



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS AMBITION GROUP, LLC, OWNER OF A 0.523 ACRE TRACT OF LAND SITUATED IN THE BBB & C. RAILROAD CO. SURVEY, ABSTRACT NUMBER 141, CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING ALL OF LOT 24, MCCRACKEN ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 641, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID LOT 24, SAME BEING THE NORTHWEST CORNER OF LOT 23, SAID MCCRACKEN ADDITION, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 4TH STREET, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 23 BEARS NORTH 89 DEGREES 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 118.88 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 24, BEING COMMON WITH THE WEST LINE OF SAID LOT 23, A DISTANCE OF 208.75 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 24, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 23, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST 3RD STREET, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND (DISTURBED) BEARS NORTH 89 DEGREES 25 MINUTES 14 SECONDS EAST, A DISTANCE OF 118.46 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF 296.31 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 11 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.08 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 24, FROM WHICH A 1/2" IRON ROD FOUND AT THE APPARENT SOUTHWEST CORNER OF LOT 25, SAID MCCRACKEN ADDITION BEARS NORTH 83 DEGREES 46 MINUTES 11 SECONDS WEST, A DISTANCE OF 92.04 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 24, BEING PARTIALLY COMMON WITH THE EAST LINE OF SAID LOT 25, A DISTANCE OF 208.76 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID LOT 24, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 4TH STREET, FROM WHICH A 1/2" IRON ROD FOUND AT THE APPARENT NORTHWEST CORNER OF SAID LOT 25 BEARS NORTH 88 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 92.04 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 11 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 108.08 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.523 ACRES OR 22,771 SQUARE FEET OF LAND, MORE OR LESS;

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT AMBITION GROUP, LLC, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 24R AND 24R-1, MCCRACKEN ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON, THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SPRINGTOWN, TEXAS.

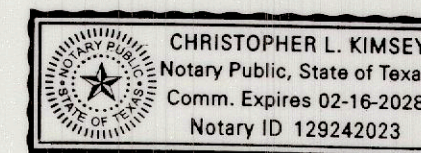
AMBITION GROUP, LLC
NAME:
TITLE:

DATE 3/14/2025

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Nathan Bowers, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS 14 DAY OF March, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER(S)
AMBITION GROUP, LLC
5070 S. COLLINS ST., STE. 200
ARLINGTON, TX 76018

LEGEND

DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

14950.004.024.00

14950
SP
CSP
K-5

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48397C0175E, DATED SEPTEMBER 26, 2008, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS 6882".
- THE SOLE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 24 INTO TWO DEVELOPABLE LOTS.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGTOWN, TEXAS.

EXECUTED THIS THE 12th DAY OF MARCH, 2025.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



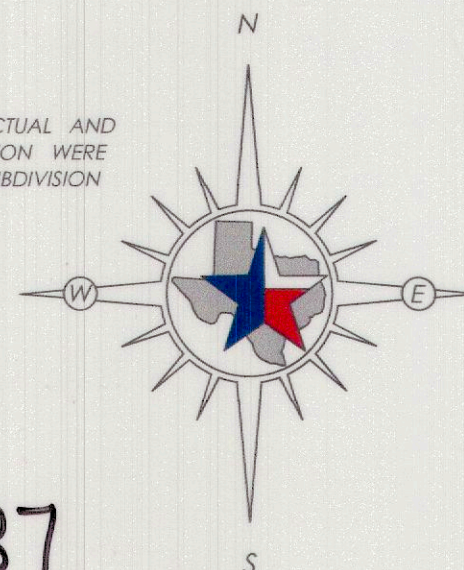
G-087

CERTIFICATE OF APPROVAL

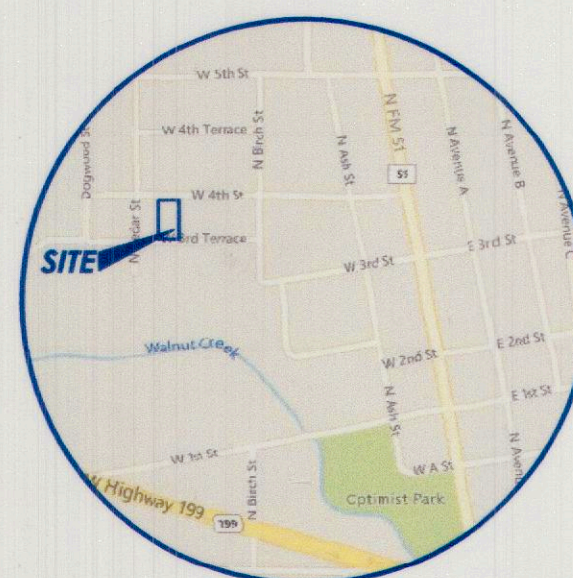
APPROVED BY THE PLANNING COMMISSION SPRINGTOWN, TEXAS,
THIS THE 12 DAY OF December, 2024

BY: [Signature]
MAYOR, SPRINGTOWN

BY: [Signature]
CITY SECRETARY



SCALE: 1" = 25'
0' 25' 50'



PROJECT NUMBER: 241192
REVISED DATE:
REVISION NOTES:

DATE: MARCH 12, 2025

SHEET 1 OF 1

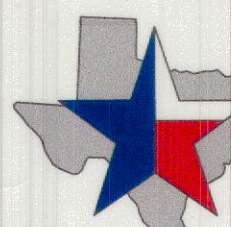
REPLAT
LOTS 24R AND 24R-1
MCCRACKEN ADDITION
BEING A REPLAT OF LOT 24, MCCRACKEN AADDITION,
AN ADDITION TO THE CITY OF SPRINGTOWN, TEXAS.
PREPARED: NOVEMBER, 2024
2 LOTS LOCATED WITHIN THE CITY OF SPRINGTOWN,
TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202507717
03/25/2025 11:09 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



-LONESTAR-
LAND SURVEYING, LLC
TBPCLS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM