

LOCATION MAP
SCALE 1"=2000'

LEGEND	
EM	ELECTRIC METER
WM	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SSMH	SANITARY SEWER MANHOLE
MM	MANHOLE
PP	POWER POLE
LS	LIGHT STANDARD
EB	ELEC BOX
TR	TELEPHONE RISER
WF	WIRE FENCE
WF	WOOD FENCE
CF	CHAIN LINK FENCE
IF	IRON FENCE
UG	UNDERGROUND
OHU	OVERHEAD UTILITY
PH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
CSF	ON SITE SEWER FACILITY
MM	MANHOLE
SSMH	SANITARY SEWER MANHOLE
BLOG	BUILDING W/ PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
AC	AIR CONDITIONER
FOSE	PUBLIC OPEN SPACE EASEMENT
IRF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET
IRS	MARKED "A" WARD
IRS	5/8" IRON ROD RECOVERED
IRS	MARKED "A" WARD
IR	CONTROL MONUMENT
IR	BEARINGS OR DISTANCE SHOWN IN () ARE PLAT OR DEED CALL



ACCT. NO: 14163
SCH. DIST: SP
CITY: CSP
MAP NO: K-5

CITY OF SPRINGTOWN
CITY COUNCIL

APPROVAL DATE
Aug. 8, 2024

MAYOR
SECRETARY

CITY OF SPRINGTOWN
PLANNING AND ZONING

APPROVAL DATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202428358
10/30/2024 11:16 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

STATES ACKNOWLEDGING VISIBILITY TRIANGLES
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURVEY OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION

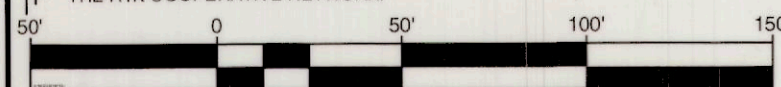
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES

LINEAR FEET OF ROADS: NO NEW ROADS

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORDED THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.



A-WARD PROJECT NO: 2022-1672 KYLIES COTTAGES 3 NORTH

PLACE OF BEGINNING
BLOCK 1
PLACE OF COMMENCING
BLOCK 2

NORTH AVENUE E
40' RIGHT OF WAY
ASPHALT PAVING

PLACE OF BEGINNING
BLOCK 2

NORTH AVENUE E
40' RIGHT OF WAY
ASPHALT PAVING

According to Map No. 48367C0175E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

EAST 9TH STREET
40' RIGHT OF WAY
ASPHALT PAVING

S89°07'44"E 216.38'

8' BUILDING LINE
BLOCK 1
LOT 1
0.3307 ACRES
14,403 SQ. FT.

8' BUILDING LINE
TRACT 1
CALLED 1.00 ACRES
FRANCES L. PRESSON
REFERENCED
DOCUMENT NO. 202406360
DESCRIBED
8' BUILDING LINE
DOCUMENT NO. 202143233
S89°02'44"E 216.51'

8' BUILDING LINE
LOT 3
0.3312 ACRES
14,427 SQ. FT.

N88°55'55"W 216.57'

JOHN H. CARTER SURVEY
ABSTRACT NO. 234

CALLLED 1 ACRE
VICKY TALIAFERRO BAUER
DOCUMENT NO. 201521027

S88°44'07"E 216.77'

8' BUILDING LINE
BLOCK 2
LOT 1
0.3284 ACRES
14,305 SQ. FT.

N88°57'23"W 216.83'

8' BUILDING LINE
LOT 2
0.3306 ACRES
14,402 SQ. FT.

N88°57'23"W 216.90'

8' BUILDING LINE
LOT 3
0.3347 ACRES
14,578 SQ. FT.

TRACT 2
CALLED 1.00 ACRES
FRANCES L. PRESSON
DOCUMENT NO. 202143233

N88°32'21"W 216.97'

LOT 2
TALIAFERRO ADDITION
CABINET D, SLIDE 416

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Frances L. Presson, Shaheen Mehmood Vagher and Yasmeen Merchant are the Owners of two tracts of land out of the John H. Carter Survey, Abstract No. 234, situated about 16.5 miles North 24.5° East of the courthouse in Weatherford, the county seat of Parker County, Texas; said tracts being reference in Document No. 202406360 of the Official Public Records of Parker County, Texas and being described as Tract 1, being a called 1.00 acre tract and all of Tract 2, being a called 1.00 acre tract as described in the deed as recorded in Document No. 202143233 of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

BLOCK 1

BEGINNING at a 5/8" iron rod found (having a northing of 7039579.34 and an easting of 7039579.34) for northwest corner of said Tract 1 at the intersection of the south right-of-way line of East 9th Street, a 40 feet wide right-of-way and the east right-of-way line of North Avenue E, a 40 feet wide right-of-way;

THENCE South 89°07'44" East, along the common line of said Tract 1 and said south right-of-way line, a distance of 216.38 feet to a 1/2" iron rod found for the northeast corner of said Tract 1 and northwest corner of Lot 3, TALIAFERRO ADDITION, an addition to the City of Springtown, Parker County, Texas according to the Plat recorded in Cabinet D, Slide 416, Plat Records, Parker County, Texas and being on said common line;

THENCE South 0°59'14" West, along the common line of said Tract 1 and said Lot 3, a distance of 199.96 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" to the southeast corner of said Tract 1 and the northeast corner of a called 1 acre tract of land described in the deed to Vicky Taliaferro Bauer as recorded in said Document No. 201521027, and being on said west line;

THENCE North 88°55'55" West, along the common line of Tract 1 and said 1 acre tract, a distance of 216.57 feet to a 1/2" iron rod found to the southwest corner of said Tract 1 and the northwest corner of said 1 acre tract and being on the aforementioned east right-of-way line;

THENCE North 0°02'37" East, along the common line of said Tract 1 and said east right-of-way line, a distance of 199.22 feet to the POINT OF BEGINNING and containing 0.9919 of an acre or 43,206 square feet of land.

