

Plat Notes:

Contact 811 for exact location of pipelines and/or underground utilities.

According to a copy of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map Number 48367C0175 E effective date September 26, 2008 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

Bearings referenced to NAD-83 North Central Texas Zone (4202)

1/2" iron rod with a orange plastic cap stamped MDH RPLS 5947 set at all corners, unless otherwise noted.

Subject property lies within the E.T.J. of the City of Springtown, Parker County, Texas.

50' building line along all roads.

10' building lines along side and rear lot lines.

10' drainage & utility easement along all sides.

Water to be provided by Walnut Creek SUD

Sewer to be provided by private septic system.

Area Summary:
 4 Residential lots: 7.979 Ac.
 Road Dedication: 0.028 Ac.
 Total: 8.007 Ac.

STATE OF TEXAS
 COUNTY OF PARKER

OWNER'S ACKNOWLEDGMENT AND DEDICATION

Whereas Kimberly Holmes f/k/a Kimberly Michelle Trest and husband Clint W. Holmes, the owners of a 8.007 acre tract in the D.A. Young Survey, Abstract Number 2680, Parker County, Texas, being a certain called 8.000 acre tract described in Volume 1678, Page 1538, Real Records, Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a 2" steel fence post found in the East line of a certain called 2.33 acre tract recorded in Volume 2145, Page 333, Official Records, Parker County, Texas for the Northwest corner of said 8.000 acre tract and the Southwest corner of a certain called 2.00 acre tract recorded in Volume 1732, Page 854, Official Records, Parker County, Texas and said point being by previous description 337.28 feet South 01°20'09" West from the Northwest corner of said Young Survey;

THENCE North 89°33'05" East a distance of 731.07 feet to a 1/2" iron rod found in the West right-of-way of Old Springtown Road for the Northeast corner of said 8.000 acre tract and the Southeast corner of a certain called 1.00 acre tract recorded in Volume 2867, Page 1700, Official Records, Parker County, Texas;

THENCE South 00°11'19" East with said right-of-way a distance of 478.94 feet to a 1/2" iron rod found for the Southeast corner of said 8.000 acre tract and the Northeast corner of a certain called 3.00 acre tract recorded in Clerk's File Number 201706758, Official Records, Parker County, Texas;

THENCE South 89°31'35" West a distance of 724.95 feet to a 1/2" iron rod found in the East line of a certain called 7.65 acre tract recorded in Volume 2063, Page 1033, Official Records, Parker County, Texas for the Southwest corner of said 8.000 acre tract and the Northwest corner of said 3.00 acre tract;

THENCE North 00°55'14" West passing a 1/2" iron rod found for the Northeast corner of said 7.65 acre tract and the Southeast corner of said 2.33 acre tract at a distance of 458.45 feet, in all a distance of 479.27 feet to the POINT OF BEGINNING and containing 8.007 acres of land and designated herein as Lots 1-4, Block 1, Young-Holmes Addition, an Addition to the City of Springtown Extra Territorial Jurisdiction, Parker County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Kimberly Holmes
 Kimberly Holmes
 Date: 6-14-19

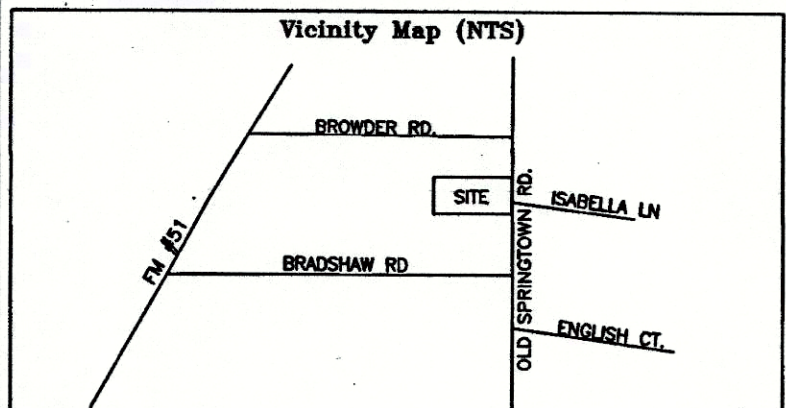
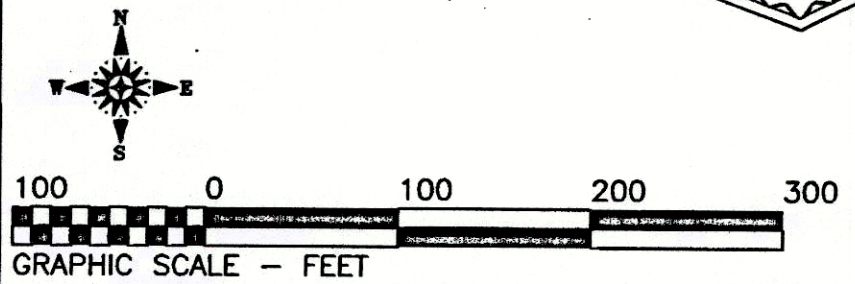
Clint W. Holmes
 Clint W. Holmes
 Date: 6-14-19

STATE OF TEXAS
 COUNTY OF PARKER

SURVEYOR'S CERTIFICATION:

I, M.D. HERRIGERS, a Registered Professional Land Surveyor in the State of Texas, hereby certify this plat is true and correct and was prepared from an actual survey made on the ground in the month of March 2019, under my personal supervision.

M.D. Herrigers
 M.D. Herrigers R.P.L.S. 5947
 Date: 6-10-19



Owner/Developers:
 Clint W. & Kimberly Holmes
 8915 Old Springtown Road
 Springtown, TX 76082

MDH SURVEYING
 348 CUNDIFF-CRAFTON RD.
 CHICO, TX 76431
 940-644-2800
 mdhsurveying@hotmail.com
 Texas Registration No. 10163500

PLANNING & ZONING COMMISSION
 CITY OF SPRINGTOWN, TEXAS

June 6, 2019
 Approval Date

John McElroy
 Chairman

Donna L. Garrett
 Secretary

CITY COUNCIL
 CITY OF SPRINGTOWN, TEXAS

Approval Date

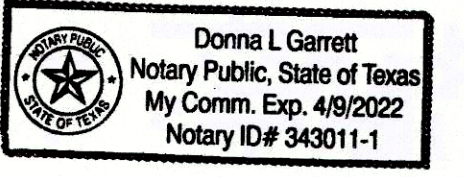
N/A
 Mayor

Donna L. Garrett
 City Secretary

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 19927
 SCH. DIST.: SP
 CITY: K-L
 MAP NO.: 22660.004.010.00

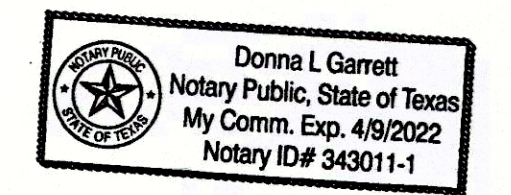


STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Clint W. Holmes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 14th day of June 2019.

Donna L. Garrett
 NOTARY PUBLIC
 PARKER COUNTY, TEXAS



201915548
 06/24/2019 01:37 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FINAL PLAT
 LOTS 1-4, BLOCK 1
 Young-Holmes Addition

being a 8.007 acre tract situated in the D.A. Young Survey, Abstract Number 2680 City of Springtown Extra Territorial Jurisdiction, Parker County, Texas