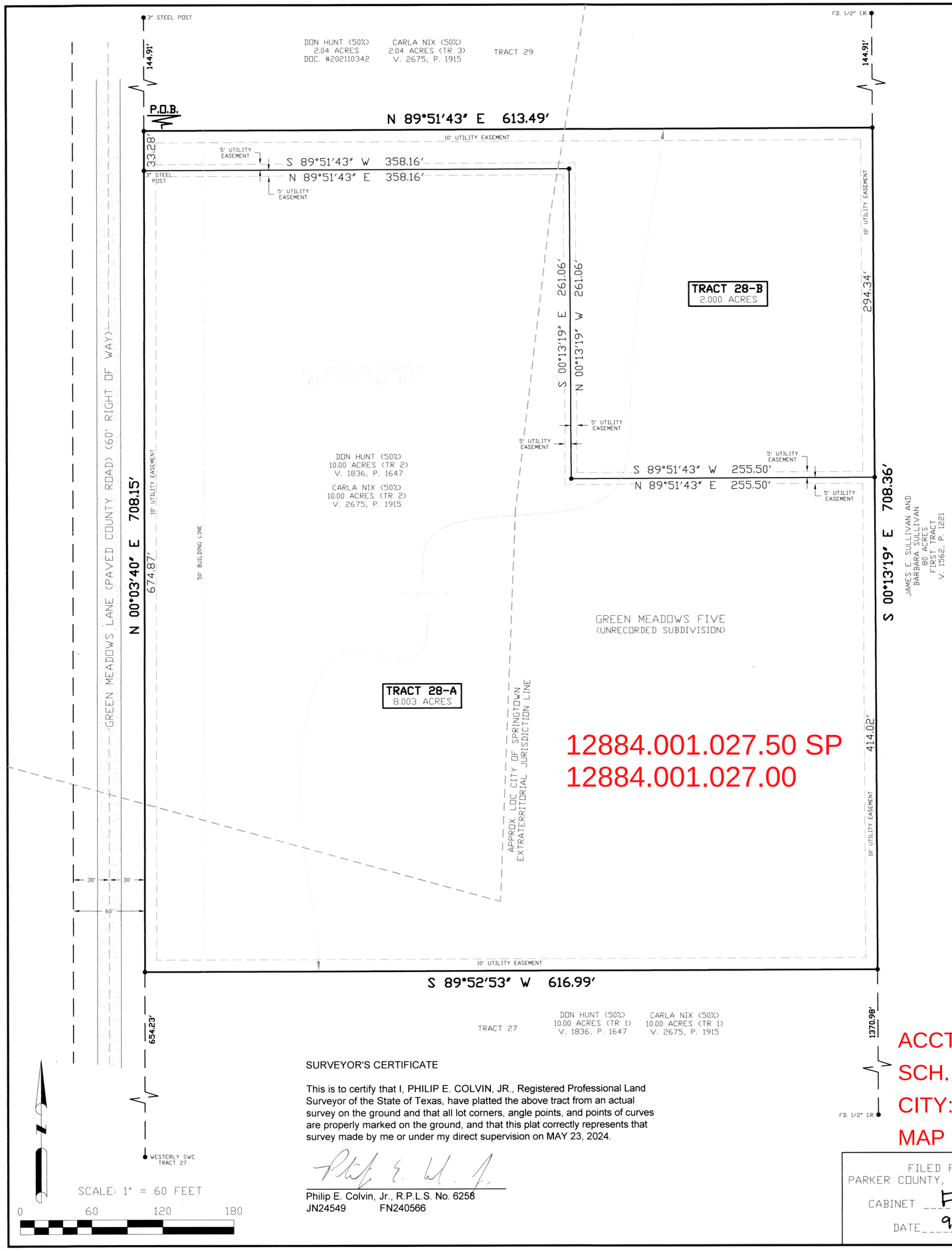


ACCT. NO: 12884
SCH. DIST: SP
CITY:
MAP NO: J-5

LEGAL DESCRIPTION

Of a 10.003 acres tract of land out of J. Franklin Survey, Abstract No. 462, Parker County, Texas; being the same tract described in Volume 1836, Page 1647 of the Real Records of Parker County, Texas and the same tract described in Volume 2675, Page 1915 of the Official Records of Parker County, Texas, being known as Tract 28 of Green Meadows Five, an unrecorded subdivision in Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Green Meadows Lane (paved) and at the southwest corner of Tract 29 of said Green Meadows V for the northwest and beginning corner of this tract.

Thence N. 89 deg. 51 min. 43 sec. E. 613.49 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Tract 29 for the northeast corner of this tract.

Thence S. 00 deg. 13 min. 19 sec. E. 708.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Tract 27 of said Green Meadows V for the southeast corner of this tract.

Thence S. 89 deg. 52 min. 53 sec. W. 616.99 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Green Meadows Lane and at the northwest corner of said Tract 27 for the southwest corner of this tract.

Thence N. 00 deg. 03 min. 40 sec. E. 708.15 feet along the east right of way line of said Green Meadows Lane to the place of beginning.

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0175E, DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

NOTE: WATER WILL BE SUPPLIED BY:
WALNUT CREEK SUD
1155 W HIGHWAY 199
SPRINGTOWN, TX 76082

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WTIH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

NOTE: THIS TRACT IS NOT SUBJECT TO ANY DEED RESTRICTIONS OTHER THAN THOSE SHOWN ON THE FACE OF THIS PLAT PER CITY OF SPRINGTOWN PLATTING REQUIREMENTS.

OWNER'S CERTIFICATE

202423458 PLAT Total Pages: 1

That we, DON HUNT and CARLA NIX, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as Tract 28-A and Tract 28-B, Green Meadows Five, Parker County, Texas. We, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is within the City of Springtown Extraterritorial Jurisdiction.

EXECUTED THIS THE 27th DAY OF August, 2024

BY: Don Hunt
DON HUNT

BY: Carla Nix
CARLA NIX

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DON HUNT and CARLA NIX, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 27th day of August, 2024

Dalania Rogers
Signature

DALANIA ROGERS
Notary Public, State of Texas
Comm. Expires 08-16-2025
Notary ID 133270422

CITY OF SPRINGTOWN
CITY COUNCIL

APPROVED ON THIS THE 22 DAY OF August, 2024.

MAYOR

SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202423458
09/10/2024 10:21 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

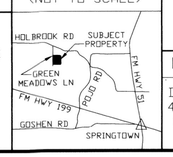
SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MAY 23, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24549 FN240566

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 782
DATE 9/10/24

VICINITY MAP
(NOT TO SCALE)



OWNER INFORMATION
DON HUNT AND CARLA NIX
401 GREEN MEADOWS LANE
SPRINGTOWN, TX 76082
PH. 817-680-7443

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
GREEN MEADOWS FIVE
TRACT 28-A & TRACT 28-B
OF A 10.003 ACRES, BEING ALL OF TRACT 28 OF GREEN MEADOWS FIVE PARKER COUNTY, TEXAS

PLAT DATE: JULY 24, 2024