

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

Whereas JCC&C, LLC acting by and through Mark Coleman, acting by and through its duly authorized secretary, is the owner of a part of Lot 3, Block 6 of TUMMINS FIRST ADDITION, an addition to the City of Springtown, Parker County, Texas according to the plat thereof recorded in Volume 29, Page 461 of the Plat Records of Parker County, Texas; embracing all of the 0.50 of an acre tract of land described in the deed to JCC&C, LLC as recorded in Document No. 201514090 of the Official Public Records of Parker County, Texas and being more particularly described my metes and bounds as follows:

BEGINNING at a 60d nail found (whose Northing is 7037010.08 and whose Easting is 2219525.47) for the southeast corner of Lot 3 at the intersection of the westerly right-of-way line of North Avenue D, having a 50 foot right-of-way and the north right-of-way line of East 5th Terrace;

THENCE South 78°0'58" West, along the common line of said Lot 3 and said East 5th Terrace, a distance of 106.07 feet to a 1" iron pipe found for the southwest corner of said 0.50 of an acre tract and the southeast corner of a called 0.50 of an acre tract of land described in the deed to Chris A. Peirson as recorded in Volume 1668, Page 137 of the of the Deed Records of Parker County, Texas;

THENCE North 9°46'53" West, along the common line of said JCC&C, LLC tract and said Peirson tract, a distance of 181.56 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said JCC&C, LLC and the northeast corner of said Peirson tract, being in the south line of Lot 1, Block 1 of BLACKMON ADDITION, an addition to the City of Springtown, Parker County, Texas according to the plat thereof recorded in Plat Cabinet B, Slide 520 of said Plat Records;

THENCE North 78°11'32" East, along the common line of said JCC&C, LLC and said Lot 1, a distance of 106.17 feet to a capped iron rod found (cap illegible) cor the northeast corner of said JCC&C LLC, the southeast corner of said Lot 1 and being in said west right-of-way line of North Avenue D;

THENCE South 9°44'46" East, along the common line of said JCC&C, LLC tract and said west right-of-way line of North Avenue D, a distance of 181.24 feet to the POINT OF BEGINNING and containing 0.4416 of an acre or 19,236 square feet.

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JCC&C, LLC, does hereby adopt this plat designating the hereinabove described real property as

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.

VISIBILITY TRIANGLES
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCURRED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURVEY OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES

LINEAR FEET OF ROADS: NO NEW ROADS

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORDED THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

According to Map No. 48367C0175E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

an addition to the City of Springtown, Parker County, Texas and do hereby dedicate to the publics use forever the easements shown thereon.

WITNESS my hand at Azle, Parker County, Texas this 24 day of August, 2022.

BY: JCC&C, LLC

Mark Coleman

Mark Coleman
Secretary

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Mark Coleman, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

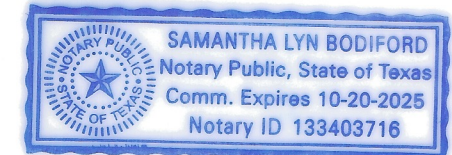
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of August, 2022.

Samantha Lyn Bodiford

Notary Public in and for the State of Texas

My Commission Expires on: Oct. 20, 2025

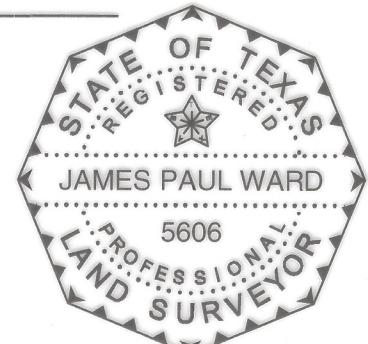
THE STATE OF TEXAS
COUNTY OF PARKER



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.

James Paul Ward

James Paul Ward
Texas Registered Professional



18510
SP
CSP
K-5

FINAL PLAT
LOTS 3R-1 AND 3R-2 BLOCK 6
TUMMINS FIRST ADDITION
an addition to the City of Springtown,
Parker County, Texas being a replat of Lot 3, Block 6, an
addition to the City of Springtown, Parker County, Texas
according to the plat thereof recorded in Volume 29, Page 641
of the Deed Records of Parker County, Texas

0.4416 of an acre

OWNER:
JCC&C, LLC
PO BOX 1705
SPRINGTOWN, TX
MARK COLEMAN

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@wardsurveying.com TPPELS Firm No. 10194435

18510.006.003.10



LOT 15, BLOCK 1
BLACKMON ADDITION
PHASE 2
PLAT CABINET B, SLIDE 596

LOT 1, BLOCK 1
BLACKMON ADDITION
PHASE 1
PLAT CABINET B, SLIDE 520

LOT 3R-1
0.2161 OF AN ACRE
9,413 SQ. FT.

LOT 3R-2
0.2255 OF AN ACRE
9,823 SQ. FT.

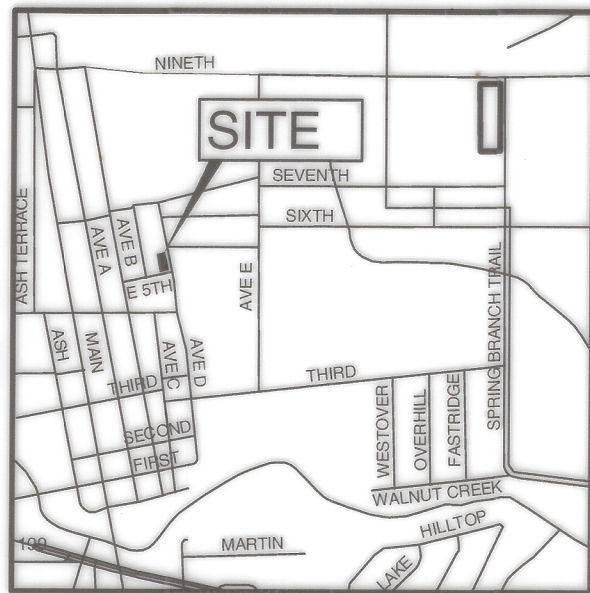
CALLED 0.50 OF AN ACRE
CHRIS A. PEIRSON
VOLUME 1668, PAGE 137

NORTH AVENUE C
50' RIGHT OF WAY

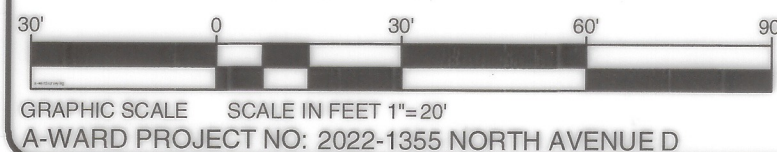
NORTH AVENUE D
50' RIGHT OF WAY

EAST 5TH TERRACE
50' RIGHT OF WAY
31.0' BACK TO BACK
ASPHALT PAVEMENT

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION



LOCATION MAP
SCALE 1"=2000'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202233378
09/08/2022 10:35 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

CITY OF SPRINGTOWN
CITY COUNCIL
APPROVAL DATE: July 21, 2022
MAYOR: *[Signature]*
SECRETARY: *[Signature]*
CITY OF SPRINGTOWN
PLANNING AND ZONING
APPROVAL DATE: _____
CHAIRMAN: *[Signature]*
SECRETARY: _____

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