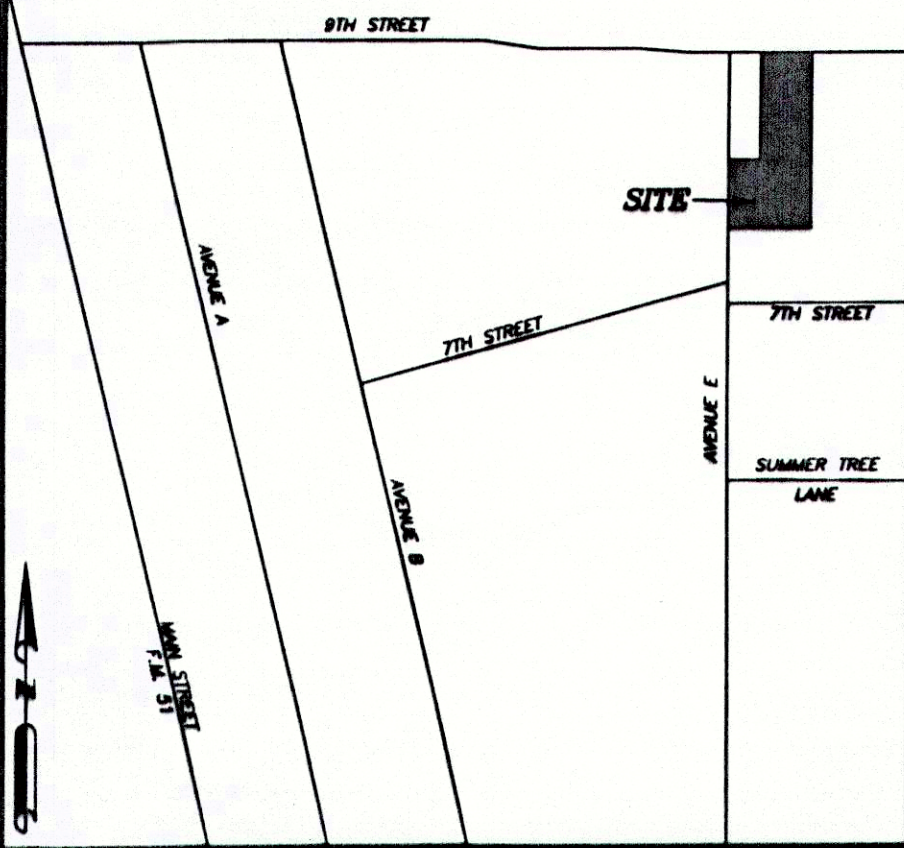


VICINITY MAP
(NOT TO SCALE)



201511397 PLAT Total Pages: 1

D-416

BASIS OF BEARING PER PLAT.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

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

1/2" IRONS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

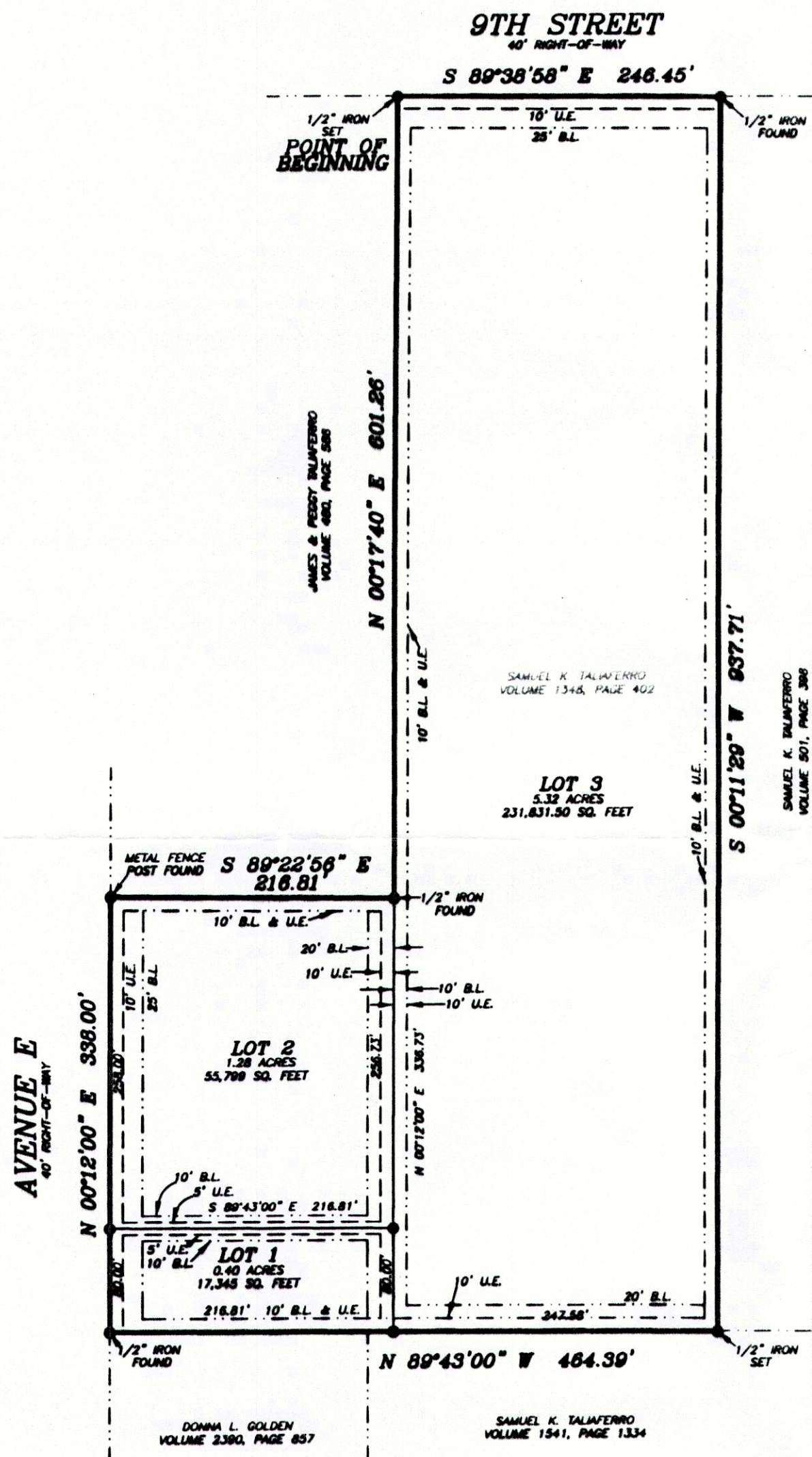
25' BUILDING LINE ALONG THE FRONT OF ALL LOTS.

