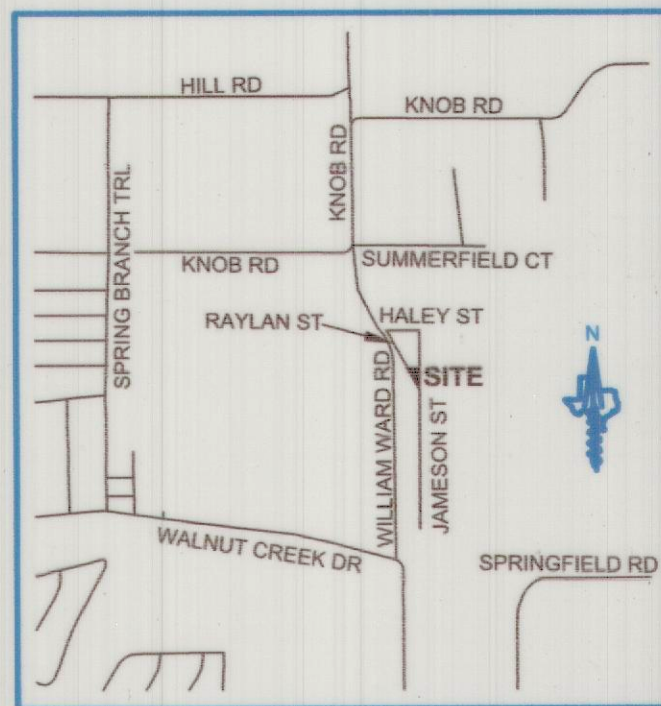
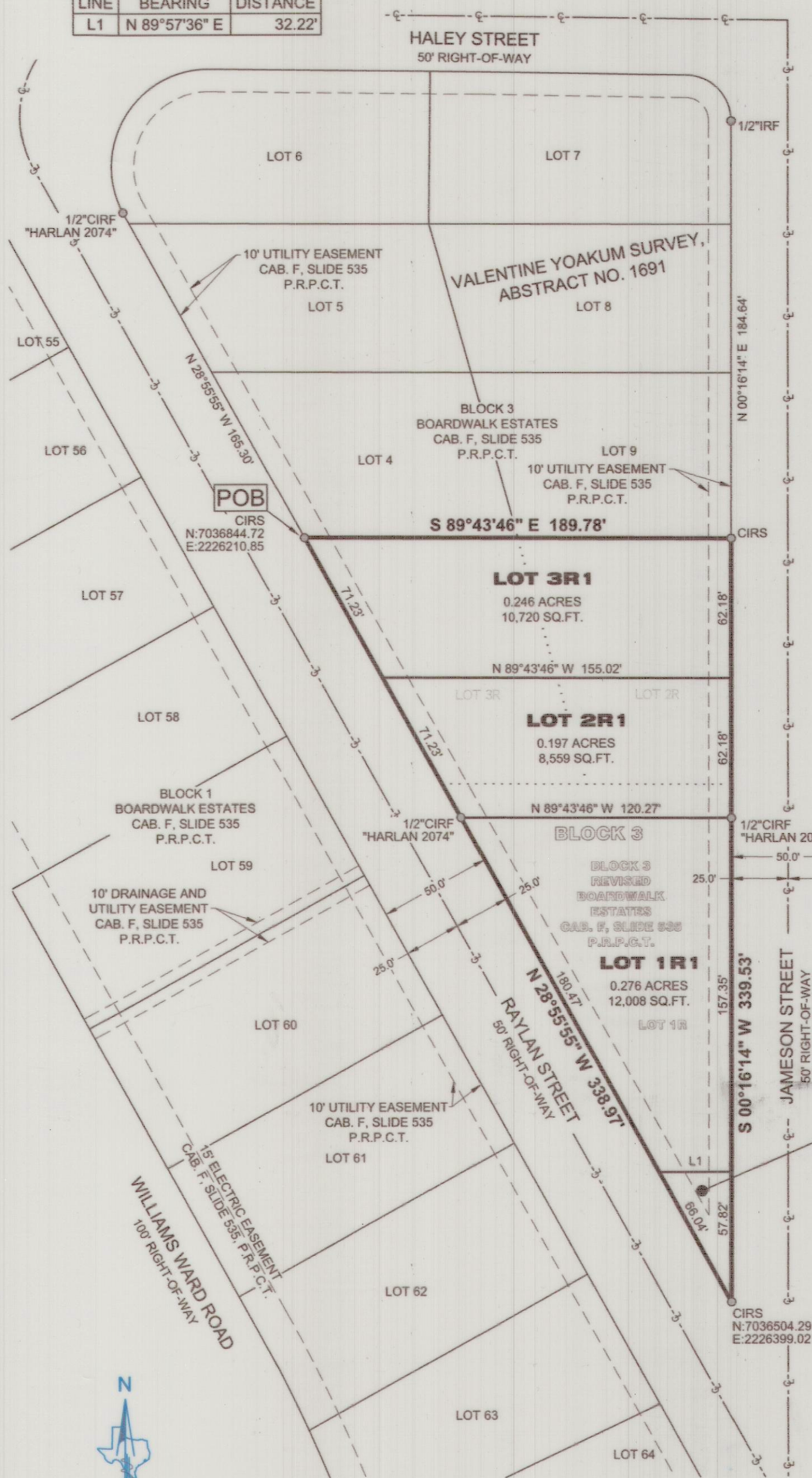


