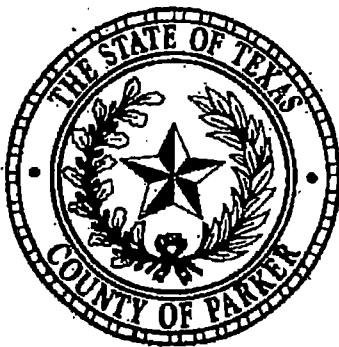




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Eric Henry Place

Description Lots 1 & 2, Block 1

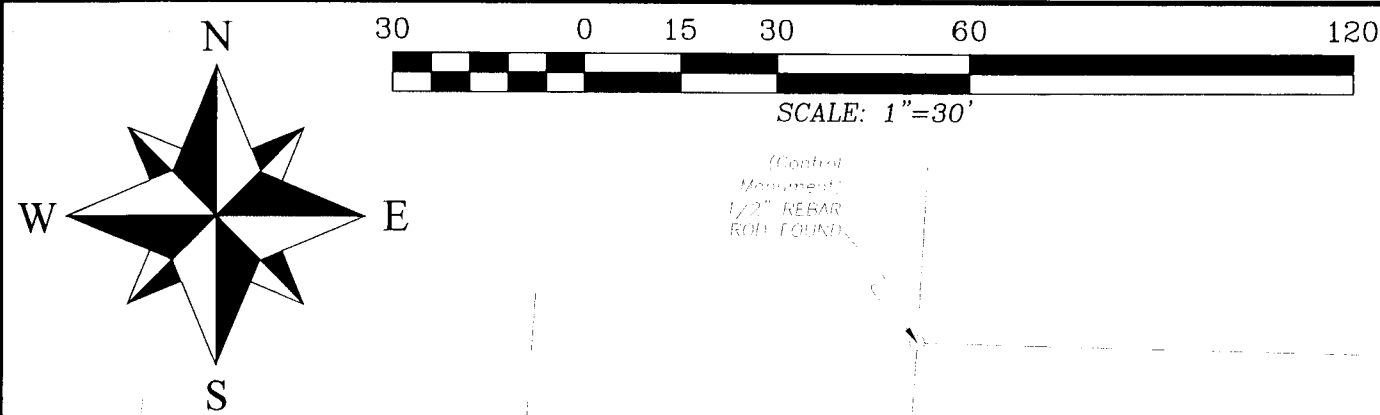
Filed in Plat Cabinet G slide # 271

File Date 4/24/26 Instrument Date 3/26/26

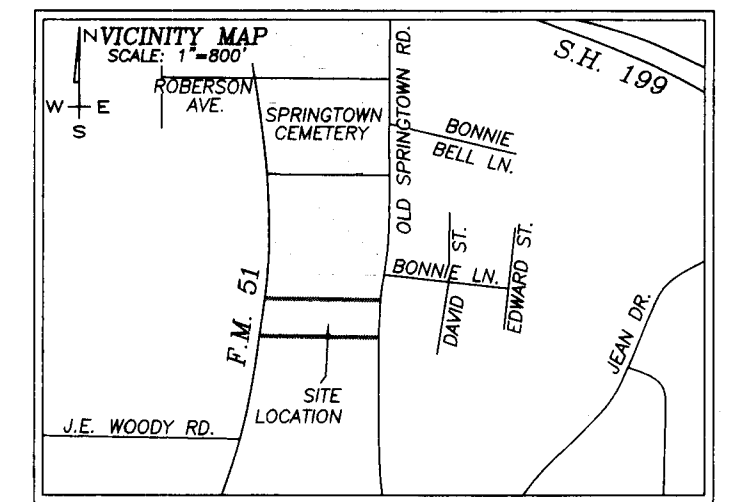
of pages 1

Official Public Record Filed
Recorded on: 04/24/2026 10:05:49 AM
Doc # 202611516
Lila Deakle, County Clerk
Parker County Texas





Springtown Cemetary Association
V.2304, P.1109,
O.R.P.C.T.



Mary Leonard Survey,
Abstract# 822,
Parker County, Texas

Michael Henry
and wife,
Dale Henry
V.1984, P.1719,
O.R.P.C.T.

Virginia Anne Espenscheid
Doc# 201914921,
O.R.P.C.T.
(0.344 OF AN ACRE OF
LAND MORE OR LESS)

S Main Street
Farm to Market 51
(ASPHALT PAVEMENT - 120' RIGHT OF WAY)

R=2924.93'
L=144.54'
(DEED=144.71')
CH=N07°15'55"E 144.53'

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

BENT 1/2"
REBAR ROD
FOUND

N89°24'51"W
(DEED=N89°55'00"W)

Lot 1
34930 Sq. Feet
0.802 of an Acre
(PROPOSED FOR COMMERCIAL ZONING)

Block 1

Eric Henry
V.1535, P.976,
O.R.P.C.T.

IJSSTEX Management LLC
Doc# 202325411,
O.R.P.C.T.

1/2" CAPPED
T.C.S. RPLS 4277
REBAR ROD SET

250.00'

N89°24'51"W
(DEED=N89°55'00"W)

Lot 2
21631 Sq. Feet
0.497 of an Acre
(EXISTING RESIDENTIAL ZONING)

N89°24'51"W
(DEED=N89°55'00"W)

(No owner
record located)

AREA DEDICATED
FOR ROAD
RIGHT-OF-WAY
WIDENING
(0.102 OF AN
ACRE OF LAND)

R=1720.25'
L=149.78'
CH=S02°45'13"W 149.73'

Old Springtown Road
500°04'28"W
(DEED=S00°24'00"E)

60d NAIL SET WITH
DISC STAMPED "TRI
COUNTIES RPLS 4277"

Point of
Beginning

APPROVED BY THE
CITY OF SPRINGTOWN,
PARKER COUNTY, TEXAS
ON THIS THE 26 DAY
OF March 2026

Kenneth A. Hays
Planning & Zoning Chairman
Planning & Zoning Secretary



NOTES:
1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 E, Dated September 26, 2008, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, an area not in the 1% annual chance flood.
2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

20822.016.000.00

12133
SP
CSP
K-6

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Doc # 202611516
Lila Deakle, County Clerk
Parker County Texas



STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Eric Henry, being the owner of 1.400 acres of land in the Mary Leonard Survey, Abstract Number 822, Parker County, Texas and being recorded in Volume 1535, Page 976, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277" in the approximate centerline of the paved portion of Old Springtown Road for the southeast corner of the Henry Tract (1535-976);

THENCE N89°24'51"W. (DEED=N89°55'00"W), at 25.00 feet passing a 1/2" rebar rod found for reference at a fence corner, in all 175.36 feet (DEED=425.0') along the common line of the Henry Tract (1535-976); a tract of land with no owner record located, and a tract of land described in a deed to IJSSTEX Management LLC recorded in Document Number 202325411, Official Records, Parker County, Texas to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N89°24'51"W. (DEED=N89°55'00"W), 250.00 feet along the common line of the Henry Tract (1535-976) and the IJSSTEX Tract to a bent 1/2" rebar rod found for the southwest corner of the Henry Tract (1535-976) and being in the east line of South Main Street (Farm to Market 51), an existing 120 feet wide right of way;

THENCE along a curve to the left with a radius of 2924.93 feet and a chord of N07°15'55"E., 144.53 feet, an arc length of 144.54 feet (DEED=144.71') along the east line of South Main Street to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the Henry Tract (1535-976), same being the southwest corner of a tract of land described in a deed to Michael Henry and wife, Dale Henry recorded in Volume 1984, Page 1719, Official Records, Parker County, Texas;

THENCE N89°40'28"E. (DEED=N89°12'00"E), 231.90 feet to a 1/2" rebar rod found for the southeast corner of the Henry Tract (1984-1719), same being the southwest corner of a tract of land described in a deed to Virginia Anne Espenscheid recorded in Document Number 201914921, Official Records, Parker County, Texas;

THENCE N89°40'28"E. (DEED=N89°12'00"E), at 150.35 feet passing a 1/2" rebar rod found in a cut tree stump for the southeast corner of the Espenscheid Tract, in all 175.35 feet to a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277" in the westerly paved portion of Old Springtown Road for the northeast corner of the Henry Tract (1535-976);

THENCE S00°04'28"W. (DEED=S00°24'00"E), 150.03 feet along the paved portion of Old Springtown Road to the POINT OF BEGINNING.

Property Ownership:

Eric Henry
528 Old Springtown Rd.
Springtown, TX 76082

DRAWN BY: ERIC WASHBURN
SURVEY CREW: ERIC WASHBURN
AMANDA WASHBURN



I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

Lonnie Reed
R.P.L.S. No. 4277

02-26-2026

TRI
COUNTIES
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 26020083

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Eric Henry, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, ERIC HENRY PLACE, an addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 23 day of April, 2026.

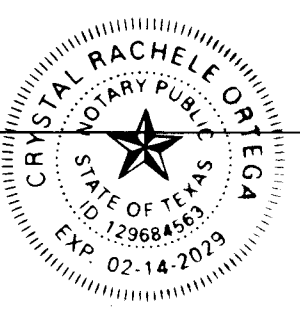
Eric Henry

STATE OF Texas
COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Eric Henry, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 23 day of April, 2026.

Crystal Rachel Ortega
Notary Public My Commission Expires 2-14-2029



FINAL PLAT
LOTS 1 AND 2, BLOCK 1,
Eric Henry Place

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, AND
BEING 1.400 ACRES OF LAND SITUATED IN THE MARY LEONARD SURVEY,
ABSTRACT NUMBER 822, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET G, SLIDE 271, DATE 4/24/26