20' REAR BUILDING LINES

10' SIDE BUILDING LINES.

10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS.

5' UTILITY EASEMENTS ALONG THE SIDE AND REAR OF ALL LOTS.



STATE OF TEXAS |
COUNTY OF PARKER |

KNOW ALL MEN BY THESE PRESENTS, That Samuel K. Taliaferro, is the owner of the following described real property to wit:

7.00 acres of land situated in the JOHN H. CARTER SURVEY, Abstract No. 234, Parker County, Texas, said tract being the same tract of land described in deed to Samuel K. Taliaferro, recorded in Volume 1348, Page 402, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING 1/2" iron set in the South line of 9th Street, said iron being by deed call, S 00°15'00" W, 3192.90 feet, S 00°12'00" W, 98.00 feet and S 89°43'00" E, 256.68 feet from the Northwest corner of said John H. Carter Survey;
THENCE S 89°38'58" E, with the South line of said 9th Street, 246.45 feet to a 1/2" iron found;
THENCE S 00°11'29" W, 937.71 feet to a 1/2" iron set;
THENCE N 89°43'00" W, 464.39 feet to a 1/2" iron found in the East line of Avenue E;
THENCE N 89°12'00" E, 338.00 feet to a metal fence post found;
THENCE S 89°22'56" E, 216.81 feet to a 1/2" iron found;
THENCE N 00°17'40" E, 601.26 feet to the POINT OF BEGINNING and containing 7.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Samuel K. Taliaferro, does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 thru 3
Taliaferro 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 5th day of June, 2015.

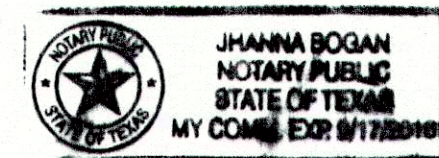
Samuel K. Taliaferro
Samuel K. Taliaferro

STATE OF TEXAS |
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Samuel K. Taliaferro, 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 5th day of June, 2015.

Jhanna Bogan
Notary Public State of Texas



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
May 7, 2015
APPROVAL DATE
David Cockburn
Chairman
Alan S. Saut
Secretary

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
May 19, 2015
APPROVAL DATE
Debra J. Hef
Mayor
Jhanna Bogan
City Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

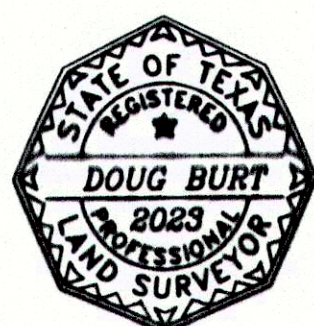
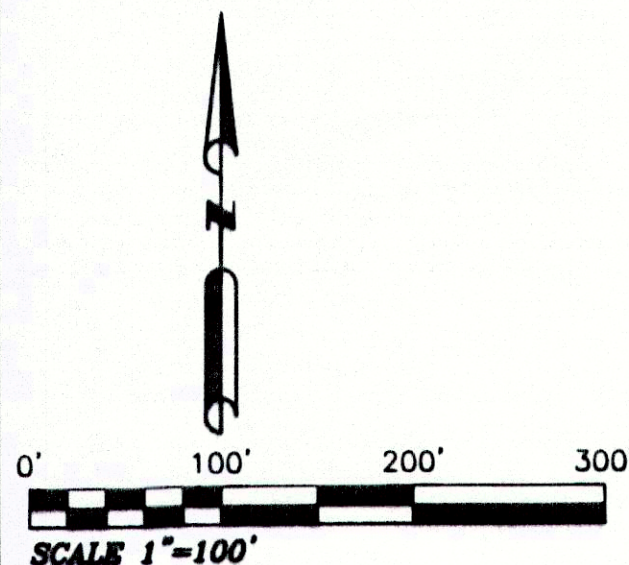
Jeanne Brunson

201511397
06-09-2015 11:25 AM
Fax: 76-90
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO: 18233
SCH. DIST: SP
CITY: SP
MAP NO.: R-5

Plat Showing
Lots 1 thru 3
TALIAFERRO ADDITION,
an Addition to the City of Springtown, Parker County, Texas and
being 7.00 acres of land situated in the JOHN H. CARTER SURVEY,
Abstract No. 234, Parker County, Texas.

20234.037.001.00



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
FEBRUARY 26, 2015

OWNER/DEVELOPER

SAMUEL K. TALIAFERRO
P.O. BOX 463
SPRINGTOWN, TEXAS 76082

NRB SURVEYING
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439