VICINITY MAP
(1" = 2,000')



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°57'36" E	32.22'



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS AL COUTO HOMES INC. is the sole owner of a 0.740 acre tract of land out of the Valentine Yoakum Survey, Abstract Number 1691, situated in the City of Springtown, Parker County, Texas and being all of Lots 1R, 2R and 3R, Block 3, Revised Boardwalk Estates, a subdivision of record in Cabinet F, Slide 535 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Northeast right-of-way line of Raylan Street (50' right-of-way), being the Southwest corner of Lot 4, Block E of said Revised Boardwalk Estates, also being the Northwest corner of said Lot 3R, from which a 1/2" iron rod with yellow plastic cap stamped "HARLAN 2074" found in the West line of Lot 6, Block 3 of said Revised Boardwalk Estates bears N28°55'55"W, a distance of 165.30 feet;

THENCE, S89°43'46"E, along the South line of said Lot 4 and Lot 9 of said Block 3, being the common North line of said Lot 3R and Lot 2R, a distance of 189.78 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Jameson Street (50' right-of-way), being the Southeast corner of said Lot 9, also being the Northeast corner of said Lot 2R, from which a 1/2" iron rod found at the Northeast corner of Lot 7, Block 3 of said Revised Boardwalk Estates bears N00°16'14"E, a distance of 184.64 feet;

THENCE, S00°16'14"W, along the West right-of-way line of Jameson Street, being the common East line of said Lot 2R and 1R, passing at a distance of 124.36 feet, a 1/2" iron rod with yellow plastic cap stamped "HARLAN 2074" found and continuing a total distance of 339.53 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Jameson Street and the Northeast right-of-way line of Raylan Street, being the South corner of said Lot 1R;

THENCE, N28°55'55"W, along the Northeast right-of-way line of Raylan Street, being the common Southwest line of said Lot 1R and said Lot 3R, passing at a distance of 246.50 feet, a 1/2" iron rod with yellow plastic cap stamped "HARLAN 2074" found and continuing a total distance of 338.97 feet to the POINT OF BEGINNING, containing 0.740 acres or 32,217 square feet of land, more or less.

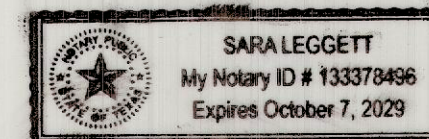
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, AL COUTO HOMES INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as REVISED BOARDWALK ESTATES, LOTS 1R1, 2R1 & 3R1, BLOCK 3, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, being 0.34 acres situated in and being a revision of REVISED BOARDWALK ESTATES as recorded in Plat Cabinet F, Slide 535, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

OWNERS: AL COUTO HOMES INC.

BY: *[Signature]*
Signature
BY: James Kim
Printed Name & Title

11/24/2025
Date



STATE OF TEXAS §
COUNTY OF Hood §

BEFORE ME, the undersigned authority, on this day personally appeared James Kim of Al Couto Homes Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 24th day of November, 2025
Notary Public in and for the State of Texas
10/7/2029
My Commission Expires

10591.003.001.00
10591.003.002.00
10591.003.003.00

10591
SP
K-5

GENERAL NOTES

- The purpose of this plat is to re-subdivide three (3) lots of record and to dedicate right-of-way.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480521 as shown on Map Number 48367C0175E. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, MATTHEW RAABE, do 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.

Matthew Raabe
Matthew Raabe
Registered Professional Land Surveyor #6402
10-21-25
Date



CERTIFICATE OF APPROVAL

CITY OF SPRINGTOWN
CITY COUNCIL
November 20, 2025
APPROVAL DATE
CITY OF SPRINGTOWN
PLANNING AND ZONING
APPROVAL DATE
MAYOR
SECRETARY



EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

LEGEND

CAB. = CABINET
POB = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
PLAT RECORDS, PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202532007
11/24/2025 02:26 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET/INSTRUMENT# G SLIDE 207

FINAL PLAT
LOTS 1R1, 2R1 & 3R1, BLOCK 3
REVISED BOARDWALK ESTATES
AN ADDITION TO THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
BEING A REVISION OF LOTS 1R, 2R AND 3R, BLOCK 3
REVISED BOARDWALK ESTATES
BEING 0.740 ACRES FILED IN CABINET F, SLIDE 535
PLAT RECORDS, PARKER COUNTY, TEXAS