202020732 PLAT Total Pages: 1

MEETS & BOUNDS DESCRIPTION:

BEING A 1.171 ACRE TRACT OF LAND, SITUATED IN THE WM COPELAND SURVEY, ABSTRACT No. 242, IN THE THE CITY OF SPRINGTOWN, IN PARKER COUNTY, TEXAS, A PORTION OF TRACTS 1 AND 2 AS DESCRIBED IN DOCUMENT RECORDED IN DOCUMENT No. 202004035, DEED RECORDS, PARKER COUNTY, TEXAS, TO FEATHER EDGE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED STEVENS SURVEYING 1/2" IRON FOUND IN THE SOUTH LINE OF HOLBROOK ROAD FROM WHICH A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID TRACT 2 BEARS, SOUTH 48°39'57" EAST, 869.95;

THENCE SOUTH 41°23'09" WEST FOR A DISTANCE OF 133.97 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON FOUND;

THENCE NORTH 48°36'51" WEST FOR A DISTANCE OF 71.44 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE NORTH 69°06'00" WEST FOR A DISTANCE OF 140.11 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE NORTH 81°41'23" WEST FOR A DISTANCE OF 60.56 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE NORTH 00°24'51" EAST FOR A DISTANCE OF 202.46 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET IN THE SOUTH LINE OF SAID HOLBROOK ROAD.;

THENCE ALONG THE SOUTH LINE OF SAID HOLBROOK ROAD, AS FOLLOWS:

SOUTH 77°59'52" EAST FOR A DISTANCE OF 42.83 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE SOUTH 60°21'52" EAST FOR A DISTANCE OF 76.22 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE SOUTH 53°44'04" EAST FOR A DISTANCE OF 103.00 FEET TO A 3" STEEL FENCE POST FOUND;

THENCE SOUTH 55°48'37" EAST FOR A DISTANCE OF 137.45 FEET TO A CAPPED STEVENS SURVEYING 1/2" IRON SET;

THENCE SOUTH 49°00'19" EAST FOR A DISTANCE OF 35.30 FEET TO THE ***POINT OF BEGINNING,***

CONTAINING 51,025 SQUARE FEET, 1.171 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT FEATHER EDGE HOLDINGS LLC, ACTING BY AND THRU ITS DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS:

LOTS 11 THRU 14, BLOCK 1
HOLBROOK FARM PHASE 2,
PARKER COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED THE THE 29th DAY OF JUNE, 2020.

