STATE OF TEXAS 201806532 PLAT Total Pages: 1

COUNTY OF PARKER

WHEREAS, RIVERSIDE HOMEBUILDERS, LTD. BEING THE SOLE OWNERS OF A 85.611 ACRES TRACT OF LAND OUT OF THE J.M. PARKER SURVEY, ABSTRACT No. 2570, THE SALLY A. ENSEY SURVEY, ABSTRACT No. 434, THE FRANCIS LIDDY SURVEY, ABSTRACT No. 829, AND THE JAMES HERNDON SURVEY, ABSTRACT No. 617, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC#201800842, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A CREEK AT THE NORTHWEST CORNER OF DOC#: 201626203 FOR THE MOST WESTERLY NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CORNER OF THE T & P RR Co. SURVEY, SECTION No. 115, ABSTRACT No. 1392 IS CALLED BY DEED TO BEAR SOUTH 442.02 FEET AND EAST 350.60 FEET.

THENCE GENERALLY ALONG SAID CREEK THE FOLLOWING COURSES AND DISTANCES:

N 63°24'45" E 274.27 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 52°58'35" E 437.97 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 31°53'59" E 243.00 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 37°59'00" E 396.52 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 19°35'09" E 332.26 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 27°09'57" E 93.19 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF STATE HIGHWAY No. 199, a.k.a. JACKSBORO HIGHWAY (A PAVED SURFACE) FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE S 01°19'01" E 919.11 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT.

THENCE N 88°51'31" E 327.21 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 89°14'34" E 442.45 FEET TO A STEEL POST FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°51'45" E 1296.30 FEET TO A STEEL POST FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°51'04" W 600.00 FEET TO A STEEL POST FOR AN ELL CORNER OF THIS TRACT.

THENCE S 00°49'12" E 870.93 FEET TO A STEEL POST IN THE NORTH LINE OF GOSHEN ROAD (A PAVED SURFACE) FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°47'38" W 996.01 FEET ALONG THE NORTH LINE OF SAID GOSHEN ROAD TO A STEEL FENCE CORNER POST FOR A CORNER OF THIS TRACT.

THENCE S 87°43'16" W 339.69 FEET ALONG THE NORTH LINE OF SAID GOSHEN ROAD TO A STEEL POST FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°16'29" W 1780.63 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
FIELD DATE OCTOBER 2016 - JN16041BP.

STATE OF TEXAS REGISTERED MICAH HAMILTON 5865 PROFESSIONAL LAND SURVEYOR

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RIVERSIDE HOMEBUILDERS, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-34, BLOCK 1 & LOTS 1-28, BLOCK 2, SPRINGWOOD RANCH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASTMENTS SHOWN THEREON.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 20 DAY OF MARCH, 2018.

RIVERSIDE HOMEBUILDERS, Ltd., A TEXAS LIMITED PARTNERSHIP
BY: WINDFALL INVESTMENTS, Inc., A TEXAS CORPORATION, THE GENERAL PARTNER
TIM H. FLEET, PRESIDENT

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TIM H. FLEET, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF MARCH 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1) AT THE DATE OF THIS SURVEY, A PORTION OF THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "A" - AREAS DETERMINED TO BE LOCATED WITHIN THE 1.0 % ANNUAL CHANCE FLOOD PLAIN AND THE SOUTHERN MAJORITY OF THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0175E, DATED SEPTEMBER 26, 2008. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

3) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.

4) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

5) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.

6) CURRENTLY THERE IS NO LIEN HOLDER FOR THIS TRACT.

7) THE MAJORITY OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN.

8) WATER IS TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.

9) SEWER IS TO BE PROVIDED BY PRIVATE OSSF.

10) THERE SHALL BE A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL FRONT LOT LINES AND A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES (AS SHOWN).

