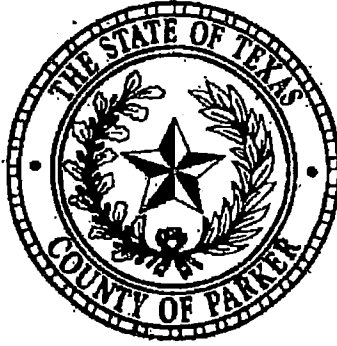




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Springbranch Acres

Description Lot 12R Block 2

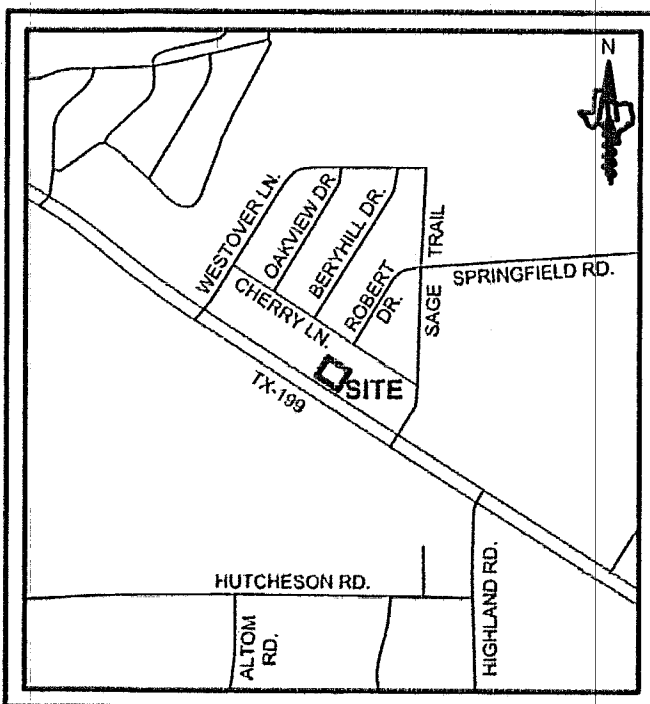
Filed in Plat Cabinet G slide # 279

File Date 5/13/24 Instrument Date 4/22/24

of pages 1

Official Public Record Filed
Recorded on: 05/13/2026 12:09:27 PM
Doc # 202613561
Lila Deakle, County Clerk
Parker County Texas



VICINITY MAP
(1" = 2,000')

GENERAL NOTES

- The purpose of this plat is to merge two (2) lots of record into one (1) lot, and to dedicate easements for site development.
- This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480521 as shown on Map Number 48367C0175E.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to lines and/or withholding of utilities and building permits.

LINE	BEARING	DISTANCE
L1	N 31°54'06" E	151.48'
L2	S 58°05'54" E	24.00'
L3	S 31°54'06" W	151.48'
L4	N 31°54'06" E	23.56'
L5	N 13°05'54" W	13.21'
L6	N 76°54'06" E	15.00'
L7	S 13°05'54" E	19.42'
L8	S 31°54'06" W	29.75'
L9	N 61°16'12" W	64.41'
L10	S 28°43'48" W	2.15'
L11	N 58°05'54" W	72.02'
L12	N 23°05'54" W	9.16'
L13	N 75°38'32" W	10.13'
L14	N 58°05'54" W	47.00'

LEGEND

PG. = PAGE
CAB. = CABINET
VOL. = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO. = DOCUMENT NUMBER
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK MALLON, do 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.

Patrick Mallon
Patrick Mallon, R.P.L.S. #7170
Date 04-03-2026



CERTIFICATE OF APPROVAL

CITY OF SPRINGTOWN
CITY COUNCIL

March 26, 2026
APPROVAL DATE
[Signature]
MAYOR
[Signature]
SECRETARY

CITY OF SPRINGTOWN
PLANNING AND ZONING

March 5, 2026
APPROVAL DATE
[Signature]
MAYOR
[Signature]
SECRETARY

OWNER

Ballard Family Investments &
Ballard Family Investments, LLC
701 W. Bailey Boswell Road
Saginaw, TX 76179

SURVEYOR

Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER

MAS Consulting Engineers
Contact: Edgar Medina, P.E.
101 Summit Avenue, Suite 1030
Fort Worth, TX 76102
(817) 708-2422

Official Public Record Filed
Recorded on: 05/13/2026 12:09:27 PM
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Lila Deakle, County Clerk
Parker County Texas



CABINET/INSTRUMENT#

G 279

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, BALLARD FAMILY INVESTMENTS and BALLARD FAMILY INVESTMENTS, LLC, are the sole owners of a 0.760 acre tract of land out of the Thomas Burris Survey, Abstract Number 102, situated in the City of Springtown, Parker County, Texas, and being all of Lots 11 & 12, Block 2, Springbranch Acres, a subdivision of record in Cabinet A, Slide 70 of the Plat Records of Parker County, Texas, said Lot 11 conveyed to Ballard Family Investments, LLC by General Warranty Deed of record in Document Number 202429263 of the Official Public Records of Parker County, Texas, and said Lot 12 conveyed to Ballard Family Investments by General Warranty Deed of record in Document Number 202146463 of said Official Public Records, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the North line of Texas State Highway 199 (right-of-way width varies), for the Southeast corner of Lot 10, Block 2 of said Springbranch Acres (Cabinet A, Slide 70), being the Southwest corner of said Lot 11;

THENCE, N31°54'06"E, departing the North right-of-way line of Texas State Highway 199, along the East line of said Lot 10, being the common West line of said Lot 11, a distance of 165.00 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 10, being Southeast corner of Lot 25, Block 2 of said Springbranch Acres (Cabinet A, Slide 70), also being the Southwest corner of Lot 24-R, Block 2, Springbranch Acres, a subdivision of record in Cabinet B, Slide 702 of said Plat Records, and the Northwest corner of said Lot 11;

THENCE, S58°09'29"E, along the South line of said Lot 24-R, in part the South line of Lot 23-R, Block 2 of said Springbranch Acres (Cabinet B, Slide 702), being the common North lines of said Lot 11 and said Lot 12, passing at a distance of 100.17 feet, a 1/2 inch iron rod with a plastic cap stamped "BLUE TEXAS SURVEYING" at the Northeast corner of said Lot 11 and the Northwest corner of said Lot 12, passing at a distance of 105.86 feet, a 1/2 inch iron rod found at the Southeast corner of said Lot 24-R and the Southwest corner of said Lot 23-R, and continuing for a total distance of 200.34 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 13, Block 2 of said Springbranch Acres (Cabinet A, Slide 70) and a 0.4403 acre tract of land conveyed to Palm Development Partners, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 202503554 of said Official Public Records, being the Northeast corner of said Lot 12;

THENCE, S31°40'20"W, departing the South line of said Lot 23-R, along the West line of said Lot 13 and said 0.4403 acre tract, being the common East line of said Lot 12, a distance of 165.00 feet to a 1/2 inch iron rod with a plastic cap stamped "BLUE TEXAS SURVEYING" found in the North right-of-way line of Texas State Highway 199, for the Southwest corner of said Lot 13 and said 0.4403 acre tract, being the Southeast corner of said Lot 12;

THENCE, N58°09'29"W, along the North right-of-way line of Texas State Highway 199, being the common South lines of said Lot 11 and said Lot 12, a distance of 201.00 feet to the POINT OF BEGINNING, containing an area of 0.760 acres (33,110 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BALLARD FAMILY INVESTMENTS and BALLARD FAMILY INVESTMENTS, LLC, acting by and through their duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as SPRINGBRANCH ACRES, LOT 12R, BLOCK 2, an addition to the City of Springtown, Parker County, Texas, being a replat of Lots 11 & 12, Block 2, Springbranch Acres, as recorded in Plat Cabinet A, Slide 70, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

OWNERS: BALLARD FAMILY INVESTMENTS

BY: *[Signature]*
SignatureBY: *Scott Ballard UP*
Printed Name & Title

4/22/26

Date

OWNERS: BALLARD FAMILY INVESTMENTS, LLC

BY: *[Signature]*
SignatureBY: *Scott Ballard UP*
Printed Name & Title

4/22/26

Date

STATE OF TEXAS §
COUNTY OF Parker §

BEFORE ME, the undersigned authority, on this day personally appeared Ballard, Scott of BALLARD FAMILY INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 22 day of April, 2026

Crystal Rachelle Ortega
Notary Public in and for the State of Texas

2-14-2029
My Commission Expires

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of BALLARD FAMILY INVESTMENTS, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires

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17740.002.012.00

17740
SP
CSP
K-6

REPLAT
SPRINGBRANCH ACRES
LOT 12R, BLOCK 2

BEING A REPLAT OF
LOTS 11 & 12, BLOCK 2, SPRINGBRANCH ACRES
RECORDED IN CABINET A, SLIDE 70, P.R.P.C.T.
BEING 0.760 ACRES OUT OF THE
THOMAS BURRIS SURVEY, ABSTRACT NO. 102
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

PAGE 1 OF 1