BLOCK 2

COMMENCING at the northwest corner of said Tract 1, same being the intersection of the south right-of-way line of East 9th Street, a 40 feet wide right-of-way and the east right-of-way line of North Avenue E, a 40 feet wide right-of-way; and then run South 01°02'37" East, along the common line said Tract 1 and said east right-of-way line, to and along the west line of above mention called 1 acre tract, a distance of 398.44 feet to the southwest corner of said 1 acre tract and the northwest corner of said Tract 2, being on said east right-of-way line;

THENCE South 88°44'07" East, along the common line of Tract 2 and said 1 acre tract of land, a distance of 216.77 feet to the northwest corner of said Tract 2 and the southeast corner of said 1 acre tract and being on the above mentioned west line of Lot 3;

THENCE South 0°59'14" West, along the common line of said Tract 2 and said west line, a distance of 199.96 feet to a 1/2" iron rod found southeast corner of said Tract 2 and the northeast corner of Lot 2 of said TALIAFERRO ADDITION and on said west line of Lot 3;

THENCE North 88°32'21" West, along the common line of said Tract 2 and said Lot 2, a distance of 217.00 feet to the northwest corner of said Lot 2 and being on the common line of said 9 acre tract and the aforementioned east right-of-way line;

THENCE North 0°02'37" East, along said common line of said Tract 2 and said east right-of-way, a distance of 199.22 feet to the POINT OF BEGINNING and containing 0.9937 of an acre or 43,285 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Frances L. Presson, Shaheen Mehmood Vagher and Yasmeen Merchant, do hereby adopt this plat designating the hereinabove described real property as

LOTS 1 THRU 3, BLOCK 1 AND LOTS 1 THRU 3, BLOCK 2,
KYLIES COTTAGES,

an addition in the City of Springtown, Parker County, Texas, and does hereby dedicate to the public use forever the easements shown thereon.

WITNESS my hand at Azle, Parker County, Texas this 24 day of September, 2024.

Frances L. Presson

Frances L. Presson,

Shaheen Mehmood Vagher

Yasmeen Merchant

G-003

OWNER:
SHAHEEN MEHMOOD VAGHER
FRANCES L. PRESSON
330 COUNTY ROAD NO. 2445
MINEOLA, TEXAS 75773

YASMEEN MERCHANT
11526 KIRKSHAW DRIVE
RICHMOND TX 77047

STATE OF TEXAS
COUNTY OF PARKER

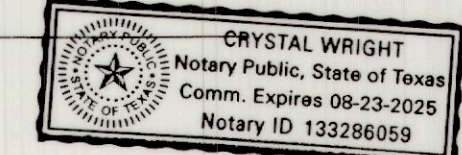
BEFORE ME, the undersigned authority, on this day personally appeared Frances L. Presson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright

Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS
COUNTY OF PARKER

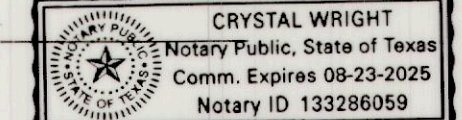
BEFORE ME, the undersigned authority, on this day personally appeared Shaheen Mehmood Vagher, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright

Notary Public in and for the State of Texas

My Commission Expires on:



STATE OF TEXAS
COUNTY OF PARKER

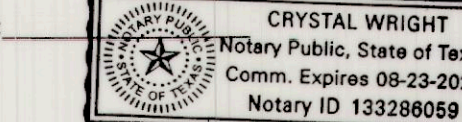
BEFORE ME, the undersigned authority, on this day personally appeared Yasmeen Merchant, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright

Notary Public in and for the State of Texas

My Commission Expires on:

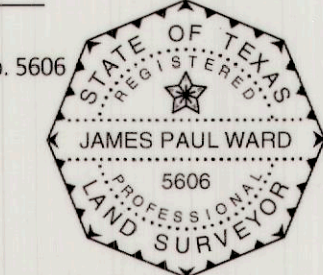


THE STATE OF TEXAS
COUNTY OF PARKER

I 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.

James Paul Ward

Texas Registered Professional Land Surveyor, No. 5606



FINAL PLAT

LOTS 1 THROUGH 3, BLOCK 1 & LOTS 1 THROUGH 3,
BLOCK 2

KYLIES COTTAGES

AN ADDITION TO THE CITY OF SPRINGTOWN,
PARKER COUNTY, TEXAS

BEING 1.9856 ACRES OF LAND LOCATED IN THE JOHN H.
CARTER SURVEY, ABSTRACT NO. 234, SITUATED

ABOUT 16.5 MILES NORTH 24.5° EAST OF THE
COURTHOUSE IN WEATHERFORD, THE COUNTY SEAT

OF PARKER COUNTY, TEXAS.

JULY, 2024

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@awardsurveying.com TBPELS Firm No. 10194435