

Whereas, Michael Mobley and Tisha Mobley, being the owner of a 6.912 acres tract of land out of the M. THOMAS SURVEY, ABSTRACT No. 1304 and the T. & P. R.R. Co. SURVEY No. 53, ABSTRACT No. 1386, Parker County, Texas; being all of that certain tract conveyed to Mobley in Volume 2679, Page 65, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" iron rod in the east line of Highland Road, for the southwest and beginning corner of this tract. WHENCE the southwest corner of said M. THOMAS SURVEY is called by deed to bear S 00°08'00" W 655.48 feet.

THENCE N 00°08'32" W 293.32 feet along said east line of Highland Road to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.

THENCE N 38°36'20" W 186.20 feet along said east line of Highland Road to a found 1/2" iron rod at the southeast corner of Tract 6, HERITAGE OAKS, PHASE IV, as recorded in Plat Cabinet B, Slide 643, Plat Records, Parker County, Texas and at the southwest corner of that certain tract conveyed to Speck in Volume 1054, Page 685, for the northwest corner of this tract.

THENCE N 89°43'54" E 808.12 feet along the south line of said Speck tract to a found 1/2" iron rod in the west line of Morrow Road, for the northeast corner of this tract.

THENCE S 06°50'32" W 443.62 feet along said west line of Morrow Road to a found 1/2" iron rod at the northeast corner of that certain tract conveyed to Williams in CC# 201813741, for the southeast corner of this tract.

THENCE S 89°48'26" W at 626.15 feet pass a found 1/2" iron rod at the northwest corner of Lot 3, Block 1, KENDAL RIDGE, as recorded in Plat Cabinet D, Slide 288, in all 638.36 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN200901-P
Field Date: September 24, 2020
Preparation Date: October 26, 2023



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment G.F. No. 020-43697 the following easements and/or restrictions were reviewed for this survey.

Subject to the Restrictions recorded in: V. 1257, P. 45; R.P.R.C.T.

Subject to the following Easement(s) and/or Document(s):
Walnut Creek Water Supply - V. 1192, P. 684 (Exact Location Undetermined); R.P.R.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 1006, P. 1070; V. 1087, P. 792; V. 103, P. 543; R.P.R.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C075E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC." - unless otherwise noted.

7) Approximate location of survey lines is based upon GLO GIS Map Database.

City of Springtown & Parker County Notes:

8) Special notice: selling a portion of this addition by metes and bounds is a violation of city/county ordinance, and is subject to fines and withholding of utilities and building permits.

