

PLANNING & ZONING COMMISSION CITY OF SPRINGTOWN, TEXAS SECRETARY

CITY COUNCIL CITY OF SPRINGTOWN, TEXAS

E.ASTWOOD DARYL D. ANDERSON JUDITH A. ANDERSON CLERK'S FILE NO. 201523124 O.R.P.C.T. POINT OF **BEGINNING** 2.5" METAL POST FOUND 1/2" IRON FOUND \ S 88°38'28" E 575.98 10' U.E./DRNG. ESMT./BLDG. LINE LOT 1 5' U.E./DRNG. ESMT./BLDG. LINE DOROTHY THE MCRAE FAMILY TRUST LERK'S FILE NO. 201417668 O.R.P.C.T. 10' U.E./DRNG. ESMT./BLDG. LINE 1/2" IRON FOUND N 88°05'28" W 574.32' 5/8" IRON FOUND CHERYL CAVE VOLUME 2778, PAGE 1422 R.R.P.C.T.

20580.010.000.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202130988 08/06/2021 01:02 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas

OWNER/DEVELOPER DARYL & JUDITH ANDERSON

202130988 PLAT Total Pages: 1

STATE OF TEXAS } COUNTY OF PARKER }

WHEREAS Daryl D. Anderson and Judith A. Anderson, being the owners of that certain 2.67 acre tract of land more particularly described as follows:

Description for a tract of land situated in the W.D. HARRISON SURVEY, ABSTRACT NO. 580, Parker County, Texas and being that certain tract of land described by deed to Daryl D. Anderson and Judith A. Anderson recorded in Clerk's File No. 201522514, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 2.5" metal post found being SOUTH, 48.39 feet from the Northeast corner of the G.W. YOUNG SURVEY, ABSTRACT NO. 1697;

THENCE S 88'38'28" E, along the North line of said Anderson tract, 575.98 feet to a 1/2" iron found in the West line of Dorothy Lane;

THENCE S 01°51'32" W, along the West line of said Dorothy Lane, 2015.15 feet to a 5/8" iron found;

THENCE N 88\*05'28" W, along the South line of said Anderson tract, 574.32 feet to a 1/2" iron found in the West line of said Anderson tract;

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

THENCE N 01°23'16" E, 199.62 feet to the POINT OF BEGINNING and containing 2.67 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Daryl D. Anderson and Judith A. Anderson, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 and 2, W.D. HARRISON NO. 580 ADDITION City of Springtown E.T.J., Parker County, Texas

Daryl D. Anderson Judith A. Anderson

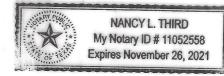
STATE OF TEXAS }

COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Daryl D. Anderson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

Notary Public State of Texas STATE OF TEXAS }



BEFORE ME, the undersigned authority, on this day personally appeared Judith A. Anderson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in

Notary Public State of Texas

NANCY L. THIRD My Notary ID # 11052558 Expires November 26, 2021

18986

SUBJECT PROPERTY LIES WITHIN THE EXTRA—TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND GAS PIPELINES OR UTILITIES. CONTACT 811 FOR EXACT LOCATION OF PIPELINES BEFORE DIGGING, TRENCHING OR EXCAVATING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175—E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

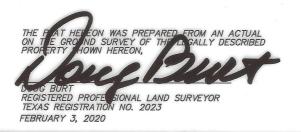
Plat Showing Lots 1 and 2, W.D. HARRISON NO. 580 ADDITION,

2.67 acres of land situated in the W.D. HARRISON SURVEY, Abstract No. 580, City of Springtown Extra Territorial Jurisdiction, Parker County, Texas.

2019596 NLR







NOTE: EXISTING STRUCTURES ARE PRE-EXISTING AT NOTE: EXISTING STRUCTURES ARE PRE-EXISTING AT THE TIME OF PLATTING AND ARE SITUATED INSIDE THE BUILDING LINES. IF EVER THE EXISTING STRUCTURES ARE REMOVED BY WHATEVER MEANS, THEN ANY NEW CONSTRUCTION WILL HAVE TO COMPLY WITH THE BUILDING LINES SHOWN HEREON.

17 VILLAGE DRIVE CHICKASHA, OK 73018 316-648-9342