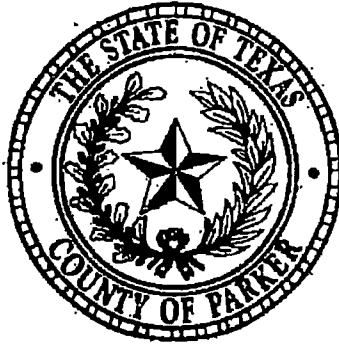




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Springtown Elementary School #4

Description Lots 1 & 2, Block 1

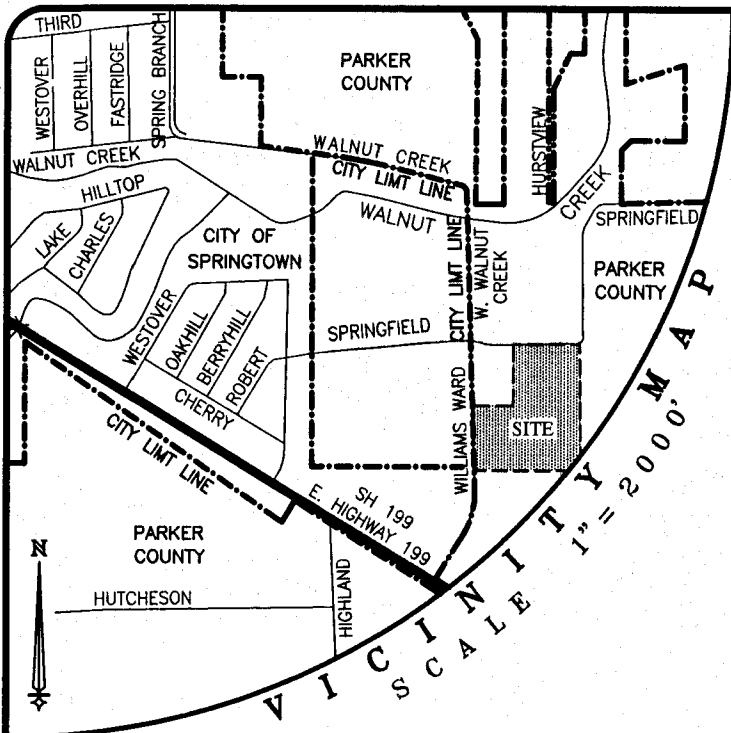
Filed in Plat Cabinet G slide # 272

File Date 4/24/26 Instrument Date 4/20/26

of pages 2

Official Public Record Filed
Recorded on: 04/24/2026 10:05:51 AM
Doc # 202611517
Lila Deakle, County Clerk
Parker County Texas





20874.001.004.00
20874.001.003.00

NOTES:

- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
- 2) A portion of the subject property (shown in an approximate location on map) appears to lie within one or more of the following Flood Insurance Rate Map designations (noted below) as shown on Parker County, Texas, FIRM map No. 48367C0175E, and depicted from City of Springtown, Texas, Community Map and Panel No. 480521 0175 E, Effective date Sept. 26, 2008.

Zone A - (No Base Flood Elevations determined) of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone X - (Other Areas), areas determined to be outside the 0.2% annual chance floodplain.

Statement concerning deed restrictions shown

The conveyance into Springtown I.S.D. was made subject to any instruments or conditions of record and surviving requirements of the Real Estate Purchase Agreement executed by Grantor and Grantee in connection with the conveyance. Grantor reserves all oil, gas or other minerals in and under the Property and that may be produced from the Property. Grantor, its heirs, successors and assigns shall not have the right to use the surface of the Property for any purpose, including without limitation, for the purposes of mining, drilling, exploring, operating and developing such oil, gas, or other minerals. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that plat was prepared from an actual survey made on the ground under my direct supervision.

Theron W. Sims
Theron W. Sims, R.P.L.S., No. 5887
Surveyed on the ground Aug. 21, 2025



BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnpsc.com / TBPELS Registration No. 100116-00

CITY OF SPRINGTOWN PLANNING & ZONING

N/A

APPROVAL DATE

N/A

CHAIRMAN

N/A

SECRETARY

CITY OF SPRINGTOWN CITY COUNCIL

12-18-2025

APPROVAL DATE

Shane Strickland
MAYOR

SECRETARY

Development Yield	
Gross Site Area	27.038 Ac. / Total Number Lots 2
Total Residential Lots	2 / Acreage 27.038 Ac.
Single Family Detached	0 / Single Family Detached 0
Two Family Lots	0 / Multifamily Lots 0
Total Dwelling Units	0
Total Non-Residential Lots	0 / Acreage 0 Ac.
Commercial Lots	2 / 27.038 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots	0 / 0 Right-of-Way 0 / 0 Ac.

