Dock 587861 Book 2466 Page 1836 200 VICINITY MAP SCALE: 1"=100" Bock 607861 Feam: \$66.00 68/99/2006 18:3900 # Pages 1 Filed & Recorded in Official Records of PARKER COUNTY, TEXAS HUNT VOLUME 1450, PAGE 483 PARKER COUNTY 911 MAPSCO PAGE 1 D.E. PEARCE SURVEY **ABSTRACT NO. 1088** FUTURE DEVELOPMENT REMANDER VOLUME 2386, PAGE 1986 S 68° 16'00" E 552.00 15' WATER LINE ESMI VOLUME 746, PAGE 3 6 LOT 2 **GENERAL NOTES** 1.978 ACRE BLOCK 1 25' FRONT BUILDING LINE LOT 1 15' REAR BUILDING LINE 5' SIDE BUILDING LINE 2.013 ACRE 15' UTILITY EASEMENT ALONG ALL ROADS AND PERIMETER OF SUBDIVISION 10' UTILITY EASEMENT CENTERED ALONG ALL LOT LINES 1/2" MICHS PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURWATURE UNLESS OTHERWISE NOTED POST N 6504901" W 189.591/2" RON-N 65°4901° W 363.00 3.989 TOTAL ACRES
1.976 ACRE MINAMIN
2 LOTS COMMERCIAL ONSITE SEWAGE PER T.C.E.Q. & PARKER COUNTY RULES AND REGULATIONS LONE STAR GAS COMPANY VOLUME 526. PAGE 328 OWNER/DEVELOPER: CITY OF SPRINGTOWN GRUBES MANESTMENTS INC. SOO MALL ROAD SPRINGTOWN, TEXAS 76082 PARKER COUNTY, TEXAS VOL. 2389, PG. 1986, O.R.P.C.I. WHEREAS THE FLANNING AND ZONING COMMISSION OF THE

CITY OF SPRINGTONOL TEXAS VOTED AFFRMATIVELY ON THIS SW DAY OF 100 TO APPROVE THES MINAL MLAT. SECRETARY

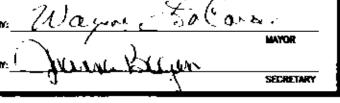


TICAS REGISTRATION NO. 5744 03/FKB/2006



### CITY OF SPRINGTOWN PARKER COUNTY, TEXAS WHEREAS THE CITY COUNCIL OF THE

CITY OF SPRINGTOWN, TRXAS VOTED APPRIMATIVELY ON THIS 212 DAY OF 222 2006 TO APPROVE



## **COMMISSIONERS COURT** PARKER COUNTY, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS

PLAT APPROVAL DATE:

MLEY COUNTY JUDGE JOE BRINKLEY

DANNY CHOATE COMMISSIONER PRECINCT #1

History JOHN ROTH COMMISSIONER PRECINCT 43

JAM WEBSTER COMMISSIONER PRECINCT #4

COMMISSIONER PRECINCE 12

#### OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Grubis Investments Inc. being the owner of a tract of land situated in and being a portion of the D. E. Pearce Survey, Abstract No. 1068, Parker County, Texas and being that certain Tract of land conveyed to Grubis Investments Inc. by deed recorded in Volume 2388, Page 1986, Official Records, Parker County, Texas.

3.989 acres situated in and being a portion of the D. E. PEARCE SURVEY, ABSTRACT No. 1088, Parker County, Texas and being that certain Tract of land conveyed to Grubis Investments Inc. by deed recorded in Volume 2388, Page 1986, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/3" iron set, said iron being called by deed to be, N.89 "55'E., 1580.80 and 3.21\*44W., 900.30 feet from the Northwest corner of said Pearce Survey;

THENCE S 21°44'00" W, with the west line of said F.M. Highway No. 199, 285.29 feet to a 1/2" iron set: THENCE N 65\*49'01" W, 363.00 feet to a 1/2" iron set. THENCE S 21 \*44'00" W, 120.00 feet to a 1/2" iron set: THENCE N 65 \*49'01" W, 189.59 feet to a fence poet; THENCE N 21 "44"00" E, 381.67 feet to a 1/2" iron set: THENCE S 68"18"00" E, 552.09 feet to the POINT OF BEGINNING and containing 3,989 acres of land.

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Grubis investments Inc. does hereby adopt this plat designating the hereinabove described real property as Lots 1 and 2, Block 1 ANGUS ADDITION, an Addition to Perker County, Texas and does hereby dedicate to the public's use forever the streets and or eggements shown hereon.

WITNESS MY HAND on this the  $\frac{2t\Delta}{2}$  day of  $\frac{1}{2}\frac{1}{1+t}\frac{1}{1+t}$  , 2006 Jerry Gřubia, President

STATE OF TEXAS COUNTY OF PARKER

Grubia Investments Inc. being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is within the Extraterritorial Jurisdiction of the City of Springtown, Parker County, Texas.

Grubit/Investments Inc. Jerry Grubis, President

STATE OF TEXAS **COUNTY OF PARKER** 

SCH.

BEFORE ME, the undersigned authority on this day pe Grubis, 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 the  $\frac{N}{2}$  day of  $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$  2006.

Nothing Public in and for the State of Texas	
ACCT. NO : 10135	JHANNA L. BOGAN Hotory Public Starts of Texas Commission Expires DECEMBER 7, 2008

CITY: MAP NO.: 1103.5-002-000-00

FINAL PLAT

# **ANGUS ADDITION**

LOTS 1 AND 2, BLOCK 1 AN ADDITION TO PARKER COUNTY, TEXAS

**BEING 3.989 ACRES SITUATED IN THE** D. E. PEARCE SURVEY, ABSTRACT NO. 1088 PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET <u>C</u>, SLIDE 45



05349P

OFFICE 817-270-2323 FAX 817-270-4181

JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR

