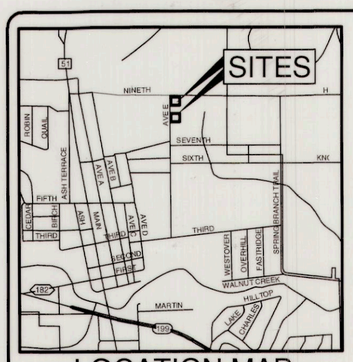
202428358 PLAT Total Pages: 1



LOCATION MAP
SCALE 1"=2000'

20234.037.000.00

LEGEND

EM	ELECTRIC METER
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE
PP	POWER POLE
LS	LIGHT STANDARD
EB	ELEC BOX
TR	TELEPHONE RISER
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	IRON FENCE
UG	UNDERGROUND
OHU	OVERHEAD UTILITY
FH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
OSSF	ON SITE SEWER FACILITY
MH	MANHOLE
STSMH	STORM SEWER MANHOLE
BLDG	BUILDING W/ PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
AC	AIR CONDITIONER
POSE	PUBLIC OPEN SPACE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET MARKED "A-WARD"
IRR	5/8" IRON ROD RECOVERED MARKED "A-WARD"
	CONTROL MONUMENT

BEARINGS OR DISTANCE SHOWN IN "()" ARE PLAT OR DEED CALL

TEXAS ONE CALL SYSTEM 800-245-4545 STOP CALL BEFORE YOU DIG

ACCT. NO: 14163
SCH. DIST: SP
CITY: CSP
MAP NO: K-5

CITY OF SPRINGTOWN
CITY COUNCIL — APPROVAL DATE Aug. 8. 2024

MAYOR

SECRETARY

CITY OF SPRINGTOWN
PLANNING AND ZONING — APPROVAL DATE

CHAIRMAN n/a

SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202428358
10/30/2024 11:16 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

STATES ACKNOWLEDGING VISIBILITY TRIANGLES
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURVEY OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVSION

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES

LINEAR FEET OF ROADS: NO NEW ROADS

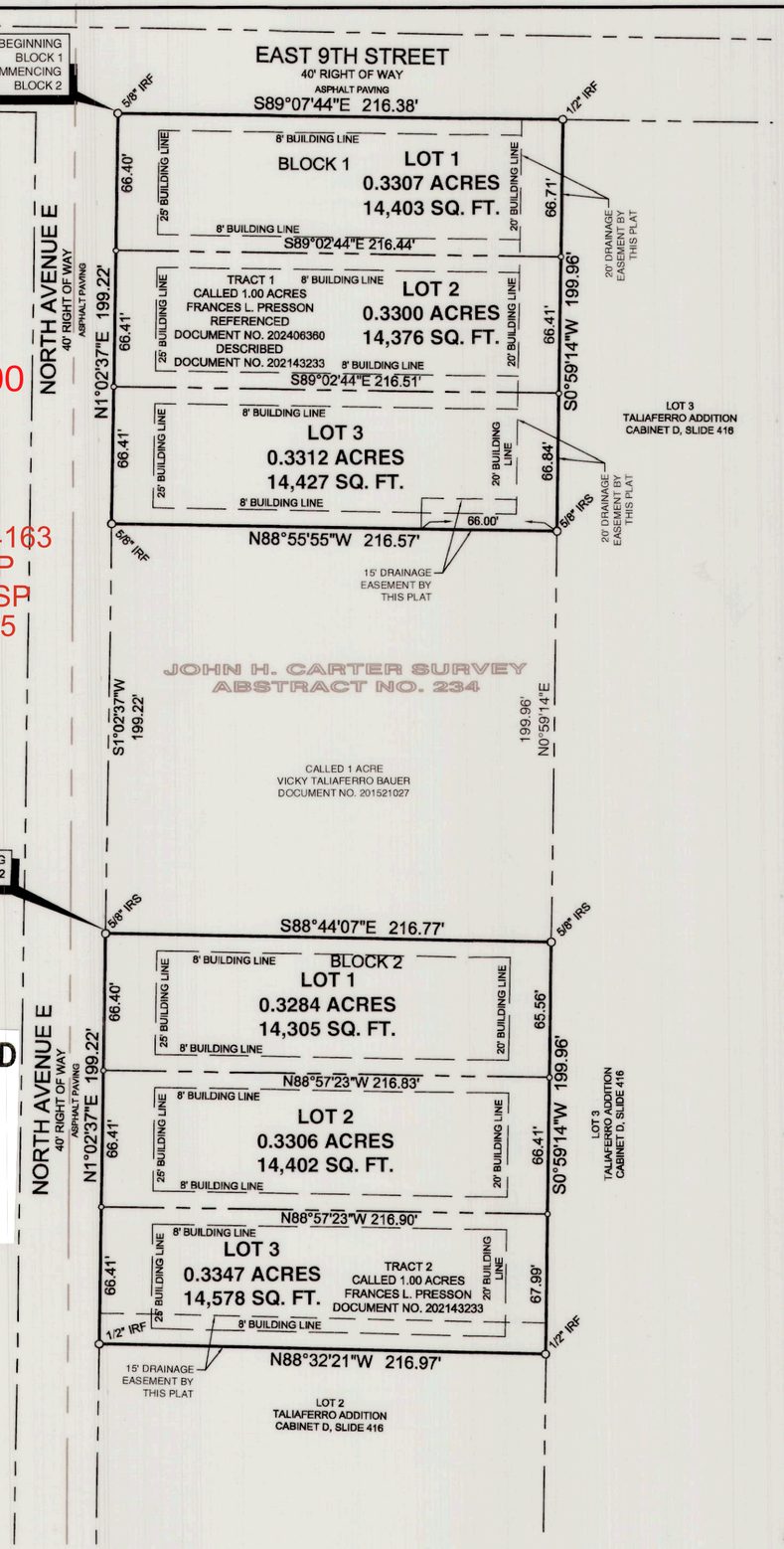
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORDED THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

50' 0 50' 100' 150'
GRAPHIC SCALE SCALE IN FEET 1"=20'

A-WARD PROJECT NO: 2022-1672 KYLIES COTTAGES 3 NORTH



According to Map No. 48367C0175E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Frances L. Presson, Shaheen Mehmood Vagher and Yasmeen Merchant are the Owners of two tracts of land out of the John H. Carter Survey, Abstract No. 234, situated about 16.5 miles North 24.5° East of the courthouse in Weatherford, the county seat of Parker County, Texas; said tracts being reference in Document No. 202406360 of the of the Official Public Records of Parker County, Texas and being described as Tract 1, being a called 1.00 acre tract and all of Tract 2, being a called 1.00 acre tract as described in the deed as recorded in Document No. 202143233 of the of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

BLOCK 1

BEGINNING at a 5/8" iron rod found (having a northing of 7039579.34 and an easting of 7039579.34) for northwest corner of said Tract 1 at the intersection of the south right-of-way line of East 9th Street, a 40 feet wide right-of-way and the east right-of-way line of North Avenue E, a 40 feet wide right-of-way;

THENCE South 89°07'44" East, along the common line of said Tract 1 and said south right-of-way line, a distance of 216.38 feet to a ½" iron rod found for the northeast corner of said Tract 1 and northwest corner of Lot 3, TALIAFERRO ADDITION, an addition to the City of Springtown, Parker County, Texas according to the Plat recorded in Cabinet D, Slide 416, Plat Records, Parker County, Texas and being on said common line;

THENCE South 0°59'14" West, along the common line of said Tract 1 and said Lot 3, a distance of 199.96 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" to the southeast corner of said Tract 1 and the northeast corner of a called 1 acre tract of land described in the deed to Vicky Taliaferro Bauer as recorded in said Document No. 201521027, and being on said west line;

THENCE North 88°55'55" West, along the common line of Tract 1 and said 1 acre tract, a distance of 216.57 feet to a ½" iron rod found to the southwest corner of said Tract 1 and the northwest corner of said 1 acre tract and being on the aforementioned east right-of-way line;

THENCE North 0°02'37" East, along the common line of said Tract 1and said east right-of-way line, a distance of 199.22 feet to the POINT OF BEGINNING and containing 0.9919 of an acre or 43,206 square feet of land.

BLOCK 2

COMMENCING at the northwest corner of said Tract 1, same being the intersection of the south right-of-way line of East 9th Street, a 40 feet wide right-of-way and the east right-of-way line of North Avenue E, a 40 feet wide right-of-way; and then run South 01°02'37" East, along the common line said Tract 1 and said east right-of-way line, to and along the west line of above mention called 1 acre tract, a distance of 398.44 feet to the southwest corner of said 1 acre tract and the northwest corner of said Tract 2, being on said east right-of-way line;

THENCE South 88°44'07" East, along the common line of Tract 2 and said 1 acre tract of land, a distance of 216.77 feet to the northwest corner of said Tract 2 and the southeast corner of said 1 acre tract and being on the above mentioned west line of Lot 3;

THENCE South 0°59'14" West, along the common line of said Tract 2 and said west line, a distance of 199.96 feet to a ½" iron rod found southeast corner of said Tract 2 and the northeast corner of Lot 2 of said TALIAFERRO ADDITION and on said west line of Lot 3;

THENCE North 88°32'21" West, along the common line of said Tract 2 and said Lot 2, a distance of 217.00 feet to the northwest corner of said Lot 2 and being on the common line of said 9 acre tract and the aforementioned east right-of-way line;

THENCE North 0°02'37" East, along said common line of said Tract 2 and said east right-of-way, a distance of 199.22 feet to the POINT OF BEGINNING and containing 0.9937 of an acre or 43,285 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Frances L. Presson, Shaheen Mehmood Vagher and Yasmeen Merchant, do hereby adopt this plat designating the hereinabove described real property as

LOTS 1 THRU 3, BLOCK 1 AND LOTS 1 THRU 3, BLOCK 2, KYLIES COTTAGES,

an addition in the City of Springtown, Parker County, Texas, and does hereby dedicate to the publics use forever the easements shown thereon.

WITNESS my hand at Azle, Parker County, Texas this 24, day of September, 2024.

Frances L Presson
Frances L. Presson,

G-003

Shaheen M
Shaheen Mehmood Vagher

Yasmeen M
Yasmeen Merchant

OWNER:
SHAHEEN MEHMOOD VAGHER
FRANCES L. PRESSON
330 COUNTY ROAD NO. 2445
MINEOLA, TEXAS 75773

YASMEEN MERCHANT
11526 KIRKSHAW DRIVE
RICHMOND TX 77047

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Frances L. Presson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright
Notary Public in and for the State of Texas

My Commission Expires on:

CRYSTAL WRIGHT
Notary Public, State of Texas
Comm. Expires 08-23-2025
Notary ID 133286059

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Shaheen Mehmood Vagher, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright
Notary Public in and for the State of Texas

My Commission Expires on:

CRYSTAL WRIGHT
Notary Public, State of Texas
Comm. Expires 08-23-2025
Notary ID 133286059

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Yasmeen Merchant, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of September, 2024.

Crystal Wright
Notary Public in and for the State of Texas

My Commission Expires on:

CRYSTAL WRIGHT
Notary Public, State of Texas
Comm. Expires 08-23-2025
Notary ID 133286059

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James Paul Ward
Texas Registered Professional Land Surveyor, No. 5606

STATE OF TEXAS REGISTERED JAMES PAUL WARD 5606 PROFESSIONAL LAND SURVEYOR

FINAL PLAT
LOTS 1 THROUGH 3, BLOCK 1 & LOTS 1 THROUGH 3, BLOCK 2
KYLIES COTTAGES
AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
BEING 1.9856 ACRES OF LAND LOCATED IN THE JOHN H. CARTER SURVEY, ABSTRACT NO. 234, SITUATED ABOUT 16.5 MILES NORTH 24.5° EAST OF THE COURTHOUSE IN WEATHERFORD, THE COUNTY SEAT OF PARKER COUNTY, TEXAS.

JULY, 2024

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

O:\1 Survey 21\1 Archive\2021-1672 Avenue E plat\2022-1672 Kylies Cottages 3 north.dwg, 9/19/2024 12:50:09 PM, 1:1