

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface 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

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

OWNERS/DEVELOPERS:
Darrell Horton and
Brett Horton
617-223-1765
P O Box 683
Springtown, TX 76082

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STATE OF TEXAS
COUNTY OF PARKER

202016255 PLAT Total Pages: 1

WHEREAS, DARRELL HORTON AND BRETT HORTON (Doc No. 201921590), being the sole owners being of Lots 1, 2, 29, 30 and a portion of Lots 3 and 28, Block 6, WILSON'S 1ST ADDITION, being 1.83 acres located in the R.W. HANEY SURVEY, Abstract No. 691, City of Springtown, Parker County, Texas, according to the plat recorded in Book 15, Page 18, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the southeast corner of said Lot 1, said Block 6 at the intersection of the north right of way line of West Fifth Street and the west right of way line of North Ash Terrace;

THENCE N 89°27'14" W, with the north right of way line of said West Fifth Street, 237.97 feet to a 3/8" iron rod found at the southeast corner of a tract of land described by deed to Clarence Westmorland recorded in Doc No. 201628413, Official Records, Parker County, Texas;
THENCE N 00°38'26" E, with the east line of said Clarence Westmorland tract, 335.49 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of a tract of land described by deed to Jackie D. Cole recorded in Volume 2490, Page 1132, Official Records, Parker County, Texas;
THENCE S 89°27'14" E, with the south line of said Jackie D. Cole tract, 237.97 feet to a post in the west right of way line of said North Ash Terrace;
THENCE S 00°38'26" W, with the west right of way line of said North Ash Terrace, 335.49 feet to the POINT OF BEGINNING and containing 1.83 acres (79,835 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DARRELL HORTON AND BRETT HORTON, does hereby adopt this plat designating the hereinabove described real property as LOTS 1R THROUGH 6R, BLOCK 6, WILSON'S 1st ADDITION, BEING 1.83 ACRES LOCATED IN THE R. W. HANEY SURVEY, ABSTRACT No. 691, TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, being a replat of Lots 1, 2, 29, 30 and a portion of Lots 3 and 28, Block 6, Wilson's 1st Addition, an addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Book 15, Page 18, Deed Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at _____ Parker County, Texas this 22 day of May, 2020.

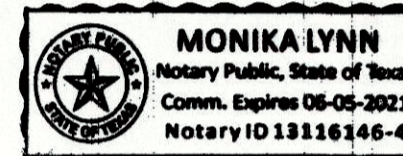
Darrell Horton
Darrell Horton
Brett Horton
Brett Horton

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared DARRELL HORTON, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of May, 2020.

Monika Lynn
Notary Public in and for the State of Texas
My Commission Expires On: 05/05/2021

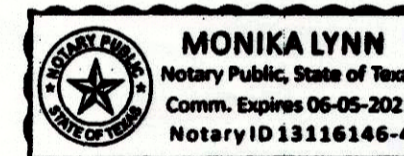


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared BRETT HORTON, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of May, 2020.

Monika Lynn
Notary Public in and for the State of Texas
My Commission Expires On: 05/05/2021



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.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
March 2020



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

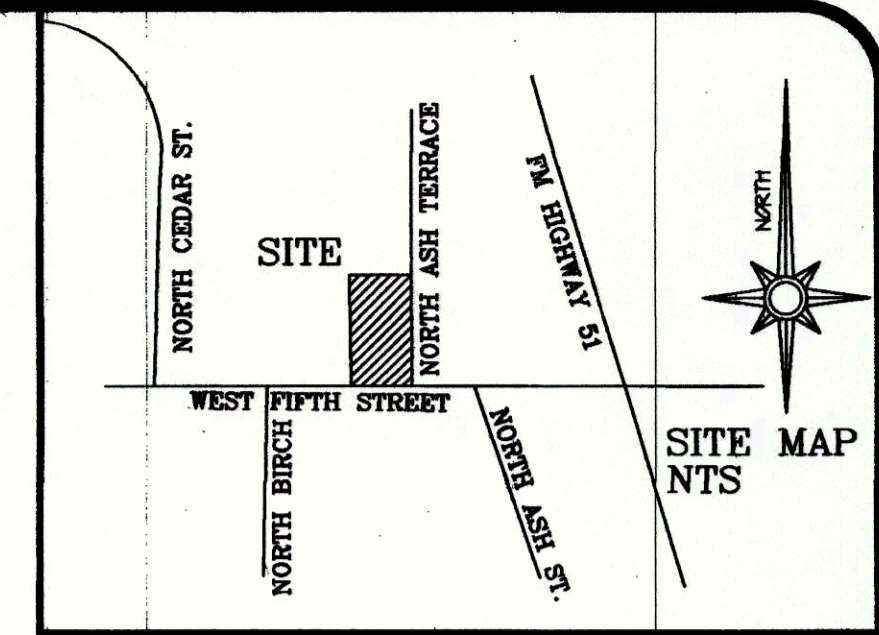
Lila Beakle

202016255
05/08/2020 02:10 PM
Fee: 75.00
Lila Beakle, County Clerk
Parker County, Texas
PLAT

