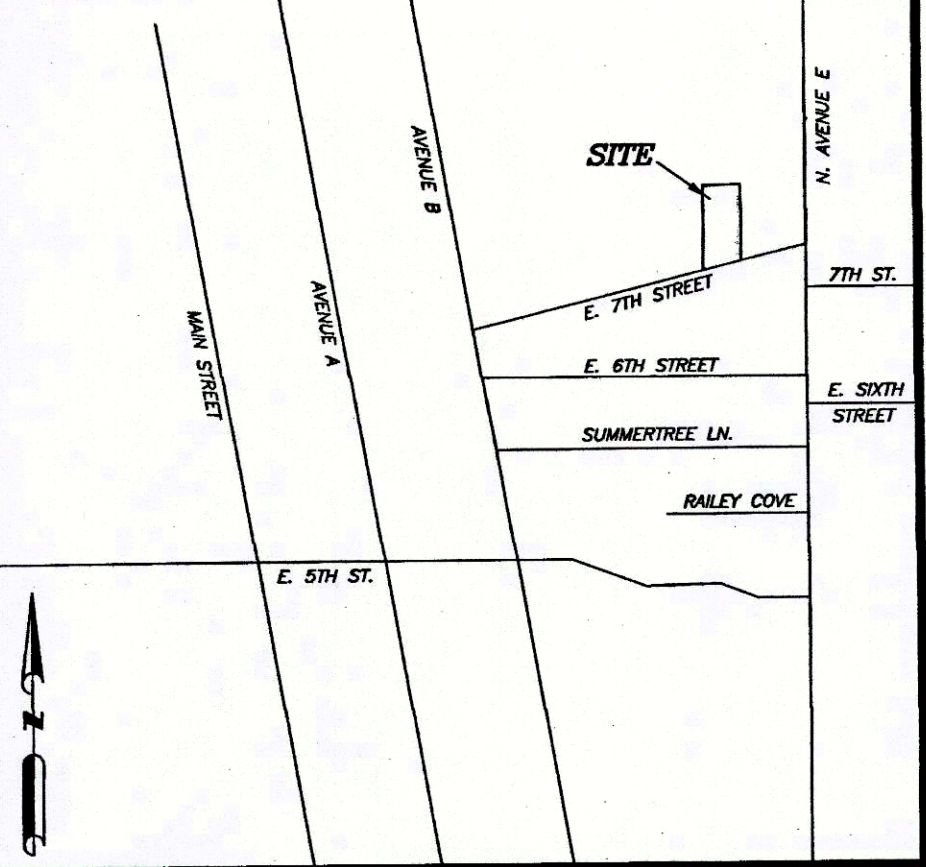


VICINITY MAP
(NOT TO SCALE)



PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

Feb. 2, 2017
APPROVAL DATE

Daryl Cochran
CHAIRMAN

Wanda L. Smith
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

February 23, 2017
APPROVAL DATE

James C. Clark
MAYOR

Shonna Boggs
CITY SECRETARY

201708847 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That we, R. Douglas Hughes and David P. Hughes are the owners of the following described real property to wit:

Description for a 1.30 acre tract of land situated in the R.W. HANEY SURVEY, Abstract No. 691, City of Springtown, Parker County, Texas, said tract being the remainder of that certain tract of land described in deed to R. Douglas Hughes and David P. Hughes, recorded in Volume 680, Page 448, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a point in East 7th Street, said point being by deed call for the most Southerly Southeast corner of a 33.65 acre tract of land conveyed by Henry Harvey, et ux to Clifton D. Hughes, et ux, by deed dated June 2, 1965, recorded in Volume 384, Page 647, Deed Records, Parker County, Texas;

THENCE N 12°40'49" W, 274.00 feet to an 8" wood fence post;

THENCE N 74°26'00" E, 205.10 feet to a 1/2" iron found;

THENCE S 10°57'16" E, 289.26 feet to a p.k. nail set in said East 7th Street;

THENCE S 78°43'19" W, with said East 7th Street, 196.19 feet to the POINT OF BEGINNING and containing 1.30 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, R. Douglas Hughes does hereby adopt this plat of the hereinabove described real property as.....

Lots 1 and 2
C and R ADDITION
City of Springtown, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 8 day of April, 2017.

R. Douglas Hughes
R. Douglas Hughes

Sharon Nichols
Sharon Hughes nka Sharon Nichols
per affidavit of heirship recorded in Document No. 201707081, R.R.P.C.T.

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared R. Douglas Hughes, 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 8 day of April, 2017.

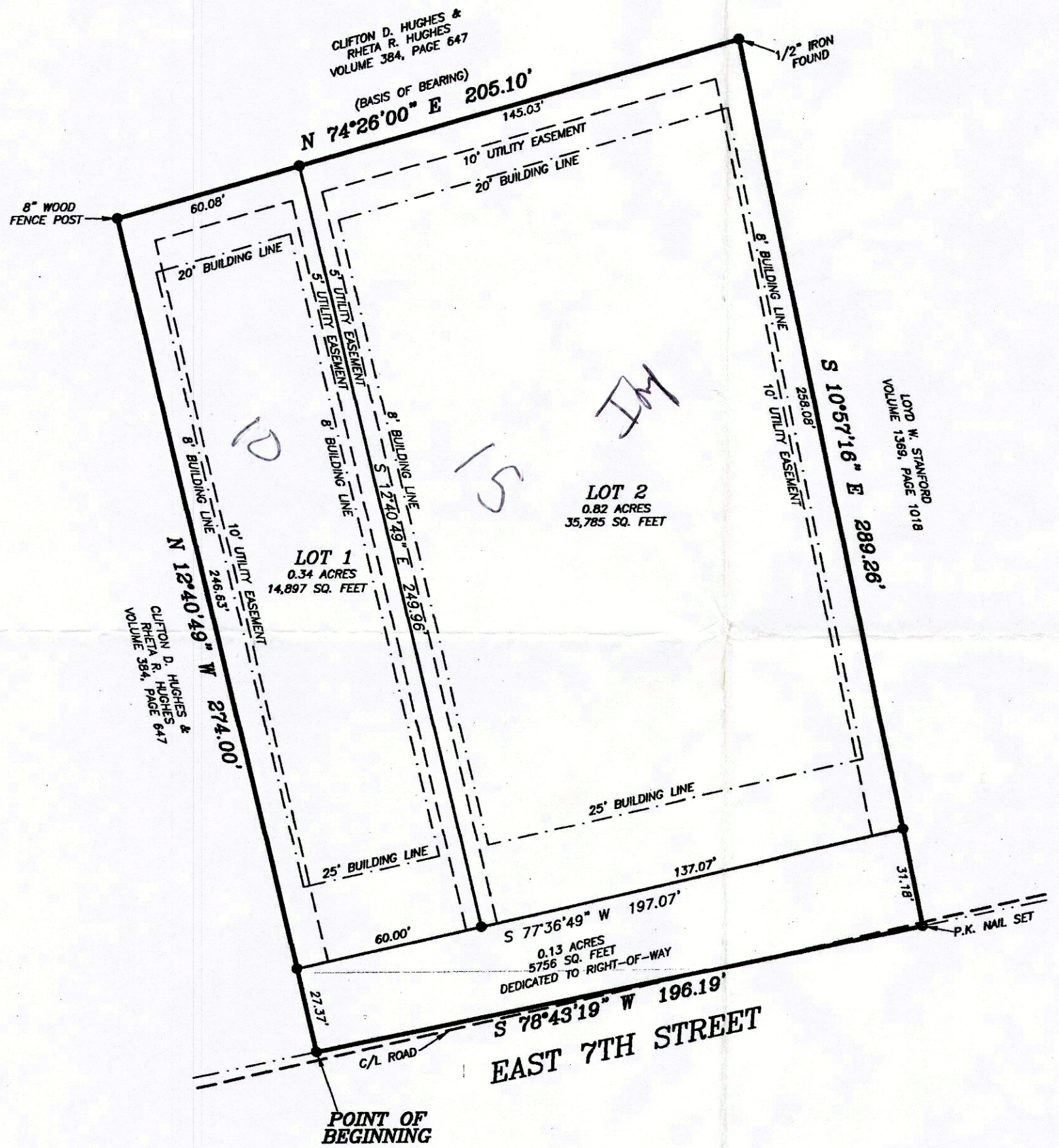
Logan Banks
Notary Public State of Texas
My Comm. Exp. 10/11/2020
Notary ID 13085943-6

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Sharon Hughes, 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 8 day of April, 2017.

Logan Banks
Notary Public State of Texas
My Comm. Exp. 10/11/2020
Notary ID 13085943-6



BASIS OF BEARING PER TWO FOUND MONUMENTS ON THE NORTH LINE OF VOLUME 680, PAGE 448, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-29C-9000381600644-RC, DATED OCTOBER 28, 2016.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 484367C0175-E, DATED SEPTEMBER 26, 2008 SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL PROPERTY CORNERS ARE 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

0.13 ACRES TO BE DEDICATED FOR RIGHT OF WAY.

ACCT. NO: 10912
SCH. DIST: 50
CITY: K-5
MAP NO:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201708847
04/13/2017 10:38 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

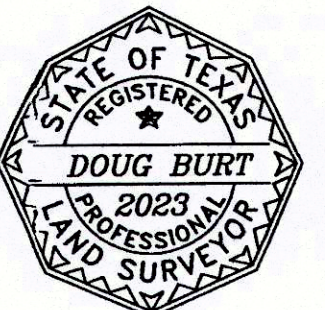
20691.020.000.00

D-707

FINAL PLAT
Showing Lots 1 & 2
C and R ADDITION,
1.30 acres of land situated in the
R.W. HANEY SURVEY, ABSTRACT NO. 691,
City of Springtown, Parker County, Texas.

SCALE 1" = 40'

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 17, 2017

OWNER/DEVELOPER

R. DOUGLAS HUGHES
P.O. BOX 445
SPRINGTOWN, TEXAS 76082