

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY CHICAGO TITLE CO., IN TITLE COMMITMENT C.F. NO. CTPA-70-8000702200004, DATED JANUARY 24, 2022.

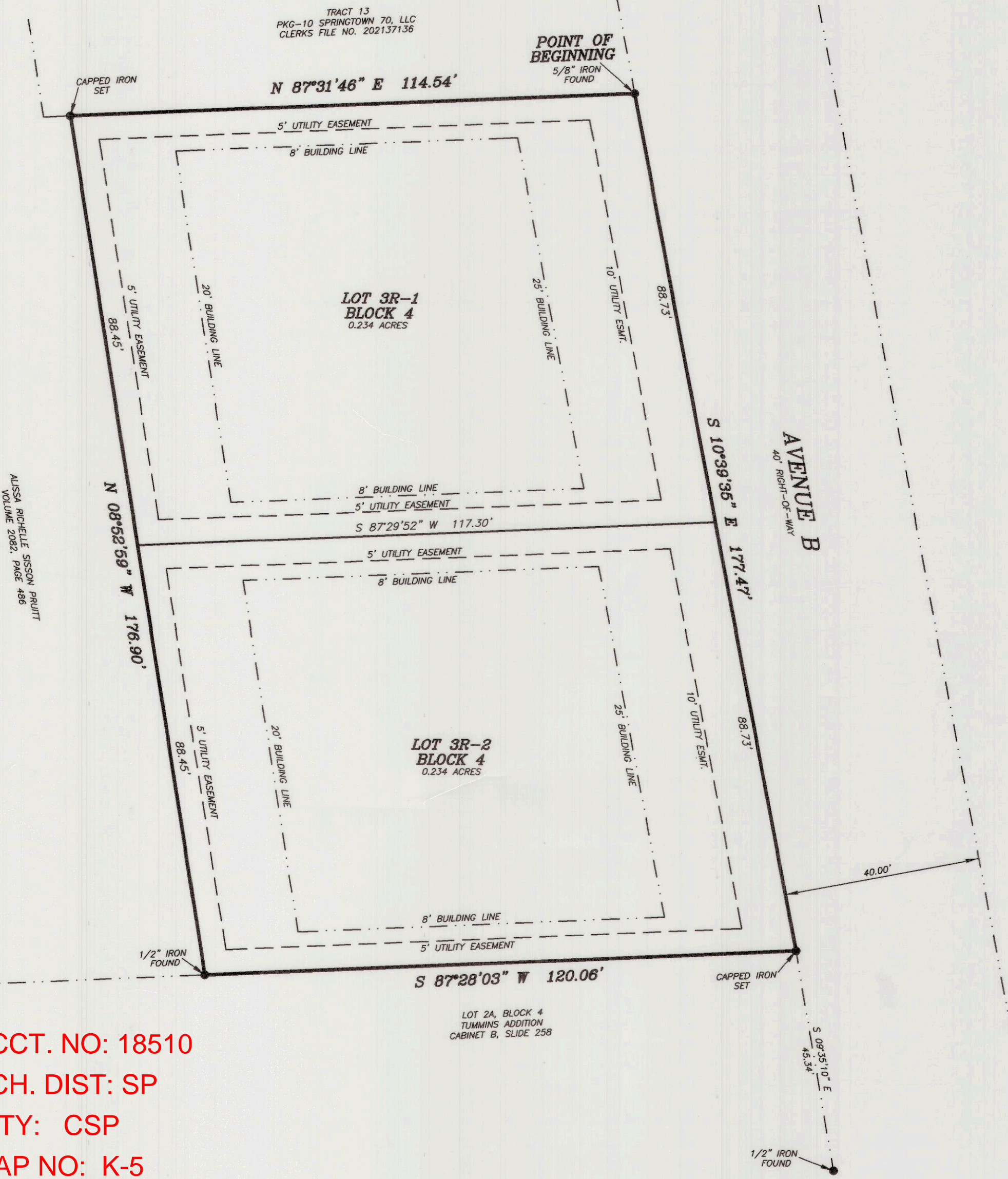
ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL CORNERS ARE CAPPED 2023 IRONS SET, UNLESS OTHERWISE NOTED.

