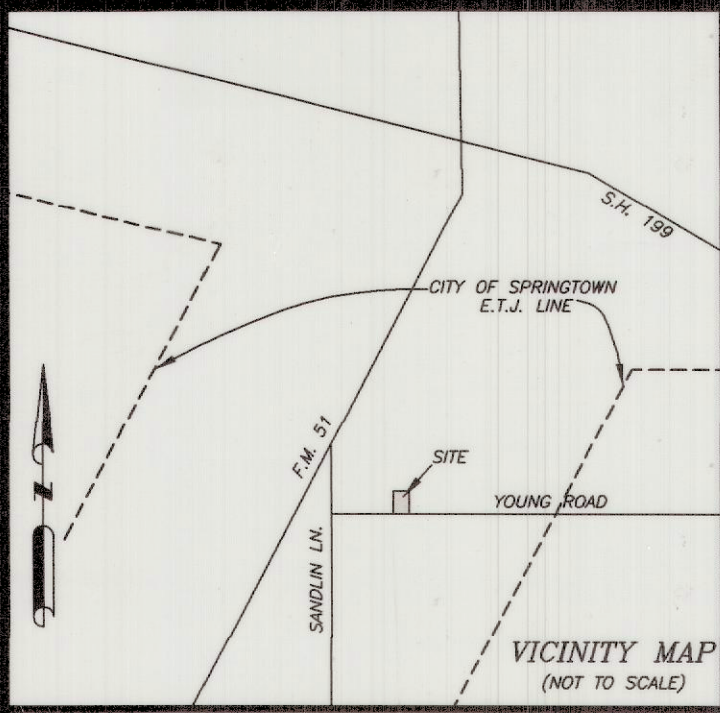




BASE BEARING PER GPS OBSERVATIONS -
NORTH TEXAS STATE PLANE 1983, TEXAS
NORTH CENTRAL ZONE 4202.

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

ALL PROPERTY CORNERS ARE CAPPED 1/2"
IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE E.T.J.
OF THE CITY OF SPRINGTOWN, PARKER
COUNTY, TEXAS.

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.

THERE SHALL BE NO TREE, SHRUB, PLANT,
SIGN, SOIL, FENCE, RETAINER WALL OR
OTHER VIEW OBSTRUCTION HAVING A HEIGHT
GREATER THAN TWO (2) FEET WITHIN THE
SIGHT TRIANGLE. THIS HEIGHT SHALL BE
MEASURED ABOVE A LINE DRAWN BETWEEN
THE TOP OF CURB OR EDGE OF PAVEMENT
OF BOTH STREETS AT THE POINT WHERE
THE REFERENCED LINE INTERSECTS THE TOP
OF CURB OR EDGE OF PAVEMENT.

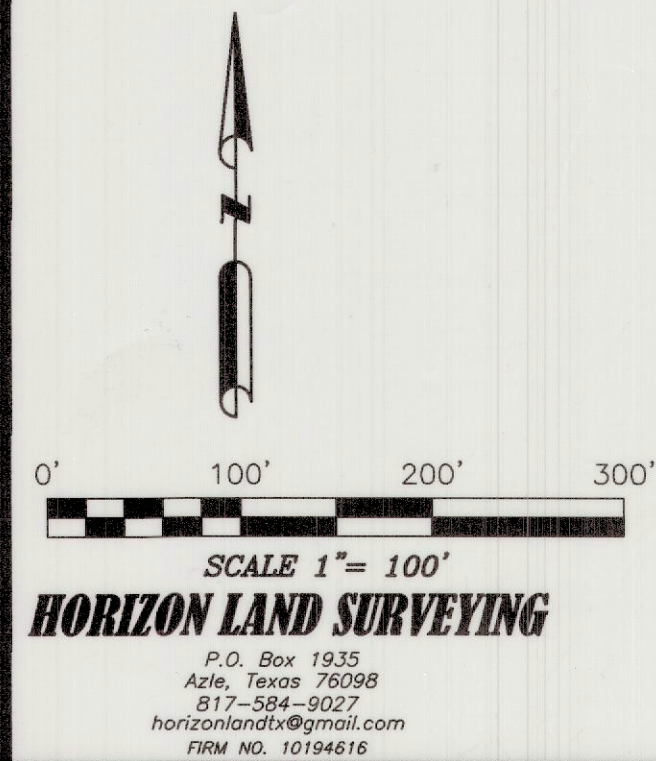
25' BUILDING LINE ALONG ALL ROADS.

