

- 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
  - WF WIRE FENCE
  - WO WOOD FENCE
  - CLF CHAIN LINK FENCE
  - IF IRON FENCE
  - UG UNDERGROUND
  - OU OVERHEAD UTILITY
  - FH FIRE HYDRANT
  - ET ELECTRIC TRANSFORMER
  - SS SANITARY SEWER
  - SSCO SANITARY SEWER CLEANOUT
  - OSP ON SITE SEWER FACILITY
  - STSM STORM SEWER MANHOLE
  - BLOC 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
  - IRS MARKED "A-WARD"
  - IRS 5/8" IRON ROD RECOVERED
  - IRR MARKED "A-WARD"
  - CM CONTROL MONUMENT
  - BEARINGS OR DISTANCE SHOWN IN "Y" ARE PLAT OR DEED CALL

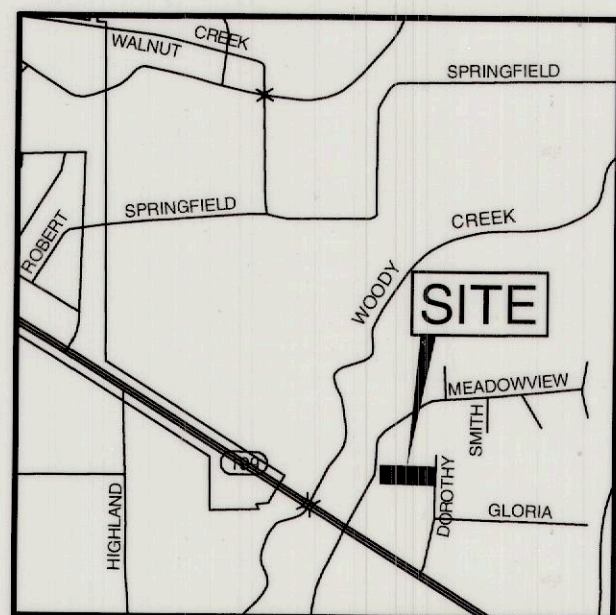


18986.001.001.00  
18986.001.002.00

18986  
SP  
L-6

EASTWOOD ROAD  
PUBLIC RIGHT OF WAY  
ASPHALT PAVEMENT

CALLLED 2.118 ACRES  
SR CUSTOM HOMES, LLC  
DOCUMENT NO.  
202326716



LOCATION MAP  
SCALE 1"=2000'

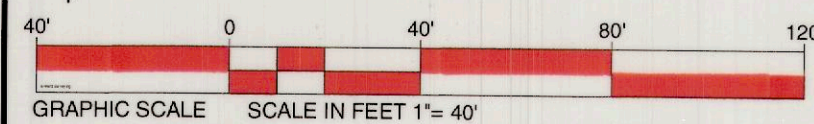
CITY OF SPRINGTOWN  
CITY COUNCIL

MAYOR  
SECRETARY

CITY OF SPRINGTOWN  
PLANNING AND ZONING

CHAIRMAN  
SECRETARY

According to Map No. 48367C0175 E 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.



A-WARD PROJECT NO: 2024-1728 DOROTHY SCOOPY DOO PLAT

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Anderson Family Trust, acting by and through Daryl D. Anderson and Judith A. Anderson, Trustees of a tract of land out of the W.D. Harrison Survey, Abstract No. 580, situated about 15.7 miles North 31.5° East of the courthouse in Weatherford, the county seat of Parker County, Texas; said tract being described as Exhibit A, being a called 2.67 acre tract as described in the deed as recorded in Document No. 202140009 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.

BEGINNING at a 1/2" iron rod found (having a Northing of 7030421.30' of and an Easting of 2228004.78') for the northeast corner of said 2.67 acre Anderson Tract common to the southeast corner of a called 1.01 acre tract of land described as Exhibit B in the said deed to Anderson Family Trust and being on the west right-of-way line of Dorothy Lane, a 50 foot wide right-of-way;

THENCE South 01°23'43" West, along the common line of said 2.67 acre Anderson Tract and said west right-of-way line, a distance of 205.14 feet (South 01°51'03" West, 205.15 feet) to a 5/8" iron rod found for the southeast corner of said 2.67 acre Anderson Tract common to the northeast corner of a called 2.67 acre of land described in the deed to Cheryl Cave as recorded in Volume 2778, Page 1422, Deed Records, Parker County, Texas and being on said west right-of-way line;

THENCE North 88°32'47" West, along the common line of said 2.67 acre Anderson Tract and said 2.67 acre Cave Tract, a distance of 574.12 feet (North 88°32'47" West, 574.12 feet) to a 1/2" iron rod found for the common west corner of said 2.67 acre Anderson Tract and said 2.67 acre Cave Tract and being on the west line of a called 2.118 acre tract of land described in the deed to SR Custom Homes, LLC as recorded in Document No. 202326716 of said official public records from with the northwest corner of said W.D. HARRISON SURVEY bears approximately north 1415 feet;

