

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

February 28, 2020
APPROVAL DATE

[Signature]
CHAIRMAN

SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

February 27, 2020
APPROVAL DATE

[Signature]
MAYOR

[Signature]
CITY SECRETARY

202130988 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Daryl D. Anderson and Judith A. Anderson, being the owners of that certain 2.67 acre tract of land more particularly described as follows:

Description for a tract of land situated in the W.D. HARRISON SURVEY, ABSTRACT NO. 580, Parker County, Texas and being that certain tract of land described by deed to Daryl D. Anderson and Judith A. Anderson recorded in Clerk's File No. 201522514, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 2.5" metal post found being SOUTH, 48.39 feet from the Northeast corner of the G.W. YOUNG SURVEY, ABSTRACT NO. 1697;

THENCE S 88°38'28" E, along the North line of said Anderson tract, 575.98 feet to a 1/2" iron found in the West line of Dorothy Lane;

THENCE S 01°51'32" W, along the West line of said Dorothy Lane, 2015.15 feet to a 5/8" iron found;

THENCE N 88°05'28" W, along the South line of said Anderson tract, 574.32 feet to a 1/2" iron found in the West line of said Anderson tract;

THENCE N 01°23'16" E, 199.62 feet to the POINT OF BEGINNING and containing 2.67 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Daryl D. Anderson and Judith A. Anderson, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 and 2,
W.D. HARRISON NO. 580 ADDITION
City of Springtown E.T.J., Parker County, Texas

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

Executed this the 3 day of AUGUST, 2020.

[Signature]
Daryl D. Anderson

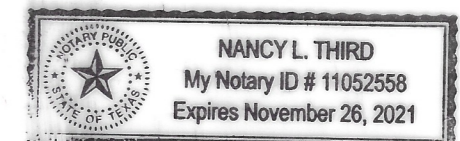
[Signature]
Judith A. Anderson

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Daryl D. Anderson, 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 3 day of AUGUST, 2020.

[Signature]
Nancy L. Thrid
Notary Public State of Texas

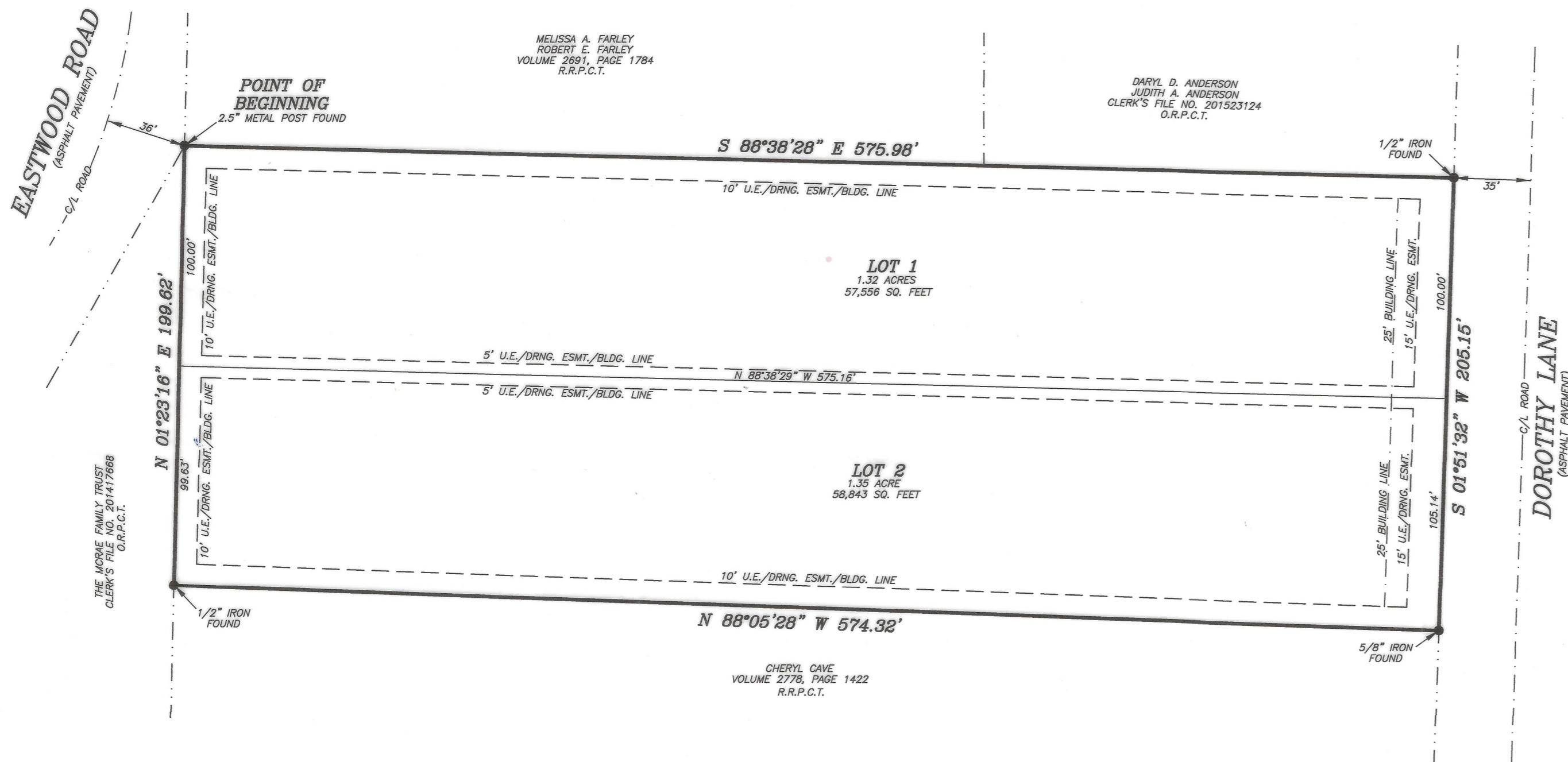
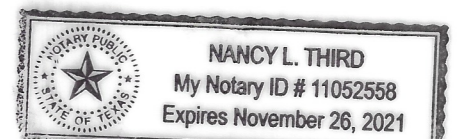


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Judith A. Anderson, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of AUGUST, 2020.

[Signature]
Nancy L. Thrid
Notary Public State of Texas



18986
SP
L-16

20580.010.000.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202130988
08/06/2021 01:02 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER

DARYL & JUDITH ANDERSON
17 VILLAGE DRIVE
CHICKASHA, OK 73018
316-648-9342

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

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

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND GAS PIPELINES OR UTILITIES. CONTACT 811 FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

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.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

Plat Showing
Lots 1 and 2,
W.D. HARRISON NO. 580 ADDITION,
2.67 acres of land situated in the
W.D. HARRISON SURVEY, Abstract No. 580,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.



SCALE 1" = 50'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800



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

[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
FEBRUARY 3, 2020

F 26

NOTE: EXISTING STRUCTURES ARE PRE-EXISTING AT THE TIME OF PLATTING AND ARE SITUATED INSIDE THE BUILDING LINES. IF EVER THE EXISTING STRUCTURES ARE REMOVED BY WHATEVER MEANS, THEN ANY NEW CONSTRUCTION WILL HAVE TO COMPLY WITH THE BUILDING LINES SHOWN HEREON.