



Where Country Meets Living

Residential Property Available-Churchill Estates

Approximately 42 acres for sale



Frontage on 3rd St and Springbranch Trail
6" City Water on 3rd Street
6" City Sanitary Sewer on 3rd St available
for southern half of property-previously platted 25 lots
Zoning SF Estates available for this property or SF-2

Asking Price \$421,900
Contact Jim Branson Real Estate
817 444 5100
jim@bransomrealestate.net
City will require lift station to
serve northern section with
sanitary sewer or participation on
a sewer line extension to plant

*Springtown is pleased to provide more information and discuss your development needs.
Contact: Pam Mundo, 214 773 0966 pmundo@mundoandassociates.com for more information.*

Last updated 3 3 17

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS THE CAYMAN GROUP L.P. being the owners of a tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 2122, Pg. 431, D.R.P.C.T.

Description for an 8.85 acre tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, being a portion of that certain tract of land recorded in Vol. 2122, Pg. 431, D.R.P.C.T.

BEGINNING at a 1/4" iron found in the East line of that certain tract of land recorded in Vol. 603, Pg. 345, D.R.P.C.T., and for the Northwest corner of that certain tract of land recorded in Vol. 1520, Pg. 1234, D.R.P.C.T., said iron being by dead soil, South 207 varas, 534'15" W, 523.30 varas and N 0°10' W, 208.71 feet from the Northeast corner of said J.A. Freeman Survey;

THENCE N 01°10'41" W, with the East line of said Vol. 508, Pg. 315, being with the general line of an existing fence, 322.30 feet to a 1/2" capped iron set;

THENCE N 85°52'00" E, 109.85 feet to a 1/2" capped iron set;

THENCE N 87°52'50" E, 50.01 feet to a 1/2" capped iron set;

THENCE S 89°43'00" E, 678.25 feet to a 1/2" capped iron set;

THENCE S 00°12'00" W, 110.00 feet to a 1/2" capped iron set;

THENCE S 89°43'00" E, 28.82 feet to a 1/2" capped iron set;

THENCE S 07°10'00" W, 322.32 feet to a point in East Third Street;

THENCE S 84°05'00" W, with said East Third Street, 254.82 feet to a point, said point being on the Southeast corner of Vol. 1504, Pg. 1887, R.A.P.C.T.;

THENCE N 01°10'41" W, with the East line of said Vol. 1904, Pg. 1987, 222.30 feet to a 1/2" iron found at the Northeast corner of said Vol. 1904, Pg. 1987;

THENCE S 87°15'33" W, with the North line of said Vol. 1904, Pg. 1987, 151.38 feet to a 1/2" iron found at the Northwest corner of said Vol. 1904, Pg. 1987;

THENCE S 01°01'02" E, with the West line of said Vol. 1504, Pg. 1887, 233.10 feet to a point in said East Third Street, said point being for the Southeast corner of said Vol. 1904, Page 1987;

THENCE S 84°05'00" W, with said East Third Street, 154.89 feet to a point, said point being for the Southeast corner of Vol. 416, Pg. 308;

THENCE N 09°38'19" W, with the East line of said Vol. 416, Pg. 308, 165.97 feet to a 1/2" iron found at the Northeast corner of said Vol. 416, Pg. 308;

THENCE S 83°21'41" W, with the North line of said Vol. 416, Pg. 308, 70.04 feet to a 1/2" capped iron set, at the Northwest corner of said Vol. 416, Pg. 308;

THENCE S 09°38'19" E, with the West line of said Vol. 416, Pg. 308, 185.09 feet to a point in said East Third Street, said point being for the Southwest corner of said Vol. 416, Pg. 308;

THENCE S 84°05'00" W, with said East Third Street, 45.51 feet to a point, said point being for the Southeast corner of Vol. 1282, Pg. 638, D.R.P.C.T.;

THENCE N 01°17'07" W, with the East line of said Vol. 1282, Pg. 638, 248.89 feet to a 1/2" capped iron set for the Northeast corner of said Vol. 1282, Pg. 638;

THENCE S 82°10'19" W, with the North line of said Vol. 1282, Pg. 638, 105.00 feet to a 1/2" capped iron set for the Northwest corner of said Vol. 1282, Pg. 638;

THENCE S 01°10'41" E, with the West line of said Vol. 1282, Pg. 638, 945.11 feet to a 1/2" capped iron set, said iron set being for the Northeast corner of said Vol. 1282, Pg. 1284;

THENCE S 84°05'00" W, with the North line of said Vol. 1520, Pg. 1234, 208.75 feet to the POINT OF BEGINNING said containing 8.85 acres of land.

FINAL PLAT
SHOWING
CHURCHILL ESTATES
PHASE I

LOTS 1 THRU 9, BLOCK 1
LOTS 1 THRU 7, BLOCK 2
LOTS 19 THRU 30, BLOCK 3

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING A PORTION OF VOL. 2122, PG. 431, D.R.P.C.T., AND BEING OUT OF THE J.A. FREEMAN SURVEY, ABSTRACT NO. 472.

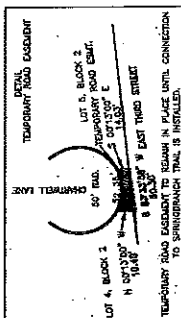
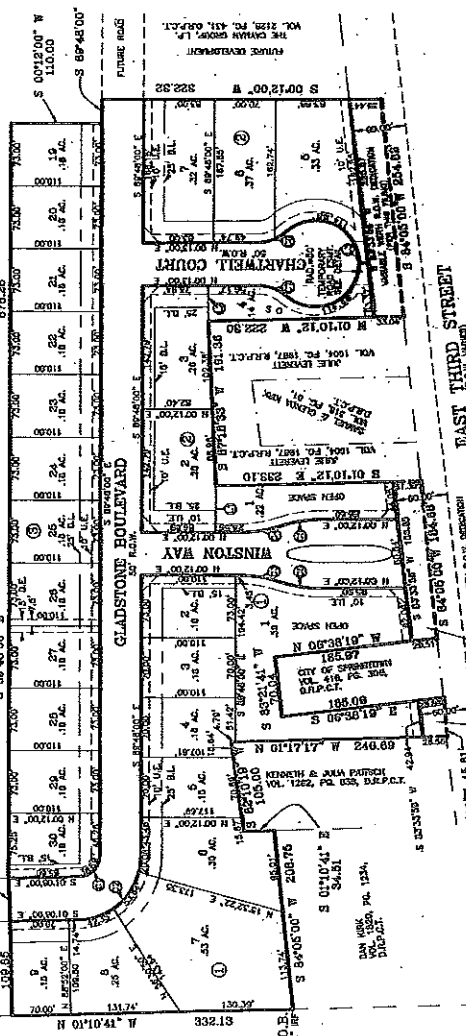
0477603B

12521

Deed 525498 Fees: \$55.00
5/17/2028, 3:44PM & Pages: 1
PARKER COUNTY, TEXAS
OWNER: CAYMAN GROUP L.P.
PLAT: 52122 PG. 431, D.R.P.C.T.

Deed 525489 Fees: \$55.00
5/17/2028, 3:44PM & Pages: 1
PARKER COUNTY, TEXAS
OWNER: CAYMAN GROUP L.P.
PLAT: 52122 PG. 431, D.R.P.C.T.

J.A. FREEMAN SURVEY, ABSTRACT NO. 472



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That the Cayman Group, L.P., does hereby adopt this plat designating the heretofore described real property as Lots 1 thru 9, Block 1, Lots 1 thru 7, Block 2 and Lots 19 thru 30, Block 3 of Churchill Estates, Phase I, an addition to the City of Springtown, Parker County, Texas, and being a portion of the J.A. Freeman Survey, Abstract No. 472, as described above herein.

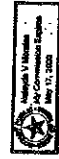
WITNESSES MY HAND IN PARKER COUNTY, TEXAS, on this 16th day of May, 2007.

MARSHALL ODUM
(President)

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this 16th day of May, 2007, by Marshall Odum, who personally appeared before me.

My Commission Expires: _____
Notary Public State of Texas



OWNER: CAYMAN GROUP, L.P.
P.O. BOX 444, SPRINGTOWN, TEXAS 75780
VOL. 2122, PG. 431, D.R.P.C.T.

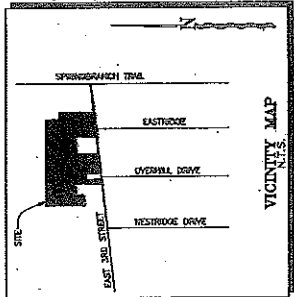
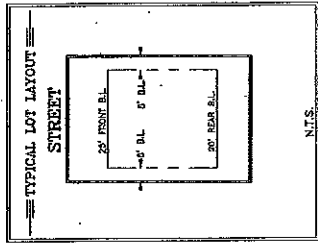
CITY OF SPRINGTOWN
PLANNING & ZONING
COMMISSION

APPROVAL DATE: 5/17/07
APPROVED BY: [Signature]
CHAIRMAN

CITY OF SPRINGTOWN
CITY COUNCIL

APPROVAL DATE: 5/17/07
APPROVED BY: [Signature]
MAYOR

LOT	AREA	ACRES	OR. AREA	OR. ACRES
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00



NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN.
NOTE: SUBJECT PROPERTY IS ZONED SP-2.
NOTE: UNDESIRABLE RESOURCES EXIST ON THE PROPERTY.
NOTE: SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF SPRINGTOWN.
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This is to certify that I have had a plat of the Churchill Estates, Phase I, an addition to the City of Springtown, Parker County, Texas, and being a portion of the J.A. Freeman Survey, Abstract No. 472, as described above herein, prepared and recorded in accordance with the laws of this State, and that the same is a true and correct copy of the original plat as recorded in the public records of this State.



TEXAS GEOSURVEILLANCE
117 JOHN STREET
ALEXANDRIA, TEXAS 75301
(972) 441-8119 FAX (972) 441-8685

THIS PLAT FILED IN CARNET C... SLIDE # 521 DATE: 08/DECEMBER/2004