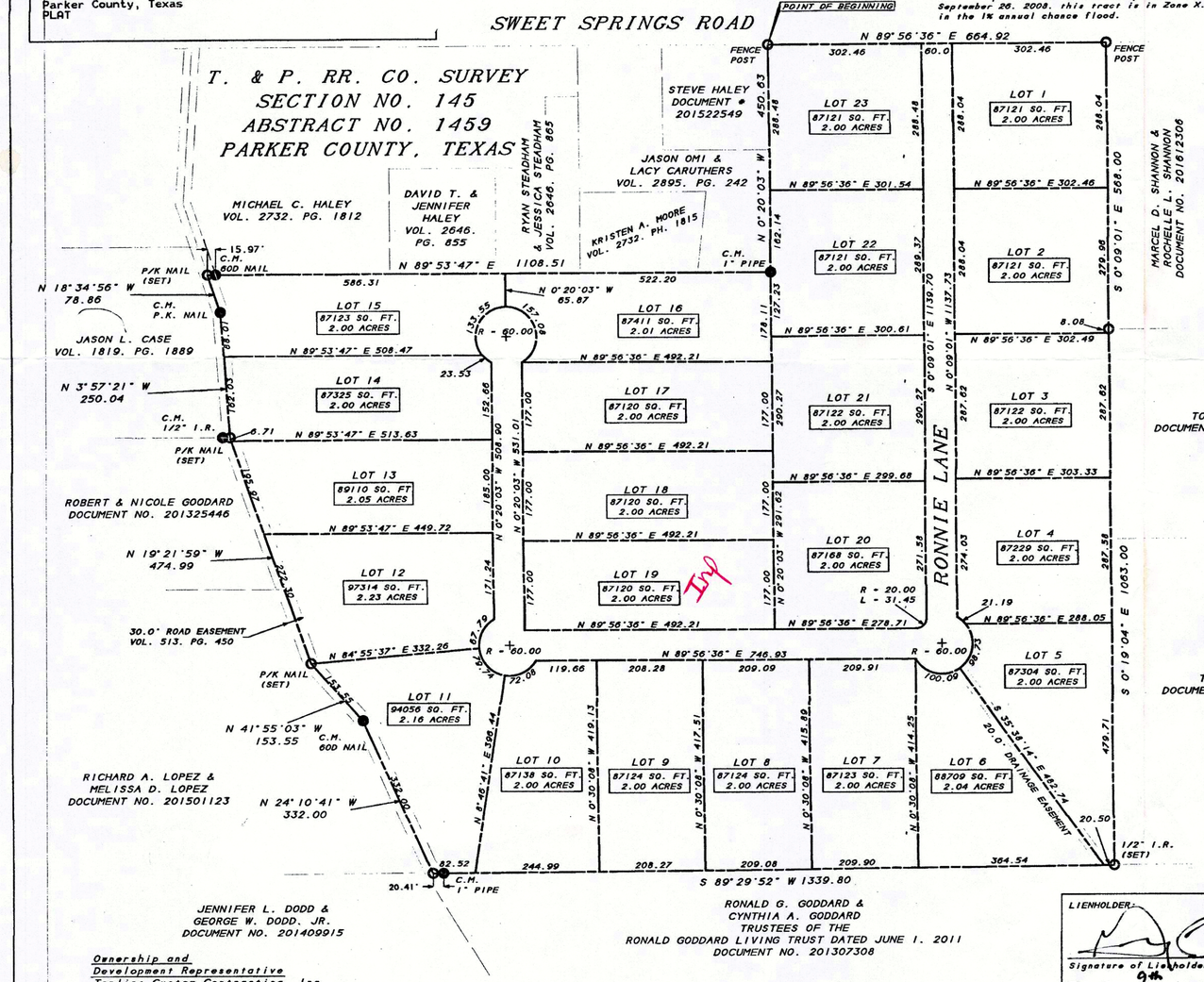
Before me, the undersigned authority on the day personally appeared Brad Lockburn known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