17811
SP

ENGINEER / SURVEYOR:

Teague Nall and Perkins, Inc. (TNP)
5237 N Riverside Dr #100,
Fort Worth, TX 76137
(817) 336-5773

OWNER:

Springtown Independent School District
301 E. 5th Street
Springtown, TX 76082
(817) 220-1700

STATE OF TEXAS § COUNTY OF PARKER §

WHEREAS Springtown Independent School District, is the owner of 27.038 acres of land, situated in the H.R. Morris Survey, Abstract No. 874, Parker County, Texas, and being all of those certain tracts of land described in deeds to Springtown Independent School District (Springtown I.S.D.), according to the deed filed in Instrument No's. 202028651 and 202433488, Deed Records of Parker County, Texas (D.R.P.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Beasley RPLS 6066", found at the southwest corner of said Springtown I.S.D. tract (Inst. No. 202028651), also being a northwest corner of the remainder of a tract of land described in deed to A.J. Hutcheson et al, according to the deed filed in Volume 238, Page 364, D.R.P.C.T., also being the southeast corner of a 100' wide strip of land dedicated for the R-O-W of Williams Ward Road (100' in width), filed in Volume 2832, Page 216, D.R.P.C.T., and being the northeast corner of a 100' wide strip of land dedicated for R-O-W of said Williams Ward Road, filed in Volume 2832, Page 206, D.R.P.C.T., from which a 1/2 inch iron rod with cap stamped "Brittain & Crawford", found at the northeast corner of Lot 1, Block 1, Hutcheson Addition, an addition to the City of Springtown, Parker County, Texas, as filed in Cabinet E, Slide 346, Plat Records of Parker County, Texas (P.R.P.C.T.), also being the southeast corner of a tract of land described in deed to Nancy Springfield Bayouth, according to the deed filed in Volume 2754, Page 1592, D.R.P.C.T., and being in the west R-O-W line of said Williams Ward Road, bears S 89°44'56" W, a distance of 99.93 feet;

THENCE N 00°18'03" W, along the west line of said Springtown I.S.D. tract (Inst. No. 202028651), and along the east R-O-W line of said Williams Ward Road, a distance of 668.08 feet to a 1/2 inch iron rod with cap stamped "Beasley RPLS 6066", found at the northwest corner of said Springtown I.S.D. tract (Inst. No. 202028651), also being the southwest corner of the remainder of a tract of land described in deed to Nancy Springfield Bayouth, according to the deed filed in Volume 2681, Page 1810, D.R.P.C.T.;

THENCE N 89°43'41" E, along the north line of said Springtown I.S.D. tract (Inst. No. 202028651), and along the south line of the remainder of said Nancy Springfield Bayouth tract (Vol. 2681, Pg. 1810), a distance of 412.84 feet to a 1/2 inch iron rod with cap stamped "Beasley RPLS 6066", found in the north line of said Springtown I.S.D. tract (Inst. No. 202028651), also being the southwest corner of said Springtown I.S.D. tract (Inst. No. 202433488), and being the southeast corner of the remainder of said Nancy Springfield Bayouth tract (Vol. 2681, Pg. 1810);

THENCE N 00°17'56" W, along the west line of said Springtown I.S.D. tract (Inst. No. 202433488), and along the east line of said Nancy Springfield Bayouth tract (Vol. 2681, Pg. 1810), a distance of 630.86 feet to a 1/2 inch iron rod with cap stamped "Beasley RPLS 6066", found at the northwest corner of said Springtown I.S.D. tract (Inst. No. 202433488), also being the northeast corner of said Nancy Springfield Bayouth tract (Vol. 2681, Pg. 1810), and being in the south R-O-W line of Springfield Road (variable width);

THENCE N 89°41'08" E, along the north line of said Springtown I.S.D. tract (Inst. No. 202433488), and along the south R-O-W line of said Springfield Road, a distance of 690.57 feet to a fence post found at the northeast corner of said Springtown I.S.D. tract (Inst. No. 202433488), also being in the west line of a tract of land described in deed to Dikes Family Living Revocable Trust, according to the deed filed in Volume 1970, Page 1823, D.R.P.C.T.;

THENCE S 00°35'57" E, along the east line of said Springtown I.S.D. tract (Inst. No. 202433488), and along the west line of said Dikes Family tract, a distance of 631.38 feet to a 1/2 inch iron rod with cap stamped "Beasley RPLS 6066", found at the southeast corner of said Springtown I.S.D. tract (Inst. No. 202433488), also being the northeast corner of said Springtown I.S.D. tract (Inst. No. 202028651);

THENCE S 00°37'49" E, along the east line of said Springtown I.S.D. tract (Inst. No. 202028651), and continuing along the west line of said Dikes Family tract, also passing along the west line of a tract of land described in deed to Karrie Thatcher, according to the deed filed in Instrument No. 201807312, D.R.P.C.T., a distance of 668.50 feet to a 2" steel fence corner, found at the southeast corner of said Springtown I.S.D. tract (Inst. No. 202028651), also being a northeast corner of the remainder of said A.J. Hutcheson et al tract, from which a 1/2 inch iron rod found, bears N 44°51'01" W, a distance of 0.81 feet;

THENCE S 89°44'56" W, along the south line of said Springtown I.S.D. tract (Inst. No. 202028651), and along a north line of the remainder of said A.J. Hutcheson et al tract, a distance of 1110.57 feet to the **POINT OF BEGINNING** and containing 1,177,761 square feet or 27.038 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Springtown Independent School District, does hereby adopt plat as:

Lots 1 and 2, Block 1 SPRINGTOWN ELEMENTARY SCHOOL #4

An addition to the City of Springtown, Parker County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 20th day of April, 2026.

