

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48363C0525F,
DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: ALL CORNERS IN THE CENTERLINE OF THE 50'
PRIVATE ROAD ARE POINTS. ALL OTHER CORNERS ARE
SET 1/2" IRON ROD WITH CAP MARKED "PRICE
SURVEYING" UNLESS OTHERWISE NOTED

NOTE: ALL LOT LINES HAVE A 5' BUILDING LINE
UNLESS OTHERWISE NOTED ON PLAT

NOTE: WATER WILL BE SUPPLIED BY CITY OF GORDON
105 S MAIN ST, GORDON, TX 76453, 254-693-5676

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE
OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED
COMMUNITY WATER SYSTEM

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE
OCCUPIED UNTIL CONNECTED TO AN ON-SITE WASTEWATER
SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE
PALO PINTO COUNTY PUBLIC WORKS DEPARTMENT

LEGAL DESCRIPTION

Of a 18.378 acres tract of land out of the Burleson County School Land Survey, Lot 28, League No. 2, Abstract No. 29 of Palo Pinto County, Texas; being all of a certain 10,000 acres tract described in Volume 2217, Page 563, all of a certain 4,044 acres tract described in Volume 2444, Page 520 and all of a certain 4,190 acres tract described in Volume ---, Page ---, all in the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 60D nail in Dairy Farm Road (paved) and at the northwest corner of said 10,000 acres tract for the northwest and beginning corner of this tract. Whence the northeast corner of Lot 42, League No. 2, Burleson County School Land Survey, Abstract No. 29 is called to bear West 219.44 feet.

Thence N. 89 deg. 24 min. 13 sec. E. 1206.84 feet along said Dairy Farm Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 4,044 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 12 min. 18 sec. E. 229.45 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most easterly southeast corner of this and said 4,044 acres tract.

Thence N. 89 deg. 39 min. 01 sec. W. 63.14 feet to a found 60D nail for an ell corner of this and said 4,044 acres tract.

Thence S. 00 deg. 49 min. 13 sec. E. 301.93 feet to a found 3/8" iron rod at the most southerly southeast corner of said 4,044 acres tract for a corner of this tract.

Thence S. 01 deg. 13 min. 02 sec. E. 521.11 feet to a found 3/8" iron rod in the north line of Crockett Street (gravel) and at the southeast corner of said 4,190 acres tract for the most southerly southeast corner of this tract.

Thence S. 89 deg. 24 min. 07 sec. W. 349.79 feet to a found 3/8" iron rod at the southwest corner of said 4,190 acres tract for the most southerly southwest corner of this tract.

Thence N. 01 deg. 17 min. 01 sec. W. 521.12 feet to a found 3/8" iron rod at the northwest corner of said 4,190 acres tract and in the south line of said 10,000 acres tract for an ell corner of this tract.

Thence S. 89 deg. 27 min. 10 sec. W. 540.73 feet to a found "MAG" nail in the south line of said 10,000 acres tract at the northeast corner of a certain 3,904 acres tract described in Volume 1228, Page 313 of said Official Public Records for a corner of this tract.

Thence S. 89 deg. 29 min. 41 sec. W. 244.22 feet to a found 3/8" iron rod at the northwest corner of said 3,904 acres tract and at the southeast corner of said 10,000 acres tract for the most westerly southwest corner of this tract.

Thence N. 01 deg. 27 min. 36 sec. W. 529.54 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on SEPTEMBER 21, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN22864 FN220699

OWNER'S CERTIFICATE

That I, CIRCLE M PROPERTIES, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as MINDY SCRIVNER ADDITION. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE _____ DAY OF _____, 2022

BY: _____
JUSTIN SCRIVNER, Member

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JUSTIN SCRIVNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2022

Signature _____

IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 242.001(H), THIS PLAT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GORDON IS APPROVED FOR FILING.

City of Gordon Date _____

STATE OF TEXAS
COUNTY OF PALO PINTO

I, JENNIFER FABIAN, 9-1-1 Coordinator in and for said County, have reviewed and do hereby approve the road names as shown hereon.

JENNIFER FABIAN DATE _____

THE STATE OF TEXAS
COUNTY OF PALO PINTO

APPROVED BY THE COMMISSIONER'S COURT OF PALO PINTO COUNTY, TEXAS,

ON THIS THE _____ DAY OF _____, 2022

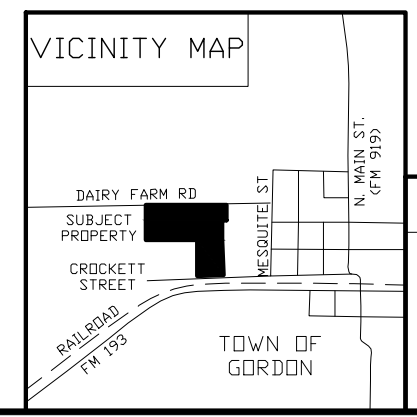
COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4



DEVELOPER
CIRCLE M PROPERTIES, LLC
P.O. BOX 441
GORDON, TX 76453
940-452-4464

SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

PRELIMINARY PLAT
**MINDY SCRIVNER
ADDITION**

BEING A SUBDIVISION OF
18,378 ACRES OUT OF THE
BURLESON COUNTY SCHOOL
LAND SURVEY, LOT 28, LEAGUE
NO. 2, ABSTRACT NO. 29
PALO PINTO COUNTY, TEXAS

PLAT DATE: OCTOBER 1, 2022