Drainage Easement Line Table

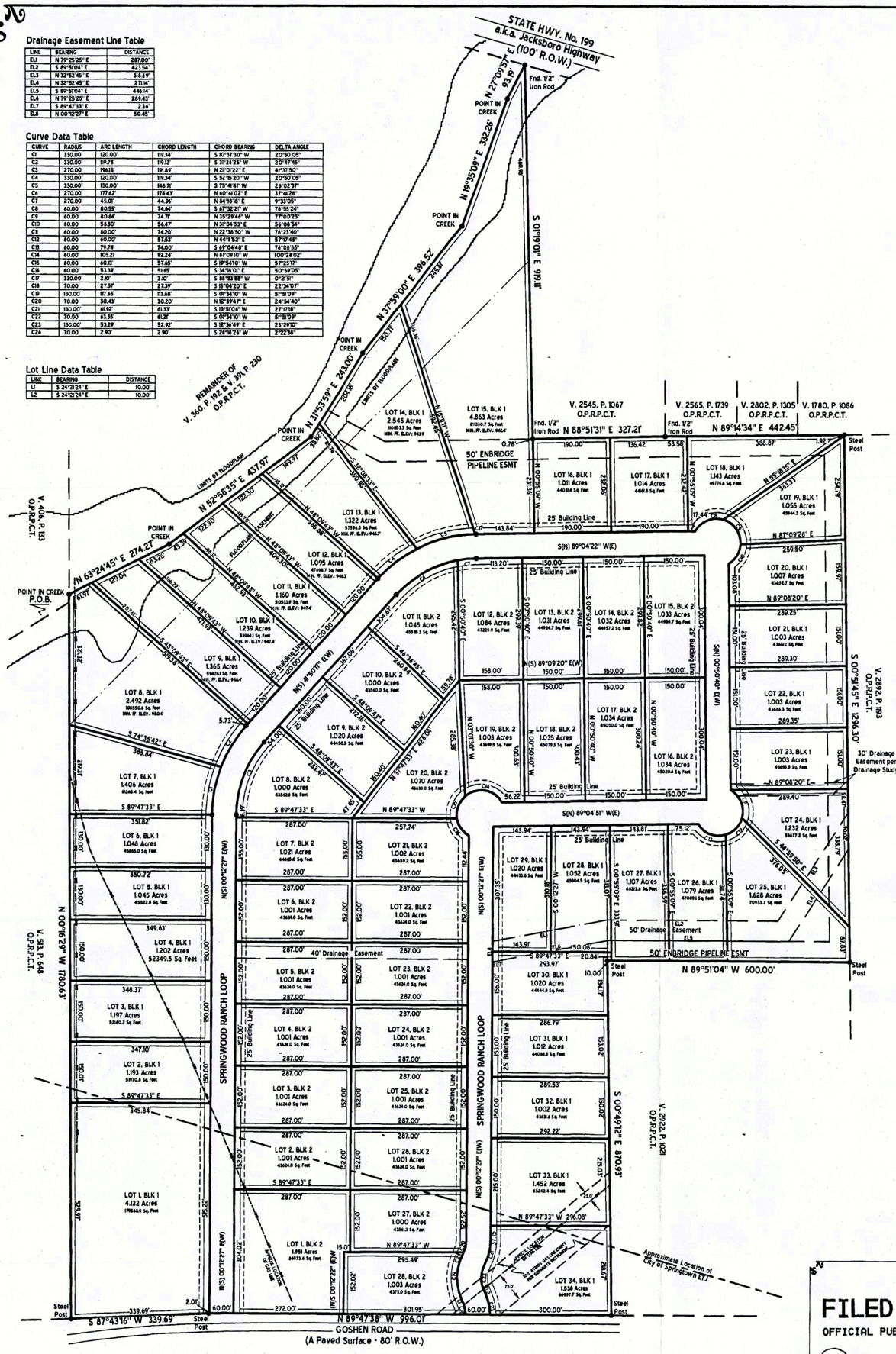
LINE	BEARING	DISTANCE
EL1	N 79°25'25" E	287.00'
EL2	S 89°51'04" E	423.54'
EL3	N 32°52'45" E	301.69'
EL4	N 32°52'45" E	271.14'
EL5	S 89°51'04" E	446.14'
EL6	N 79°25'25" E	289.43'
EL7	S 89°47'33" E	2.36'
EL8	N 00°12'27" E	50.45'