Springtown Independent School District

By: *Shane Strickland*
Shane Strickland, Superintendent

Official Public Record Filed
Recorded on: 04/24/2026 10:05:51 AM
Doc # 202611517
Lila Deakle, County Clerk
Parker County Texas



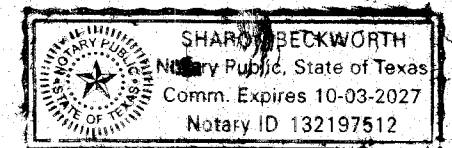
STATE OF TEXAS § COUNTY OF PARKER §

Before me, the undersigned authority, on this day personally appeared Shane Strickland, Superintendent of Springtown Independent School District, 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 purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 20th day of April, 2026.

Shane Strickland
Notary Public in and for the State of Texas

My Commission expires 10-03-2027



FINAL PLAT OF LOTS 1 & 2, BLOCK 1 SPRINGTOWN ELEMENTARY SCHOOL #4

an addition to the City of Springtown, Parker County, Texas, situated in the H.R. Morris Survey, Abstract No. 874, City of Springtown, Parker County, Texas, and containing 27.038 acres of land total.

Date: April 1, 2026

SHEET NO. 1 OF 2

REHMAN GOKAL HOLDINGS LLC
INST. #202419170
D.R.P.C.T.

W. WALNUT
CREEK RD.

HATTEN D. TILLMAN
VOL. 2799, PG. 206
D.R.P.C.T.

M.J. BURRIS SURVEY
ABST. NO. 100

MARTIN LERMA & CARMEN LERMA
INST. #201418851
D.R.P.C.T.

ALEXANDER SCOTT COLEMAN
& CHELSEA MARIE COLEMAN
INST. #202242717
D.R.P.C.T.

SPRINGFIELD
RD.

SPRINGFIELD RD.

APPROX. SURVEY LINE

CARTER MERCER BECKWORTH
VOL. 2500, PG. 1954
D.R.P.C.T.

NANCY SPRINGFIELD BAYOUTH
INST. #202329072
D.R.P.C.T.
(Tr. 2)

20874.001.004.00
20874.001.003.00

NANCY SPRINGFIELD BAYOUTH
VOL. 2681, PG. 1810
D.R.P.C.T.
(Remainder Tract)

Lot 2, Blk. 1
10.029 Ac. or 436,872 S.F.

SPRINGTOWN I.S.D.
INST. #202433488
D.R.P.C.T.

J. HARRISON SURVEY
ABST. NO. 610

DIKES FAMILY LIVING
REVOCABLE TRUST
VOL. 1970, PG. 1823
D.R.P.C.T.

H.R. MORRIS SURVEY
ABST. NO. 874

Lot 1, Blk. 1
17.009 Ac. or 740,888 S.F.

SPRINGTOWN I.S.D.
INST. #202028651
D.R.P.C.T.

MIN. F.F. ELEV. 820.50'

100' ENERGY TRANSFER FUEL TEMP.
WORKSPACE VOL. 2326, PG. 324
D.R.P.C.T.

100' ENERGY TRANSFER FUEL TEMP.
WORKSPACE VOL. 2326, PG. 324
D.R.P.C.T.

40' ENERGY TRANSFER FUEL ESM'T.
VOL. 2326, PG. 324
D.R.P.C.T.

100' ENERGY TRANSFER FUEL TEMP.
WORKSPACE VOL. 2326, PG. 320
D.R.P.C.T.

50' ENERGY TRANSFER FUEL ESM'T.
VOL. 2326, PG. 320
D.R.P.C.T.

10' UTILITY & LANDSCAPE ESM'T.
(PER THIS PLAT)

P.O.B.

1/2" IRF WITH CAP
STAMPED "BEASLEY RPLS
6066" (CONTROL MON)

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.

A.J. HUTCHESON et al
VOL. 238, PG. 384
D.R.P.C.T.
(Remainder Tr)

2" STEEL FENCE POST
FND., A 1/2" IRF, BEARS
N44°51'01"W, 0.81'

APPROX. SURVEY LINE

W.D. HARRISON SURV., ABST. NO. 580

KARRIE THATCHER
INST. #201807312
D.R.P.C.T.

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1

SPRINGTOWN
ELEMENTARY SCHOOL #4

an addition to the City of Springtown, Parker County, Texas, situated in the H.R. Morris Survey, Abstract No. 874, City of Springtown, Parker County, Texas, and containing 27.038 acres of land total.

Date: April 10, 2026

SHEET NO. 2 OF 2



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