202418942 PLAT Total Pages: 1

18510.004.003.60

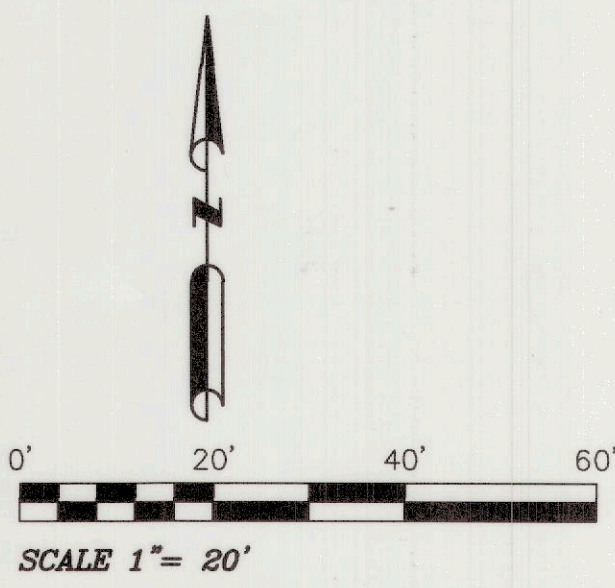


PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
CHAIRMAN
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

July 28, 2022
APPROVAL DATE
MAYOR
CITY SECRETARY



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MARCH 14, 2022

OWNER/DEVELOPER:
DARRELL HORTON &
BRANDON HORTON
P.O. BOX 683
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202418942
07/24/2024 10:22 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F756

PLAT REVISION
Showing Lots 3R-1 & 3R-2, Block 4
Tummins First Addition,
an Addition to the City of Springtown and being
0.468 acres of land and being a revision of a
portion of Lot 3, Block 4, Tummins First Addition,
recorded in Volume 29, Page 641, Deed Records,
Parker County, Texas.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Darrell Horton and Brandon Horton, are the owners of the following described real property to wit:

Description for a 0.468 acre tract of land, said tract being a portion of Lot 3, Block 4, TUMMINS FIRST ADDITION, an addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Volume 29, Page 641, Plat Records, Parker County, Texas, said tract being the same tract of land described in deed to Darrell Horton and Brandon Horton, recorded in Clerks File No. 202207032, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found in the West line of North Avenue B, said iron being for the Northeast corner of said Clerks File No. 202207032, and the Southeast corner of that certain tract of land known as Tract 13, in deed to PKG-10 Springtown 70, LLC., recorded in Clerks File No. 202137136, Real Records, Parker County, Texas, and being by deed call, S 81°49'30" E, 240.00 feet and North, 200.00 feet from the Southwest corner of said Lot 3, Block 4, TUMMINS FIRST ADDITION;

THENCE S 10°39'35" E, with the West line of said North Avenue B, 177.47 feet to a capped iron set at the Northeast corner of Lot 2A, Block 4, TUMMINS ADDITION, recorded in Cabinet B, Slide 258, Plat Records, Parker County, Texas;

THENCE S 87°28'03" W, with the North line of said Lot 2A, Block 4, 120.06 feet to a 1/2" iron found at the Southeast corner of that certain tract of land described in deed to Alissa Richelle Sisson Pruitt, recorded in Volume 2082, Page 486, Real Records, Parker County, Texas;

THENCE N 08°52'59" W, with the East line of said Volume 2082, Page 486, 176.90 feet to a capped iron set in the South line of said Clerks File No. 202137136;

THENCE N 87°31'46" E, with the South line of said Clerks File No. 202137136, 114.54 feet to the POINT OF BEGINNING and containing 0.468 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Darrell Horton and Brandon Horton, do hereby adopt this plat of the hereinabove described real property as.....

Lots 3R-1 & 3R-2, Block 4,
TUMMINS FIRST ADDITION
City of Springtown, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 4th day of December, 2022.

Darrell Horton
Darrell Horton
Brandon Horton
Brandon Horton

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Darrell Horton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of December, 2023.

Melissa Utley
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Horton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of December, 2023.

Melissa Utley
Notary Public State of Texas