Curve Data Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	120.00'	119.34'	S 10°37'30" W	20°50'05"
C2	330.00'	119.78'	119.12'	S 31°24'25" W	20°47'45"
C3	270.00'	194.18'	190.09'	N 20°12'22" E	41°37'50"
C4	330.00'	120.00'	119.34'	S 52°15'20" W	20°50'05"
C5	330.00'	150.00'	148.71'	S 73°48'41" W	26°03'37"
C6	270.00'	177.62'	174.43'	N 60°40'02" E	37°41'28"
C7	270.00'	45.01'	44.96'	N 84°18'18" E	9°33'05"
C8	60.00'	80.55'	74.64'	S 67°32'21" W	76°55'24"
C9	60.00'	80.64'	74.71'	N 35°29'46" W	77°00'23"
C10	60.00'	54.80'	52.87'	N 31°04'51" E	54°08'34"
C11	60.00'	80.00'	74.20'	N 22°38'50" W	76°23'40"
C12	60.00'	60.00'	57.53'	N 44°15'52" E	57°17'45"
C13	60.00'	79.74'	74.00'	S 69°04'48" E	76°08'35"
C14	60.00'	105.21'	92.24'	N 81°09'10" W	100°28'02"
C15	60.00'	60.13'	57.66'	S 19°54'10" W	57°25'17"
C16	60.00'	53.39'	51.65'	S 34°18'01" E	50°59'05"
C17	330.00'	2.10'	2.10'	S 88°53'55" W	0°21'51"
C18	70.00'	27.57'	27.39'	S 13°04'20" E	22°34'07"
C19	130.00'	117.45'	113.68'	S 01°34'10" W	51°51'09"
C20	70.00'	30.43'	30.20'	N 12°39'47" E	24°54'40"
C21	130.00'	61.92'	61.33'	S 13°13'04" W	27°17'16"
C22	70.00'	63.35'	61.27'	S 01°34'10" W	51°51'09"
C23	130.00'	53.29'	52.92'	S 12°36'49" E	23°29'10"
C24	70.00'	2.90'	2.90'	S 28°18'26" W	2°22'38"

Lot Line Data Table

LINE	BEARING	DISTANCE
L1	S 24°21'24" E	10.00'
L2	S 24°21'24" E	10.00'



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

June 1, 2017
APPROVAL DATE

Sarah Cockburn
CHAIRMAN

Hosea L. Smith
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

June 1, 2017
APPROVAL DATE

Joe W. Wright
MAYOR

Jeanna Boggus
CITY SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson

201806532
03/26/2018 10:05 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 17848
SCH. DIST.: SP
CITY: 5-5876
MAP NO.:

20434.001.000.00
20617.001.000.00
22570.001.000.00
20829.001.001.00

N
0 200 400 600

SURVEYOR:
MICAH HAMILTON, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
RIVERSIDE HOMEBUILDERS, LTD.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116

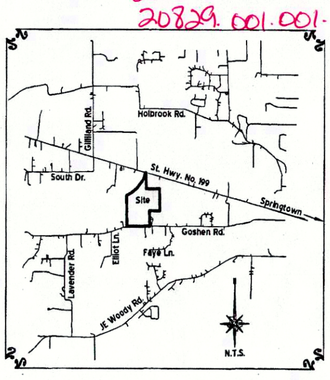
STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 26th DAY OF March, 2018.

COUNTY JUDGE

COMMISSIONER PRECINCT #1 — COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3 — COMMISSIONER PRECINCT #4

E 53



FINAL PLAT

LOTS 1 - 34, BLOCK 1 &
LOTS 1 - 28, BLOCK 2
SPRINGWOOD RANCH ADDITION
AN ADDITION TO THE E.T.J. OF SPRINGTOWN,
PARKER COUNTY, TEXAS

BEING 85.611 ACRES SITUATED IN AND BEING A PORTION OF THE J.M. PARKER SURVEY, ABSTRACT No. 2570, THE SALLY A. ENSEY SURVEY, ABSTRACT No. 434, THE FRANCIS LIDDY SURVEY, ABSTRACT No. 829, AND THE JAMES HERNDON SURVEY, ABSTRACT No. 617, PARKER COUNTY, TEXAS

OCTOBER 2016

CARTER SURVEYING & MAPPING, INC.
110 A PALO PINTO STREET · WEATHERFORD, TEXAS
(P) 817-594-0400 · (F) 817-594-0403