WAYNE LEE
FEATHER EDGE HOLDINGS LLC

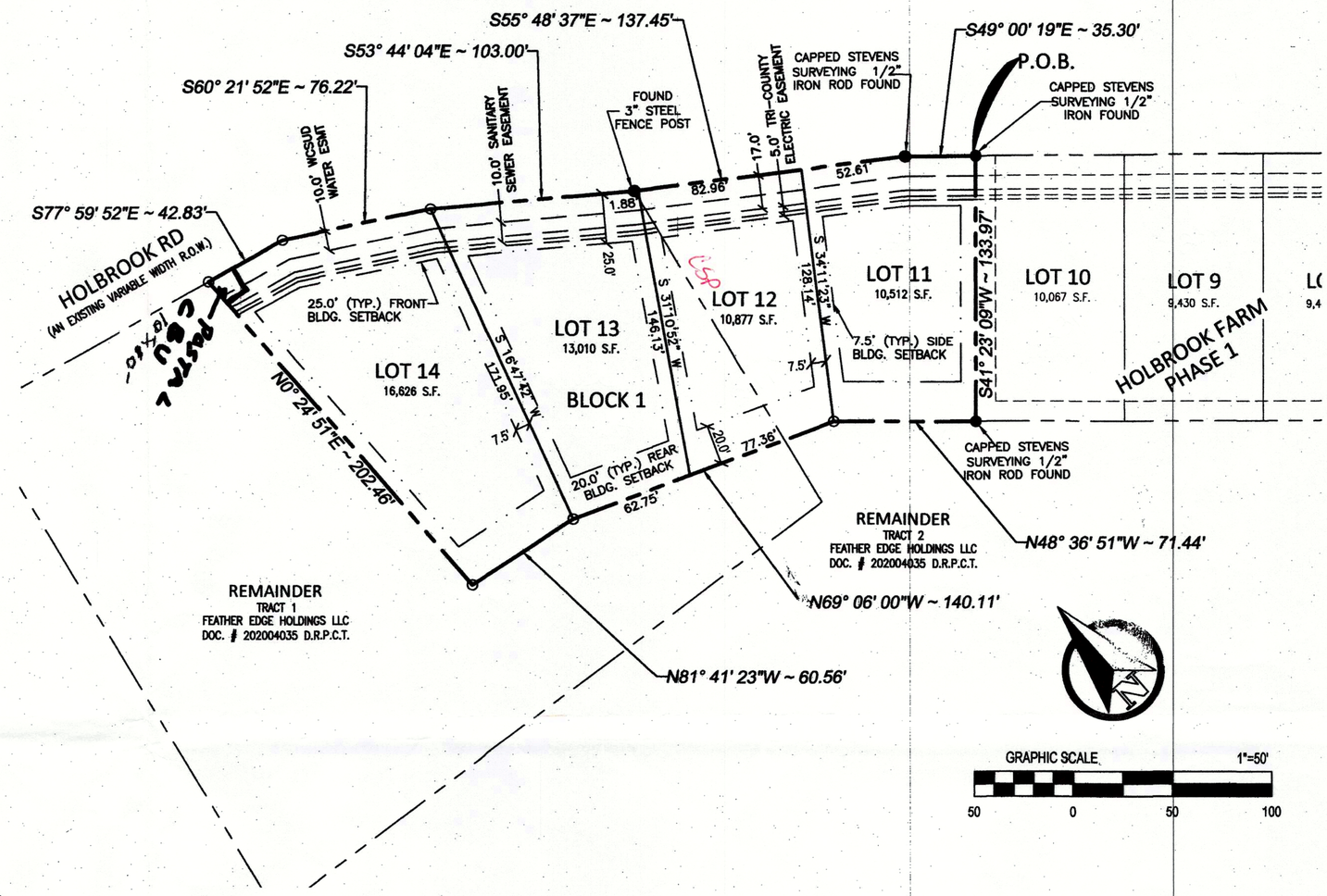
STATE OF TEXAS }
COUNTY OF PARKER }

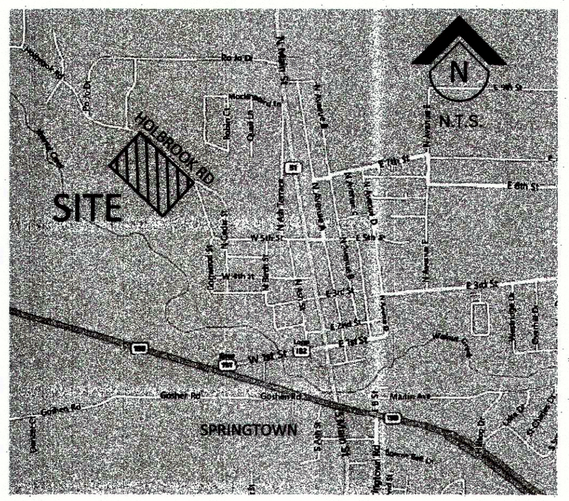
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAYNE LEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF June, 2020.

CHRISTINA MARIE DERR
ID #126751353
My Commission Expires
March 18, 2024

NOTARY PUBLIC STATE OF TEXAS





LOCATION MAP

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

June 4, 2020
APPROVAL DATE

LaVern McGlothing
CHAIRMAN

SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

APPROVAL DATE

MAYOR

CITY SECRETARY

E 547

GENERAL NOTES:

1. BEARINGS CORRELATED TO THE GPS NETWORK, NAD 83 NORTH CENTRAL TEXAS ZONE 4202.
2. ALL LOT LINES SHOWN HEREON SHALL POSSES A 5.0' (FIVE FOOT) UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL WITH THE LOT LINE, UNLESS NOTED OTHERWISE. FOR INTERIOR SIDE LOT LINES, THE EASEMENTS SHALL RUN ON BOTH SIDES OF THE LOT LINE FOR THE ENTIRE LENGTH OF THE LOT LINE.
3. BUILDING LINE SETBACKS PER THE FOLLOWING:

FRONT YARD = 25.0'

SIDE YARD = 7.5'

REAR YARD = 20.0'

STEVENS LAND SURVEYING, PLLC
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023

STATE OF TEXAS REGISTERED ANDREW E. STEVENS 5395 PROFESSIONAL LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202020732
07/13/2020 02:18 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

THE PLAT SHOWN HERON WAS PREPARED FROM ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HERON,

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
JUNE 22, 2020

20242-028.000.00
20242.032.000.00

ACCT. NO.: 13588
SCH. DIST.: SP
CITY:
MAP NO.: K-5

OWNER / DEVELOPER

FEATHER EDGE HOLDINGS LLC
560 N. KIMBALL AVENUE, SUITE 140
SOUTHLAKE, TX 76092

FINAL PLAT OF HOLBROOK FARM PHASE 2

LOTS 11 - 14, BLOCK 1
BEING 1.171 ACRES OF LAND SITUATED IN THE WM COPELAND SURVEY, ABSTRACT NUMBER 242, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS