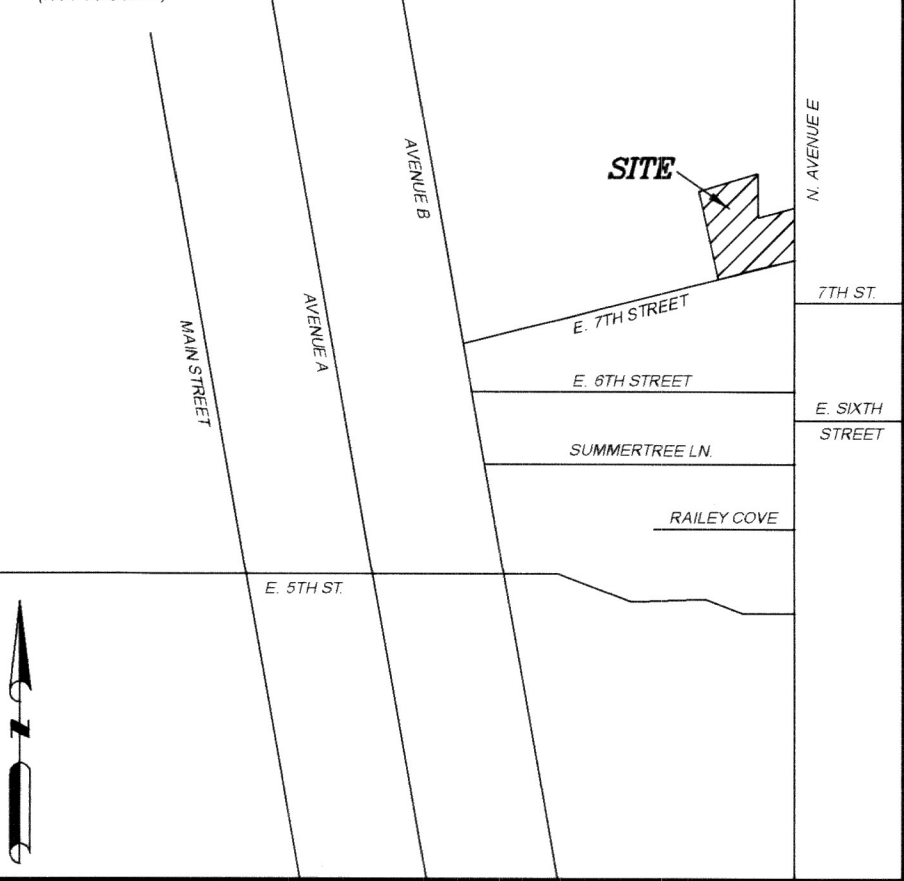


VICINITY MAP
(NOT TO SCALE)



NOTES:

BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1983, 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 SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF SPRINGTOWN, BEFORE DIGGING, TRENCHING, EXCAVATING, OR BUILDING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 484367C0175E DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

0.20 ACRE TO BE DEDICATED FOR RIGHT OF WAY.

TOTAL NUMBER LOTS: 1

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE
APPROVAL DATE
CHAIRMAN
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

May 13, 2025
APPROVAL DATE
APPROVAL DATE
MAYOR
CITY SECRETARY

202515937 PLAT Total Pages: 1



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That I, Gabrielle Granger is the owner of the following described real property to wit:

1.57 acres of land situated in the R.W. HANEY SURVEY, Abstract No. 691, Parker County, Texas, being that certain tract of land described by deed to Gabrielle Granger recorded in Instrument No. 202411116, Official Public Records, Parker County, Texas and being that certain tract of land described by deed to Gabrielle Granger recorded in Instrument No. 202504160, Official Public Records, Parker County, Texas and being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said Granger (Inst. No. 202411116) tract, for the Northwest corner of that certain tract of land described by deed to Robyn Pamela San Juan Alvarez recorded in Instrument No. 202329349, Official Public Records, Parker County, Texas, for the South line of that certain tract of land described by deed to Clifton D. Hughes and Rheta R. Hughes recorded in Volume 384, Page 647, Deed Records, Parker County, Texas, from which, a 3/8" iron rod found, the Northeast corner of said Alvarez tract bears N 75°03'55" E, 119.83 feet;

THENCE S 01°36'15" W, along the common line of said Granger (Inst. No. 202411116) tract and said Alvarez tract, 143.22 feet to a 1/2" iron rod found, the Southwest corner of said Alvarez tract, the Northwest corner of that certain tract of land described by deed to Gabrielle Granger recorded in Instrument No. 202504160, Official Public Records, Parker County, Texas;

THENCE N 76°42'26" E, along the common line of said Granger (Inst. No. 202504160) tract and said Alvarez tract, 120.29 feet to a 1/2" iron rod found for the West line of North Avenue E (a variable width Right-of-Way);

THENCE S 01°23'27" W, along the East line of said Granger (Inst. No. 202504160) tract and the West line of said North Avenue E, 167.99 feet to the approximate center of East 7th Street (a variable width Right-of-Way);

THENCE S 78°29'59" W, along the South line of said Granger (Inst. No. 202504160) tract, 120.00 feet to the Southeast corner of said Granger (Inst. No. 202411116) tract, from which, a 1/2" iron rod found bears N 01°36'15" E, 20.41 feet;

THENCE S 77°37'24" W, along the South line of said Granger (Inst. No. 202411116) tract, 135.33 feet to the Southwest corner of said Granger (Inst. No. 202411116) tract, from which, a 1/2" iron rod capped HARLAN 2074 found for the Southwest corner of Lot 2, C&R Addition, an Addition to Parker County Texas according to the Plat thereof recorded in Plat Cabinet D, Slide 707, Plat Records, Parker County, Texas, bears N 10°16'29" W, 31.18 feet and S 78°10'28" W, 137.49 feet;

THENCE N 10°16'29" W, along the West line of said Granger (Inst. No. 202411116) tract, at 19.75 feet passing a 1/2" iron rod found for reference, continuing along the West line of said Granger (Inst. No. 202411116) tract, passing the Southeast corner of said Lot 2, continuing along the common line of said Stanford et al tract and said Lot 2, in all, a distance of 289.26 feet to a 1/2" iron rod found for the Northwest corner of said Granger (Inst. No. 202411116) tract, for the Northeast corner of said Lot 2, for the South line of said Hughes tract;

THENCE N 74°56'36" E, along the North line of said Granger (Inst. No. 202411116) tract, 199.23 feet to the POINT OF BEGINNING and containing 1.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gabrielle Granger does hereby adopt this plat of the hereinabove described real property as.....

Lot 1
Granger Estates
City of Springtown, Parker County, Texas

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

Executed this the 28 day of May, 2025.

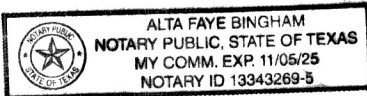
Gabrielle Granger
Gabrielle Granger

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Gabrielle Granger, 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 28 day of May, 2025.

Alta Faye Bingham
Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515937
06/16/2025 02:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

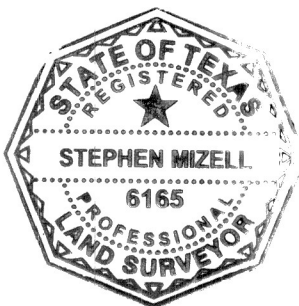
FINAL PLAT
Showing Lot 1,
Granger Estates,
1.57 acres of land situated in the
R.W. HANEY SURVEY, ABSTRACT NO. 691,
City of Springtown, Parker County, Texas.

G 129

20691.020.001.00
20691.020.003.00

OWNER/DEVELOPER

GABRIELLE GRANGER
100 BROOK COURT
SPRINGTOWN TX, 76082



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.
Stephen Mizell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND MARCH 08, 2025

TEXAS GEOSPATIAL
LAND SURVEYING, LLC
P.O. BOX 2598
GLEN ROSE, TX 76043
OFFICE: 817-441-6199
STEPHEN@TXGEO.COM
TBPELS FIRM NO. 10083300