10' BUILDING LINE ALONG SIDE & REAR LOT
LINES.

20' DRAINAGE & UTILITY EASEMENT ALONG
ALL ROADS.

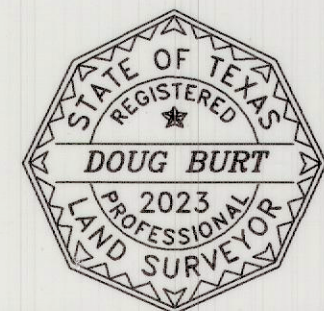
10' DRAINAGE & UTILITY EASEMENT ALONG
ALL SIDE & REAR LOT LINES.

2 RESIDENTIAL LOTS.



SCALE 1"= 100'
HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 23, 2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202432687
12/16/2024 09:40 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

TM LAND CO.
917 E. Highway 199
Springtown, Texas 76082

G039

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
[Signature]
CHAIRMAN
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

October 24, 2024
APPROVAL DATE
[Signature]
MAYOR
CITY SECRETARY

10876
SP

K-7

10876.001.008.00

RE PLAT
Showing Lots 8R1 & 8R2
BYERS RANCH ESTATES, PHASE I
and being a replat of Lot 8, Byers Ranch Estates,
Phase I, recorded in Plat Cabinet E, Slide 10, Plat
Records, Parker County, Texas and being 2.89 acres
of land situated in the ROBERT M. THROCKMORTON
SURVEY, ABSTRACT NO. 1329 and the I&G.N. R.R. CO.
SURVEY, ABSTRACT NO. 1982,
City of Springtown Extra Territorial Jurisdiction,
Parker County, Texas.

2024645 RSB

202432687 PLAT Total Pages: 1



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, TM LAND CO., LP., is the owner of the following described real
property to wit:

Description for all of Lot 8, BYERS RANCH ESTATES, Phase I, an addition in the extra territorial
jurisdiction of the City of Springtown, Parker County, Texas, according to the plat thereof recorded in
Cabinet E, Slide 10, Plat Records, Parker County, Texas and being more particularly described as
follows:

BEGINNING at a capped iron found in the North line of Young Road, said iron being for the Southeast
corner of said Lot 8 and the Southwest corner of Lot 9 of said Byers Ranch Estates, Phase I;

thence N 89°21'13" W, with the North line of said Young Road, a distance of 254.70 feet to a capped
iron found and being for the beginning of a curve to the right;

thence with said curve turning to the right with an arc length of 95.34', with a radius of 240.00', with
a chord bearing of N 78°36'13" W, with a chord length of 94.71 feet to a capped iron found and
being for the beginning of a curve to the left;

thence with said curve turning to the left with an arc length of 16.46', with a radius of 240.00', with
a chord bearing of N 69°11'17" W, with a chord length of 16.46 feet to a capped iron found at the
Southwest corner of said Lot 8 and the Southeast corner of Lot 7 of said Byers Ranch Estates, Phase
I;

thence N 00°01'01" E, with the common line of said Lot 7 & 8, at 281.75 feet passing the Northeast
corner of said Lot 7 and the most Southerly Southeast corner of Lot 23, Byers Ranch Estates, Phase
II, recorded in Cabinet E, Slide 143, Plat Records, Parker County, Texas, and continuing with the
common line of said Lot 8 and said Lot 23, in all, a distance of 323.95 feet to a capped iron found
at the Northwest corner of said Lot 8 and at an ell corner of said Lot 23;

thence S 89°58'59" E, with the North line of said Lot 8 and with the South line of Lots 23,22 & 21
of said Byers Ranch Estates, Phase II, a distance of 362.92 feet to a capped iron found at the
Northeast corner of said Lot 8 and the Northwest corner of said Lot 9;

thence S 00°01'01" W, with the common line of said Lots 8 & 9, a distance of 351.27 feet to the
POINT OF BEGINNING and containing 2.89 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TM LAND CO., LP., does hereby adopt this plat of the hereinabove described real property
as.....

Lots 8R1 & 8R2, BYERS RANCH ESTATES, PHASE I
City of Springtown E.T.J., Parker County, Texas.

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

Executed this the 20th day of November, 2024.

[Signature]
Tommy Miles (President of TM Land Co., Lp.)

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tommy Miles, president of TM
Land Co. LP., 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 20th day of November, 2024.

[Signature]
Notary Public State of Texas