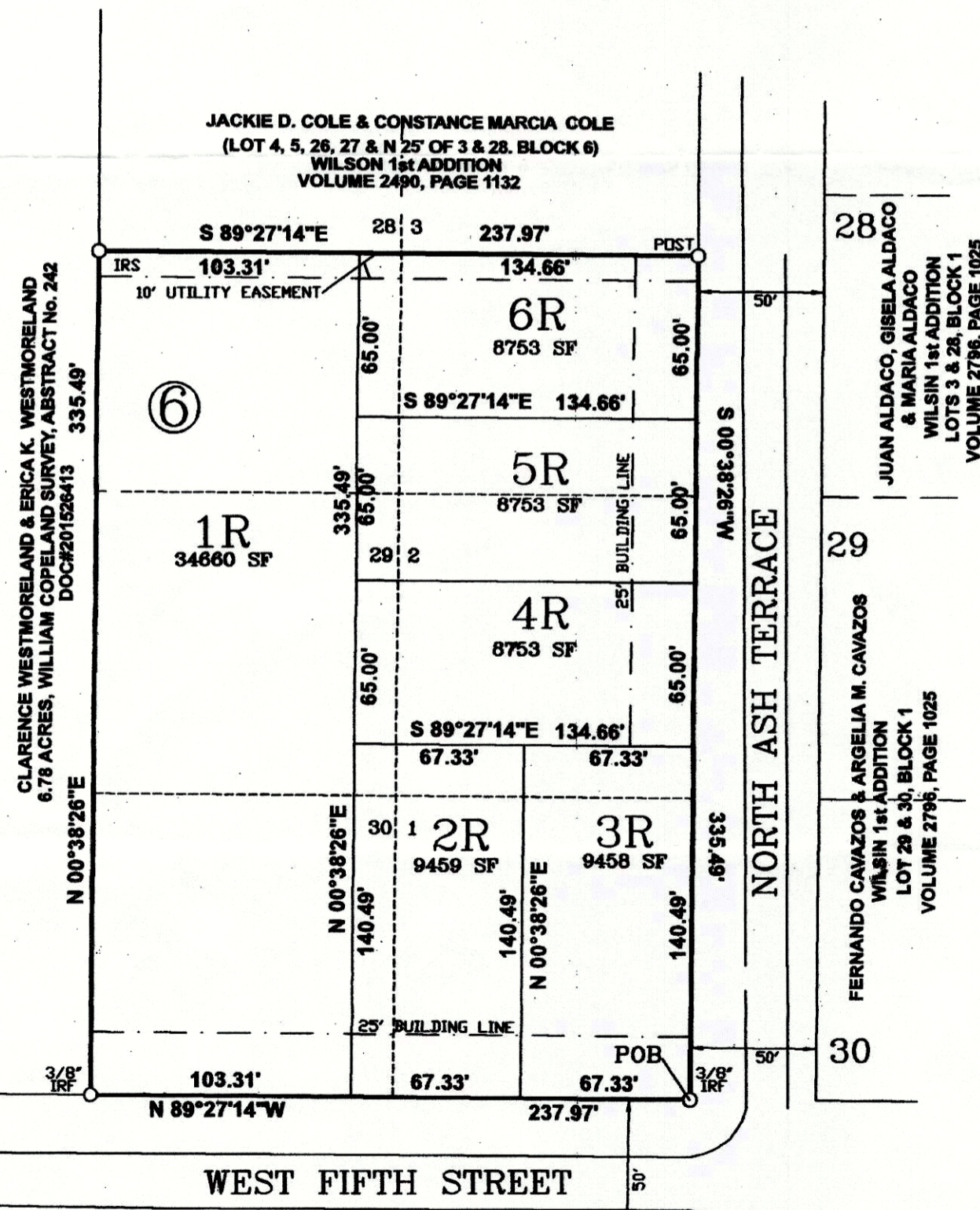
Cabinet/Instrument#

E 527

60 0 60 120 180
GRAPHIC SCALE - FEET



NOTE:
SIDE BUILDING 8'
REAR BUILDING 20'
10' UTILITY EASEMENT ALONG ALL STREETS
6' UTILITY EASEMENT ALONG THE SIDES AND REAR OF ALL LOTS
ZONING OF PROPERTY AND ADJACENT PROPERTIES IS SF-2, SINGLE FAMILY



CITY OF SPRINGTOWN
CITY COUNCIL

APPROVAL DATE N/A MAYOR _____ SECRETARY _____

CITY OF SPRINGTOWN
PLANNING & ZONING

APPROVAL DATE April 3, 2020 *Lillian McPeak* CHAIRMAN SECRETARY _____

19580.006.001.00
19580.006.028.00

FINAL REPLAT OF
LOTS 1R THROUGH 6R, BLOCK 6
WILSON'S 1st ADDITION
BEING 1.83 ACRES LOCATED IN THE
R. W. HANEY SURVEY ABSTRACT No. 691
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
Being a replat of Lots 1, 2, 29, 30 and a
portion of Lots 3 and 28, Block 6
Wilson's 1st Addition, an addition to the
City of Springtown Parker County, Texas

ACCT. NO.: 19580
SCH. DIST.: SP
CITY: SP
MAP NO.: K-5

SCALE: 1" = 60'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10068500