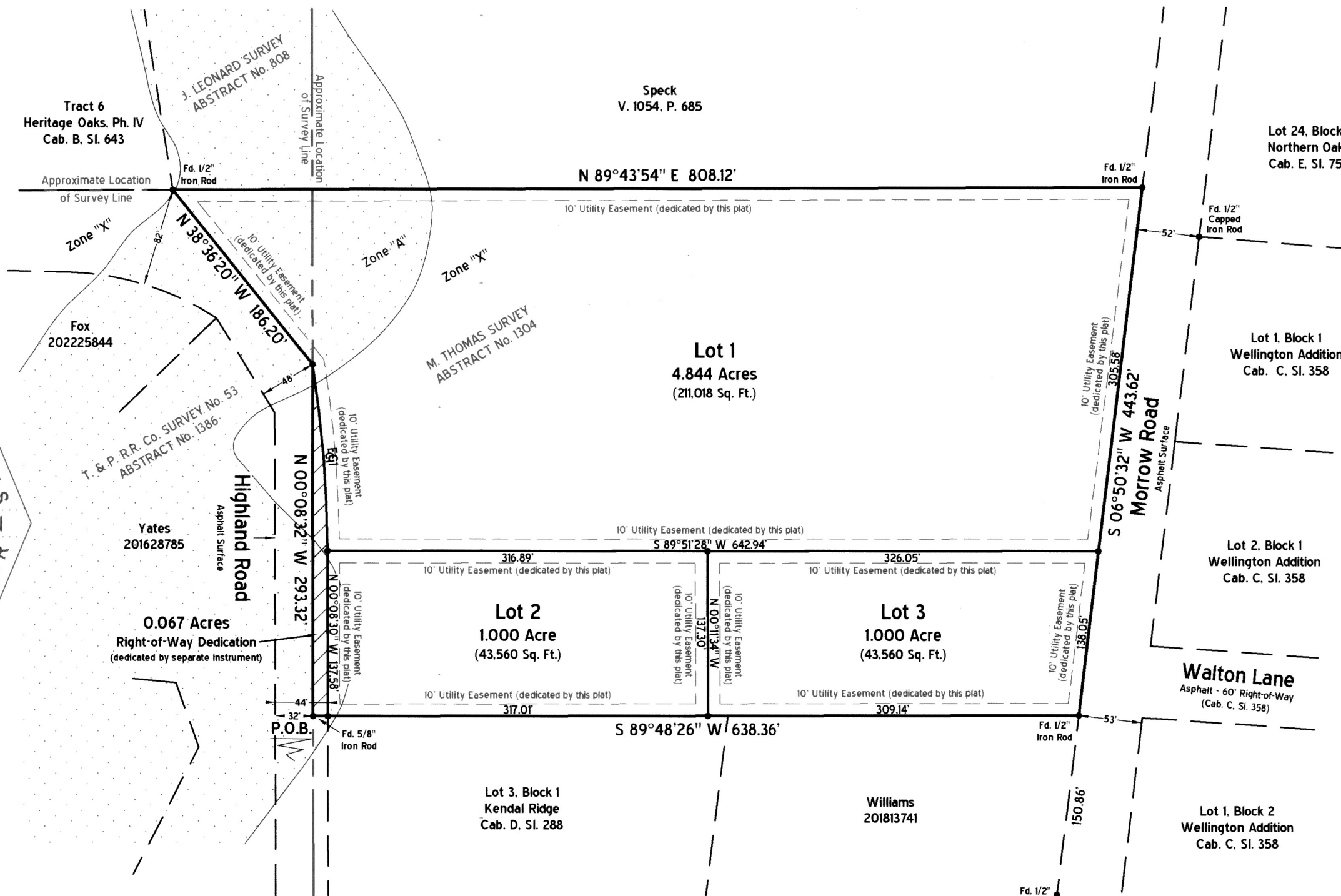
9) This property is located within the City of Springtown Extraterritorial Jurisdiction.

10) Sanitary sewer is to be provided by on-site septic facilities.

11) Water is to be provided by Walnut Creek Special Utility District.

12) There shall be a 10' Utility Easement along the perimeter of each lot, dedicated by this plat (as shown).

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	1032.88'	156.36'	N 04°37'28" W	156.21'



21304.008.000.00
21304.009.002.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202331893
12/14/2023 10:44 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

Owner:
Michael and Tisha Mobley
851 Highland Road
Springtown, TX 76082

1" = 100'

Plat Cabinet F Slide 635

15224
SP
K-6

Now, Therefore, Know All Men By These Presents:

that Michael Mobley and Tisha Mobley, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2 and 3, Mobley Addition, an addition to the City of Springtown Extraterritorial Jurisdiction, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 28th day of November, 2023.

By:

Michael Mobley
Michael Mobley (Owner)

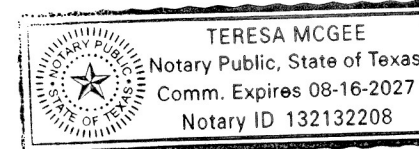
Tisha Mobley
Tisha Mobley (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Michael Mobley known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28th day of November, 2023.

Teresa McGee
Notary Public in and for the State of Texas

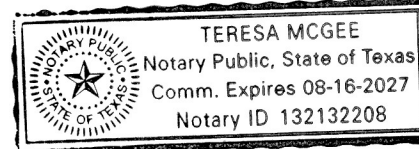


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tisha Mobley known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28 day of November, 2023.

Teresa McGee
Notary Public in and for the State of Texas



This plat has been submitted to and considered by the Zoning Commission of the City of Springtown, Parker County, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this 28th day of November, 2023.

By: N/A
Chairman

Attest: N/A
Secretary

This plat has been submitted to and considered by the City Council of the City of Springtown, Texas, and is hereby approved by such City Council.

Dated this the 16th day of November, 2023.

By: Greg Reed
Mayor

Attest: Greg Reed
Secretary

Final Plat
Lots 1, 2 and 3
Mobley Addition

an addition to the City of Springtown
Extraterritorial Jurisdiction, Parker County, Texas

Being a 6.912 acres tract of land out of the
M. THOMAS SURVEY, ABSTRACT No. 1304 and the
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Parker County, Texas; being all of that certain tract
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November 2023

WEATHERFORD BRANCH - 817-594-0400



TEXAS
SURVEYING
INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Vicinity Map (Not to Scale)

