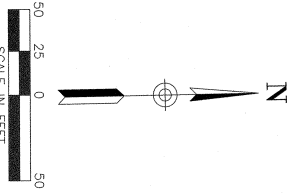


**VICINITY MAP**  
NOT TO SCALE



The Base of Bearings is from the Texas State Plane Coordinate System NAD83, North Central Zone as derived from GPS observations using the Atlanta RTK Network and adjusted to surface using a surface scale factor of 1.00005

**LEGEND**

—	BOUNDARY LINE
—	ADJOINING BOUNDARY LINE
○	5/8" IRON ROD (AS NOTED)
○	5/8" IRON ROD W/CAP (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
○	"X" CUT FOUND
○	"X" CUT FOUND
○	CONTROL MONUMENT
○	WEST CEDAR CREEK MUNICIPAL W.C.C.M.D.
○	ORIGINAL PUBLIC RECORDS
○	HENDERSON COUNTY, TEXAS

**ELECTRIC EASEMENT LINE TABLE**

No.	Bearing	Distance
L30	N 10°31'19" W	100.00'
L31	N 79°28'41" E	186.89'
L32	S 79°28'41" W	181.89'
L33	S 10°31'19" E	95.00'

**GENERAL NOTES**

- The purpose of this plat is to create Lots 1-11 from a deed.
- Lot to lot changes is not permitted without Engineering Section approval.
- No portion of the subject property shown herein lies within the 100 year flood hazard area according to the Flood Insurance Rate Map. Contaminated areas are designated as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain).
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholdings of utilities and building permits.
- All lots corners shall be 5/8" iron rod w/traverse LS caps.

**INTERIOR LOTS LINE TABLE**

No.	Bearing	Distance	No.	Bearing	Distance
L20	N 10°31'19" W	73.00'	L25	S 79°28'41" W	19.95'
L21	N 10°31'19" W	47.00'	L26	N 79°28'41" E	14.02'
L22	N 10°31'19" W	28.00'	L27	N 02°54'14" E	48.27'
L23	S 79°28'41" W	63.98'	L28	N 79°28'41" E	45.38'
L24	S 79°28'41" W	63.98'			

**OWNER/DEVELOPER**  
Name: SPRING MOUNTAIN RE, LLC  
Address: 14200 Midway Road, Suite 100  
Dallas, Texas 75244  
Contact Name: Doug Galloway  
Phone: 512-898-9494

**SURVEYOR**  
Name: Terra Land Surveying, LLC  
Address: 14200 Midway Road, Suite 100  
Dallas, Texas 75244  
Contact Name: Mark Neece  
Phone: 469-784-8321

**TRAVERSE LAND SURVEYING, LLC**  
14200 Midway Road, Suite 100, Dallas, TX 75244 | T: 469-784-8321  
Dallas, Texas 75244  
www.TraverseLandSurveying.com | Texas Firm No. 101948031  
Surveying | Construction Staking | Platting  
Date: May 5, 2022  
Project No.: TR-98-21 1 OF 2

**911 Addresses for Mary Court**

**FINAL PLAT**  
**PITTMAN ISLE**  
**SUBDIVISION**  
LOTS 1-11, BLOCK 1  
11 SINGLE FAMILY LOTS  
COMMON AREAS  
4.380 ACRES SITUATED IN THE  
WILLIS HOCKIDAY SURVEY, ABSTRACT NO. 282 &  
JAMES CARGALE SURVEY, ABSTRACT NO. 162  
AN ADDITION TO THE  
CITY OF GUN BARREL CITY, HENDERSON COUNTY, TEXAS

**BOUNDARY LINE TABLE**

No.	Bearing	Distance	No.	Bearing	Distance
L11	N 06°42'01" E	27.86'	L11	S 14°48'01" W	40.25'
L12	N 23°20'10" E	20.41'	L12	S 46°05'55" W	64.23'
L13	N 42°31'34" E	37.79'	L13	S 20°45'13" W	32.82'
L14	N 23°44'09" E	25.04'	L14	S 11°28'55" E	16.68'
L15	N 80°46'04" E	14.78'	L15	S 51°55'16" W	23.49'
L16	S 55°06'12" E	42.38'	L16	S 89°13'27" W	58.44'
L17	S 59°06'48" E	34.19'	L17	S 70°56'03" W	65.21'
L18	S 36°23'41" E	17.90'	L18	S 80°12'48" W	54.32'
L19	S 66°38'42" E	57.81'	L19	S 29°53'21" W	21.11'
L10	S 06°37'02" E	28.52'			

**STATE HIGHWAY 334**  
(170' RIGHT-OF-WAY)  
(INST. NO. 20118-00004411  
O.P.R.H.C.T.)

**MARY COURT**  
(50' WIDE PRIVATE STREET)

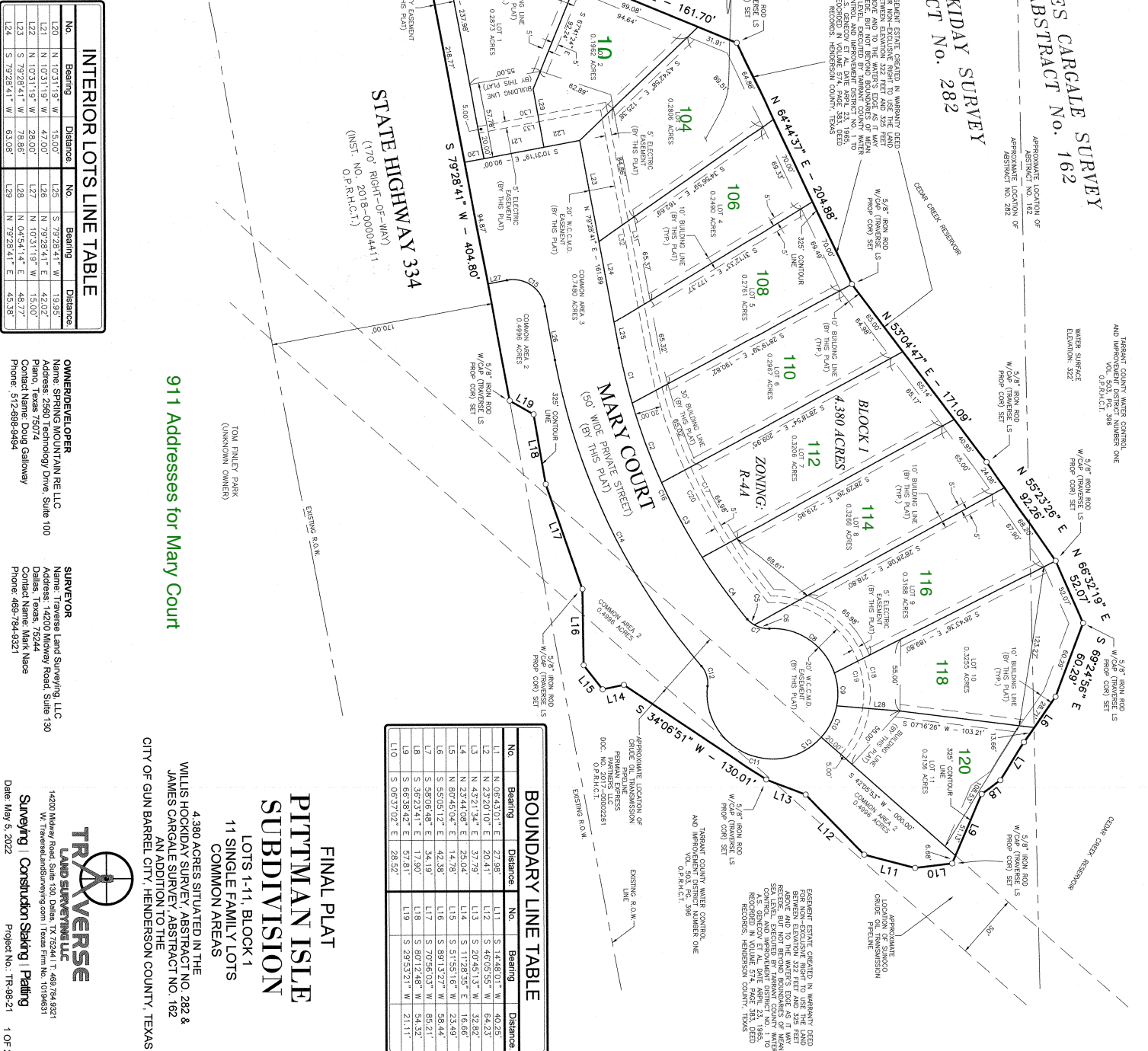
**MARY COURT**  
(50' WIDE PRIVATE STREET)

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**MARY COURT**  
(50' WIDE PRIVATE STREET)

**MARY COURT**  
(50' WIDE PRIVATE STREET)



**OWNERS CERTIFICATE**

State of Texas  
County of Henderson §  
Being a 4.380 acre tract of land situated in the James Carroll Survey, Abstract No. 162, and the Willis Hockaday Survey, Abstract No. 282, City of Gun Barrel City, Henderson County, Texas, being part of that 7.06 tract of land conveyed to SPRING MOUNTAIN RE, L.L.C. a Texas limited liability company and recorded in Instrument No. 2021-00023997 of the Official Public Records, Henderson County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set at elevation 325 feet, said iron rod being on the southeast corner of said SPRING MOUNTAIN tract, and on the north right-of-way line of State Highway 334 (variable width right-of-way);

- 1) North 08 degrees 43 minutes 01 seconds East, a distance of 27.88 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 2) North 23 degrees 20 minutes 10 seconds East, a distance of 20.41 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 3) North 43 degrees 21 minutes 34 seconds East, a distance of 37.79 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 4) North 23 degrees 44 minutes 08 seconds East, a distance of 25.04 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 5) North 80 degrees 45 minutes 04 seconds East, a distance of 14.78 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 6) North 22 degrees 40 minutes 38 seconds East, a distance of 161.70 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 7) North 64 degrees 44 minutes 37 seconds East, a distance of 204.88 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 8) North 53 degrees 04 minutes 47 seconds East, a distance of 171.08 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 9) North 55 degrees 23 minutes 26 seconds East, a distance of 82.26 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 10) North 68 degrees 32 minutes 18 seconds East, a distance of 82.07 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 11) South 69 degrees 24 minutes 55 seconds East, a distance of 80.29 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 12) South 55 degrees 05 minutes 12 seconds East, a distance of 42.37 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 13) South 58 degrees 06 minutes 48 seconds East, a distance of 34.19 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 14) South 36 degrees 23 minutes 41 seconds East, a distance of 17.89 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 15) South 66 degrees 38 minutes 42 seconds East, a distance of 57.81 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 16) South 06 degrees 37 minutes 02 seconds East, a distance of 28.52 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 17) South 14 degrees 48 minutes 07 seconds West, a distance of 40.25 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 18) South 46 degrees 05 minutes 55 seconds West, a distance of 64.23 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 19) South 20 degrees 45 minutes 13 seconds West, a distance of 32.81 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 20) South 11 degrees 28 minutes 35 seconds East, a distance of 16.86 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 21) South 51 degrees 55 minutes 16 seconds West, a distance of 23.49 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 22) South 69 degrees 13 minutes 27 seconds West, a distance of 58.44 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 23) South 70 degrees 56 minutes 03 seconds West, a distance of 85.21 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 24) South 80 degrees 12 minutes 48 seconds West, a distance of 54.32 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set for corner.
- 25) South 29 degrees 53 minutes 21 seconds West, a distance of 21.11 feet to a 5/8 inch iron rod with cap stamped "Traverse US Prop Cor" set on the southeast corner of said SPRING MOUNTAIN tract, and on the north right-of-way line of said State Highway 334.

**THENCE** South 79 degrees 28 minutes 41 seconds West, along the common south line of said SPRING MOUNTAIN tract, and the north right-of-way line of said State Highway 334, a distance of 404.80 feet to the **POINT OF BEGINNING** and containing 4.380 acres (190,786 square feet) of land, more or less.

**OWNERS ACKNOWLEDGEMENT**

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That SPRING MOUNTAIN RE, L.L.C. (through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOTS 1-11, BLOCK 1, CEDAR CREEK ISLAND SUBDIVISION, an addition to the City of Gun Barrel City, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. SPRING MOUNTAIN RE, L.L.C. does hereby bind themselves, their heirs, assigns and assigns into the public domain, any and all easements, rights, claims, or claims of the same or any part thereof. No permanent buildings or structures shall be constructed over any existing or claimed easement of any type with the authorization of the City of Gun Barrel City and easement holder(s). The City of Gun Barrel City at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and the City of Gun Barrel City and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of carrying out any necessary work, and to install, maintain, repair, or to modify or to remove any part of its respective systems without the necessity at any time of procuring the permission of anyone.

SPRING MOUNTAIN RE, L.L.C.

State of Texas  
County of Henderson §

BEFORE ME, the undersigned authority, on this day personally appeared William Pallester 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 5th day of May, 2022.



ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_ 2022  
TARRANT REGIONAL WATER DISTRICT

**SURVEYORS CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS: That I, MARK ALLAN NACE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Allen, Texas.



Date: May 5, 2022  
State of Texas §  
County of Dallas §  
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Nace, 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 in the capacity therein stated.

Given under my hand and seal of office this 5th day of May, 2022.  
Notary Public in and for the State of Texas



**CURVE TABLE**

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	05:25:07"	460.00'	43.50'	N 76:46:07" E	43.48'
C2	08:00:31"	460.00'	64.97'	N 70:00:48" E	64.91'
C3	08:00:45"	460.00'	65.13'	N 61:54:41" E	65.08'
C4	07:19:35"	460.00'	58.82'	N 54:11:30" E	58.78'
C5	14:53:01"	20.00'	6.48'	N 41:51:22" E	6.45'
C6	34:51:09"	20.00'	12.17'	N 14:33:07" E	11.98'
C7	53:24:10"	20.00'	18.64'	N 23:49:38" E	17.97'
C8	74:30:51"	50.00'	65.03'	N 34:22:58" E	60.54'
C9	29:12:12"	50.00'	25.48'	N 86:14:30" E	25.21'
C10	31:01:04"	50.00'	27.07'	S 63:24:52" E	26.74'
C11	14:05:24"	50.00'	7.63'	S 24:24:52" W	7.58'
C12	4:47:01"	20.00'	15.42'	S 73:27:08" W	15.36'
C13	2:19:50:31"	50.00'	244.21'	N 42:37:12" E	244.28'
C14	2:53:22:08"	50.00'	28.927'	S 34:28:41" W	33.36'
C18	28:56:58"	460.00'	232.42'	N 63:00:12" E	229.96'

**ELECTRIC EASEMENT CURVE TABLE**

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C17	28:37:33"	435.00'	217.33'	N 63:09:56" E	215.41'
C18	13:24:31:18"	75.00'	17.37'	N 65:26:22" E	17.13'
C19	13:41:00"	70.00'	164.55'	S 64:28:03" W	123.41'
C20	28:56:58"	440.00'	222.32'	S 63:00:12" W	218.98'

Certificate of approval by Planning and Zoning Commission of approval by Planning and Zoning Commission of the City of Gun Barrel City, Texas.

Chairman, Planning and Zoning Commission  
Attest:  
Commission Secretary

Certificate of approval by City Council of approval by City Council of the City of Gun Barrel City, Texas.

Mayor  
Attest:  
City Secretary

**FINAL PLAN PTTMAN ISLE SUBDIVISION**

LOTS 1-11, BLOCK 1  
11 SINGLE FAMILY LOTS  
COMMON AREAS  
4.380 ACRES SITUATED IN THE WILLIS HOCKADAY SURVEY, ABSTRACT NO. 282 & JAMES CARGALE SURVEY, ABSTRACT NO. 162  
AN ADDITION TO THE CITY OF GUN BARREL CITY, HENDERSON COUNTY, TEXAS

**OWNER/DEVELOPER**  
Name: SPRING MOUNTAIN RE, L.L.C.  
Address: 2560 Technology Drive, Suite 100  
Plano, Texas 75074  
Contact Name: Doug Galloway  
Phone: 512-898-9494

**SURVEYOR**  
Name: Traverse Land Surveying, LLC  
Address: 14200 Midway Road, Suite 130  
Dallas, Texas 75244  
Contact Name: Mark Nace  
Phone: 469-704-5521

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W: TraverseLandSurveying.com | Texas Firm No. 10194831  
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Date: May 5, 2022 | Project No.: TR-98-21