THENCE North 00°50'36" East, along the common line of said 2.67 acre Anderson Tract and said 2.118 acre tract, a distance of 199.61 feet (North 01°23'16" East, 199.62 feet) to a 2.5" metal fence corner post found for the common north corner of said 2.67 acre Anderson Tract and said 2.118 acre tract and the southwest corner of a called 1.695 acre tract of land described in the deed to Robert E. Farley and spouse, Melissa A. Farley as recorded in Volume 2691, Page 1784 of said deed

CALLLED 1.695 ACRES  
ROBERT E. FARLEY AND  
spouse, MELISSA A. FARLEY  
VOLUME 2691, PAGE 1784

5' UTILITY EASEMENT  
BY THIS PLAT

LOT 1-R  
1.1695 ACRES  
50,943 SQ. FT.

W.D. HARRISON SURVEY,  
ABSTRACT NO. 580

"EXHIBIT A"  
CALLLED 2.67 ACRES  
DARYL D. ANDERSON AND JUDITH A. ANDERSON,  
Trustees of the ANDERSON FAMILY REVOCABLE TRUST  
DOCUMENT NO. 202140009

(S88°38'28"E 575.98')  
S89°05'53"E 576.06'

49.97'  
S84°17'38"E  
5/8" IRS  
41.66'  
N5°30'24"E  
5/8" IRS

LOT 2-R  
1.5022 ACRES  
65,437 SQ. FT.

"EXHIBIT B"  
CALLLED 1.01 ACRES  
DARYL D. ANDERSON AND JUDITH A. ANDERSON,  
Trustees of the ANDERSON FAMILY REVOCABLE TRUST  
DOCUMENT NO. 202140009

PLACE OF BEGINNING  
ACCOMPANYING DESCRIPTION

CALLLED 1.25 ACRES  
MELISSA HOLMES  
VOLUME 1875, PAGE 641

CALLLED 1.25 ACRES  
MICHAEL S. WILLIAMS  
AND MISTY D. WILLIAMS  
DOCUMENT NO.  
202000515

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202432320  
12/11/2024 11:24 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

CALLLED 2.67 ACRES  
CHERYL CAVE  
VOLUME 2778, PAGE 1422

202432320 PLAT Total Pages: 1

records and also being on the east right-of-way line of Eastwood Road, a public right-of-way;

THENCE South 89°05'53" East, along the common line of said 2.67 acre Anderson Tract and said 1.695 acre tract, to and along the south line of the aforementioned 1.01 acre tract, a distance of 576.06 feet (South 88°38'28" East, 575.98 feet) to the POINT OF BEGINNING and containing 2.6717 acres or 116,380 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Anderson Family Trust, acting by and through Daryl D. Anderson and Judith A. Anderson, Trustees, do hereby adopt this plat designating the herein above described real property as

LOTS 1-R and 2-R, W.D. HARRISON NO. 580  
ADDITION,

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

BY: Anderson Family Trust

Daryl D. Anderson  
Daryl D. Anderson

Judith A. Anderson  
Judith A. Anderson

STATE OF Oklahoma  
COUNTY OF Grady

BEFORE ME, the undersigned authority, on this day personally appeared Daryl D. Anderson, 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 November, 2024.

Notary Public in and for the State of Oklahoma

My Commission Expires on: 5/4/2025

STATE OF Oklahoma  
COUNTY OF Grady

BEFORE ME, the undersigned authority, on this day personally appeared Judith A. Anderson, 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 November, 2024.

Notary Public in and for the State of Oklahoma

My Commission Expires on: 5/4/2025

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

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

205.14' LINEAR FEET OF ROAD FRONTAGE

UTILITY EASEMENTS  
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER WILL BE PROVIDED BY WALNUT CREEK. SEPTIC WILL BY BY INDIVIDUAL ON-SITE SEWER FACILITIES.

TWO LOTS IN ONE PHASE. MINIMUM LOTS SIZE IS 1.1695 ACRES AND MAXIMUM LOT SIZE IS 1.5022 ACRES.

THIS PROPERTY IS LOCATED WITHIN THE ETJ OF THE CITY OF SPRINGTOWN, TEXAS.

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE UNPLATTED TRACT INTO TWO PLATTED LOTS.

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.  
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 SUBDIVISION

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

OWNER:  
ANDERSON FAMILY  
REVOCABLE TRUST  
17 VILLAGE DRIVE,  
CHICKASHA, OK 73018

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