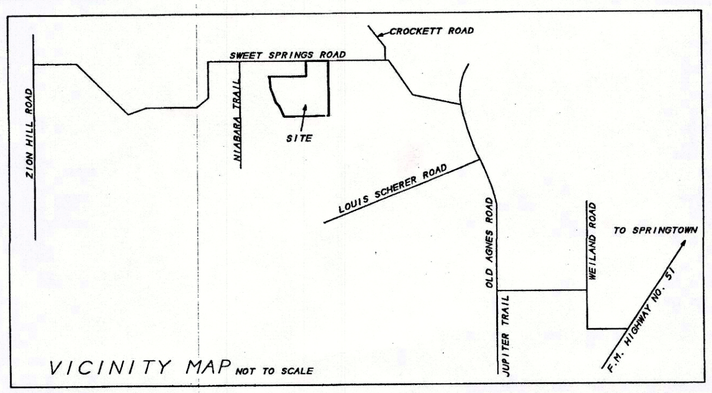
Given under my hand and seal on this the 9th day of August 2018.

LAURIE A BALL
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 03-28-2020
NOTARY ID 6192540

Laurie Ball
Notary Public in and for State of Texas

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0275E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.





VICINITY MAP NOT TO SCALE

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for Topline Custom Contracting, Inc. being the owner of 50.52 acres of land situated in the T.& P. RR. Co. Survey, Section No. 145, Abstract No. 1459, Parker County, Texas, and being that certain tract conveyed to Topline Custom Contracting, Inc. by deed recored in Document Number 201813373 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a fence post, found in place, on the South line of Sweet Springs Road, said point being the Northeast corner of that certain tract conveyed to Steve Haley by deed recorded in Document Number 201522549 of the Real Records of Parker County, Texas, for the most Northerly Northwest corner of this tract:

THENCE N 89D 56' 36" E, generally along an existing fence and along and with the South line of said Sweet Springs Road, a distance of 664.92 feet to a fence post, found in place, said point being the Northwest corner of that certain tract conveyed to Marcel D. Shannon and Rochelle L. Shannon by deed recorded in Document Number 201612306 of the Real Records of Parker County, Texas, for the Northeast corner of this tract:

THENCE S 00D 09' 01" E, along and with the West line of said Shannon tract, a distance of 568.00 feet to a 1/2 inch iron rod with cap, set, for an angle point of this tract:

THENCE S 01D 19' 04" E, along and with the West line of those certain tracts (Tracts 1 and 2) conveyed to Tom B. Hicks by deed recorded in Document Number 201305288 of the Real Records of Parker County, Texas, a distance of 1063.00 feet to a 1/2 inch iron rod with cap, set, on the North line of that certain tract conveyed to Ronald G. Goddard and Cynthia A. Goddard, Trustees of the Ronald Goddard Living Trust dated June 1, 2011 by deed recorded in Document Number 201307308 of the Real Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE S 89D 29' 52" W, along and with the North line of said Goddard tract, at 1319.39 feet a one inch pipe, found in place, a total distance of 1339.80 feet to a 60d nail, set, in the center of a road easement being recorded in Volume 513, Page 450 of the Deed Records of Parker County, Texas, said point being the Southeast corner of that certain tract conveyed to Richard A. Lopez and Melissa D. Lopez by deed recorded in Document Number 201501123 of the Real Records of Parker County, Texas, for the Southwest corner of this tract:

THENCE N 24D 10' 41" W, along and with the East line of said Lopez tract and the center of said road easement, a distance of 332.00 feet to a 60d nail, found in place, for an angle point of this tract:

THENCE N 41D 55' 03" W, along and with the East line of said Lopez tract and the center of said road easement, a distance of 153.55 feet to a P.K. nail, set, for an angle point of this tract:

THENCE N 19D 21' 59" W, along and with the East line of said Lopez tract and the center of said road easement and along and with the East line of that certain tract conveyed to Robert and Nicole Goodard by deed recorded in Document Number 201325446 of the Real Records of Parker County, Texas, a distance of 474.99 feet to a P.K. nail, set, for an angle point of this tract:

THENCE N 03D 57' 21" W, along and with the East line of that certain tract conveyed to Jason L. Case by deed recorded in Volume 1819, Page 1889 of the Real Records of Parker County, Texas, and the center of said road easement, a distance of 250.04 feet to a P.K. nail, found in place, for an angle point of this tract:

THENCE N 18D 34' 56" W, along and with the East line of said Case tract and the center of said road easement, a distance of 78.86 feet to a P.K. nail, set, for the most Southerly Northwest corner of this tract:

THENCE N 89D 53' 47" E, along and with the South line of that certain tract conveyed to Michael C. Haley by deed recorded in Volume 2732, Page 1812 of the Real Records of Parker County, Texas, at 15.97 feet a 60d nail, found in place, continuing along and with the South line of that certain tract conveyed to David T. and Jennifer Haley by deed recorded in Volume 2646, Page 855 of the Real Records of Parker County, Texas, continuing along and with the South line of that certain tract conveyed to Ryan Steadham and Jessica Steadham by deed recorded in Volume 2646, Page 865 of the Real Records of Parker County, Texas, continuing along and with the South line of that certain tract conveyed to Kristen A. Moore by deed recorded in Volume 2732, Page 1815 of the Real Records of Parker County, Texas, continuing along and with the South line of that certain tract conveyed to Jason Omi and Lacy Caruthers by deed recorded in Volume 2895, Page 242 of the Real Records of Parker County, Texas, a total distance of 1108.51 feet to a one inch pipe, found in place, said point being the Southeast corner of said Omi and Caruthers tract, for an ell corner of this tract:

THENCE N 00D 20' 03" W, along and with the East line of said Omi and Caruthers tract and continuing along and with the East line of said Haley tract, a distance of 450.63 feet to the place of beginning and containing 50.52 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, representative for Topline Custom Contracting, Inc. do hereby adopt this plat designating the herein described real property as Lots 1 through 23, The Villas, an addition in Parker County, Texas and do hereby dedicate to the public's use forever, the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of contructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 9 day of August 2018.

Brady M. Lockburn
Representative for Topline Custom Contracting, Inc.

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 Topline Custom Contracting, Inc., 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9th day of August 2018.

Laurie Ball
Notary Public

3-28-20
My Commission Expires

LAURIE A BALL
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 03-28-2020
NOTARY ID 6192540

ACCT. NO.: 18094
SCH. DIST.: WE
CITY:
MAP NO.: H-11 DWE

LIENHOLDER:

Signature of Lienholder
This the 9th day of August 2018
Laurie Ball
Notary Public, State of Texas

LAURIE A BALL
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 03-28-2020
NOTARY ID 6192540

Ownership and Development Representative
Topline Custom Contracting, Inc.
108 Buckingham Court
Weatherford, Texas 76088

SINCE 1976

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

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 JUNE, 2018.

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

STATE OF TEXAS REGISTERED B.F. RIVERS 2190 LAND SURVEYOR

NOTES:
1) This plat represents property which has been platted and certification as prescribed in Texas Local Government Code Section 232.0032. Purchaser is advised to question seller as to the groundwater availability.
2) Water source is from private water wells.
3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
4) 10 feet wide utility easement along all property lines.

21459.010.000.00 21459.009.000.50

FINAL PLAT SHOWING
LOTS 1 THROUGH 23

SWEET SPRINGS VILLAS

AN ADDITION IN PARKER COUNTY, AND BEING 50.52 ACRES OF LAND SITUATED IN THE T.& P. RR. CO. SURVEY, SECTION NO. 145 ABSTRACT NO. 1459, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 144 DATE _____.