

202331823 PLAT Total Pages: 1

NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811, BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48367C0175E DATED SEPTEMBER 26, 2009, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATE OF TEXAS }
COUNTY OF PARKER }

KNOWALL MEN BY THESE PRESENTS, That Cody Brazil and Cynthia Brazil, are the owners of following described real property, to wit:

FIELD NOTES:

3.104 acres of land situated in the T. & P. RR. CO. SURVEY, Abstract No. 1433, Parker County, Texas, being that certain tract of land described by deed to Cody Brazil and Cynthia Brazil, recorded in Instrument No. 201826422, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southwest corner of said Brazil tract for the Southeast corner of that certain tract of land described as Tract Two by deed to Gloria Segura, recorded in Volume 2313, Page 1372, Real Records, Parker County, Texas, also for the North line of Monticello Drive, from which, a 1/2" iron rod found for the Southwest corner of said Segura bears S 89°16'20" W, 152.97 feet;

THENCE N 00°30'15" W, along the common line of said Brazil tract and said Segura tract, 370.33 feet to a 1/2" iron rod found for the Northwest corner of said Brazil tract and for the Southwest corner of that certain tract of land described by deed to Tyler Kray Casey and Victoria Mae Casey, recorded in Instrument No. 202311629, Official Records, Parker County, Texas, from which, a 1/2" iron rod capped CARTER WFORD found for the Northwest corner of said Casey tract bears N 00°26'35" W, 162.16 feet;

THENCE N 89°20'54" E, along the common line of said Brazil tract and said Casey tract, 364.56 feet to a 1/2" iron rod found in a gravel driveway for the Northeast corner of said Brazil tract and the Southeast corner of said Casey tract, also for the West line of that certain tract of land described by deed to Carroll D. Cearley and Debbie K. Cearley, recorded in Volume 1236, Page 1146, Real Records, Parker County, Texas, from which, a 1/2" iron rod capped CARTER WFORD found for the Northeast corner of said Casey tract bears N 00°28'55" W, 161.94 feet;

THENCE S 00°29'30" E, along the common line of said Brazil tract and said Cearley tract, 371.64 feet to a 3/8" iron rod found for the Southeast corner of said Brazil tract and for the Southwest corner of said Cearley tract, for the North line of said Monticello Drive, from which, a 1/2" iron rod capped RPLS 4277 found for the Southeast corner of said Cearley tract, bears N 89°36'33" E, 145.75 feet;

THENCE S 89°33'19" W, along the South line of said Brazil tract, 364.47 feet to the POINT OF BEGINNING and containing 3.104 acres of land.

NOW, THEREFORE, KNOWALL MEN BY THESE PRESENTS:

That, Cody Brazil and Cynthia Brazil do hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOT 1 AND 2, BLOCK 1
BRAZIL ESTATES

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

EXECUTED this the 21st day of NOV, 2023

Cody Brazil

Cynthia Brazil

10701
SP
L-6

21433.002.000.00

STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Cody Brazil, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 21st day of NOV, 2023

Notary Public, Parker County, Texas
My Commission Expires 11-15-25

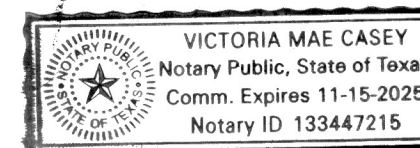
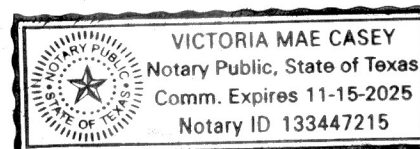
STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority on this day personally appeared Cynthia Brazil, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 21st day of NOV, 2023

Notary Public, Parker County, Texas
My Commission Expires 11-15-25



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202331823
12/13/2023 12:59 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

November 14, 2023

APPROVAL DATE

MAYOR

CITY SECRETARY

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE

CHAIRMAN

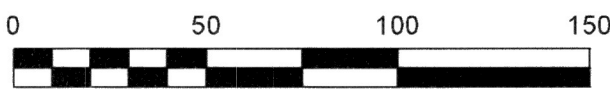
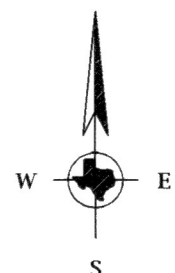
SECRETARY

Final Plat
Lots 1 and 2, Block 1
Brazil Estates,
an Addition to the Extra
Territorial Jurisdiction of
the City of Springtown,
Parker County, Texas.

Being 3.104 acres of land situated in the
T. & P. RR. CO. SURVEY Abstract No. 1433,
Parker County, Texas.

23186 NLR

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
STEPHEN@TXGEO.COM
P.O. BOX 2598
GLEN ROSE, TX 76043
817-819-7987
TBPELS FIRM NO. 10083300



SCALE 1" = 50'

OWNER/DEVELOPER

CODY BRAZIL
339 MONTICELLO DRIVE
SPRINGTOWN, TEXAS 76082
817-240-8880



F632

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

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND OCTOBER 08, 2023