

State of Texas
County of Parker

Whereas, Miguel Gomez, being the owner of a 3.684 acre tract of land; being all of Lot 22, Spring Heights Addition, as recorded in Volume 361-A, Page 73, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Miguel Gomez in Volume 2691, Page 1529, 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 - US Survey Feet).

BEGINNING at a found 1/2" iron rod, at the easterly northeast corner of said Lot 22, and in the west line of Cardinal Drive, for the easterly northeast and beginning corner of this tract.

THENCE S 00°30'16" W 170.00 feet, along the west line of said Cardinal Drive, to set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southeast corner of said Lot 22, for the southeast corner of this tract. WHENCE a found 1/2" iron rod bears S 00°30'16" W 170.00 feet.

THENCE S 89°59'19" W 629.59 feet, to a found 1/2" iron rod, at the southwest corner of said Lot 22, and in the east line of Partridge Drive, for the southwest corner of this tract.

THENCE along the east line of said Partridge Drive as follows:
N 03°31'51" E 226.64 feet, to a found 1/2" iron rod, for a corner of this tract;
N 20°00'32" E 120.52 feet, to a found 1/2" iron rod, at the northwest corner of said Lot 22, for the northwest corner of this tract.

THENCE N 89°56'05" E 293.35 feet, to a found 1" iron pipe, at the northerly northeast corner of said Lot 22, for the northerly northeast corner of this tract.

THENCE S 00°54'50" W 170.14 feet, to a found 1/2" iron rod, for an ell corner of this tract.

THENCE N 89°54'37" E 285.25 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: W2401040-RP
Field Date: May 31, 2024
Preparation Date: June 5, 2024



Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

B) Currently this tract appears to be located within the following area:

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

according to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) 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 - US Survey Feet).

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

E) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

F) All corners are set 1/2" iron rods with blue plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.

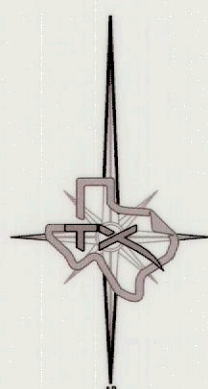
City of Springtown & Parker County Notes:

1) 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.

2) At time of plat, this property is located within the City of Springtown Extraterritorial Jurisdiction.

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

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



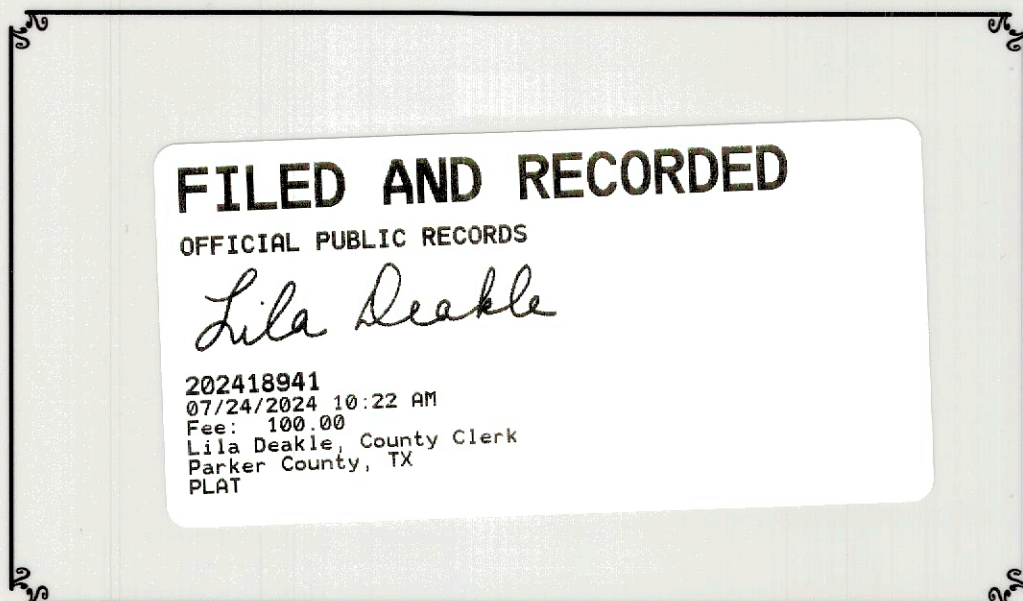
Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

Owner:
Miguel Gomez
331 Partridge Dr
Springtown, TX 76082

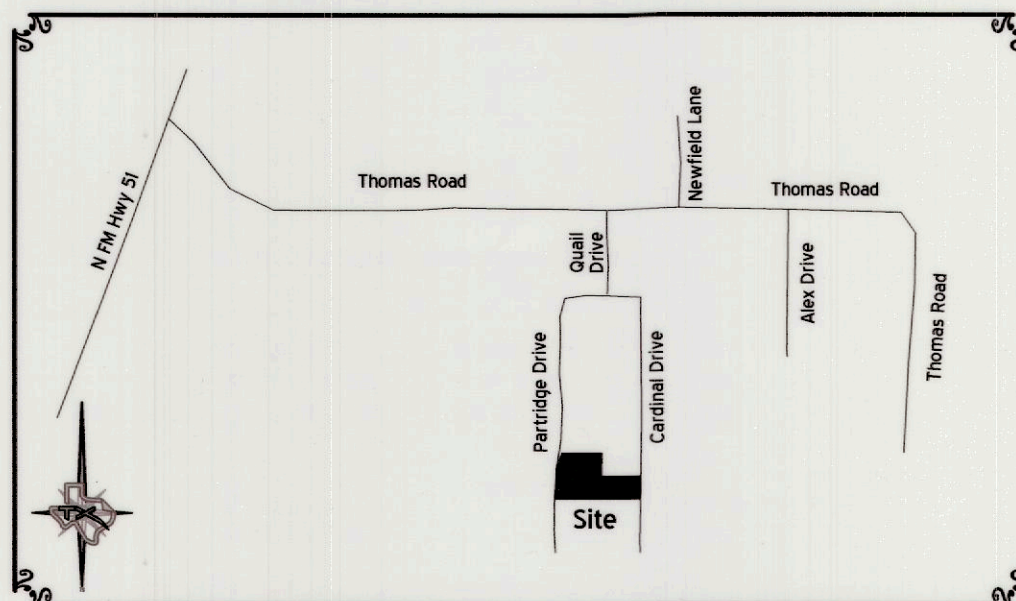
1" = 80'



ACCT. NO: 17750
SCH. DIST: SP
CITY:
MAP NO: K-4



Plat Cabinet F Slide 755



Vicinity Map (Not to Scale)

Now, Therefore, Know All Men By These Presents:

that Miguel Gomez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 22-R1, 22-R2 and 22-R3, Spring Heights 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 21st day of June, 2024.

By:

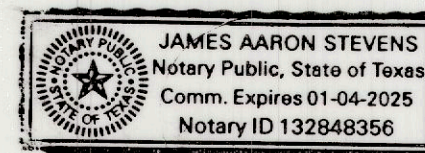
Miguel Gomez (Owner)

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 Miguel Gomez, 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 21st day of June, 2024.

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 the 11th day of April, 2024.

By:

Chairman

Attest:

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 25th day of April, 2024.

By:

Mayor

Attest:

Secretary

Final Plat
Lots 22-R1, 22-R2 and 22-R3
Spring Heights Addition
an addition to the City of Springtown
Extraterritorial Jurisdiction, Parker County, Texas

Being a 3.684 acre replat out of Spring Heights Addition, according to the plat recorded in Volume 361-A, Page 73, Plat Records, Parker County, Texas

June 2024

