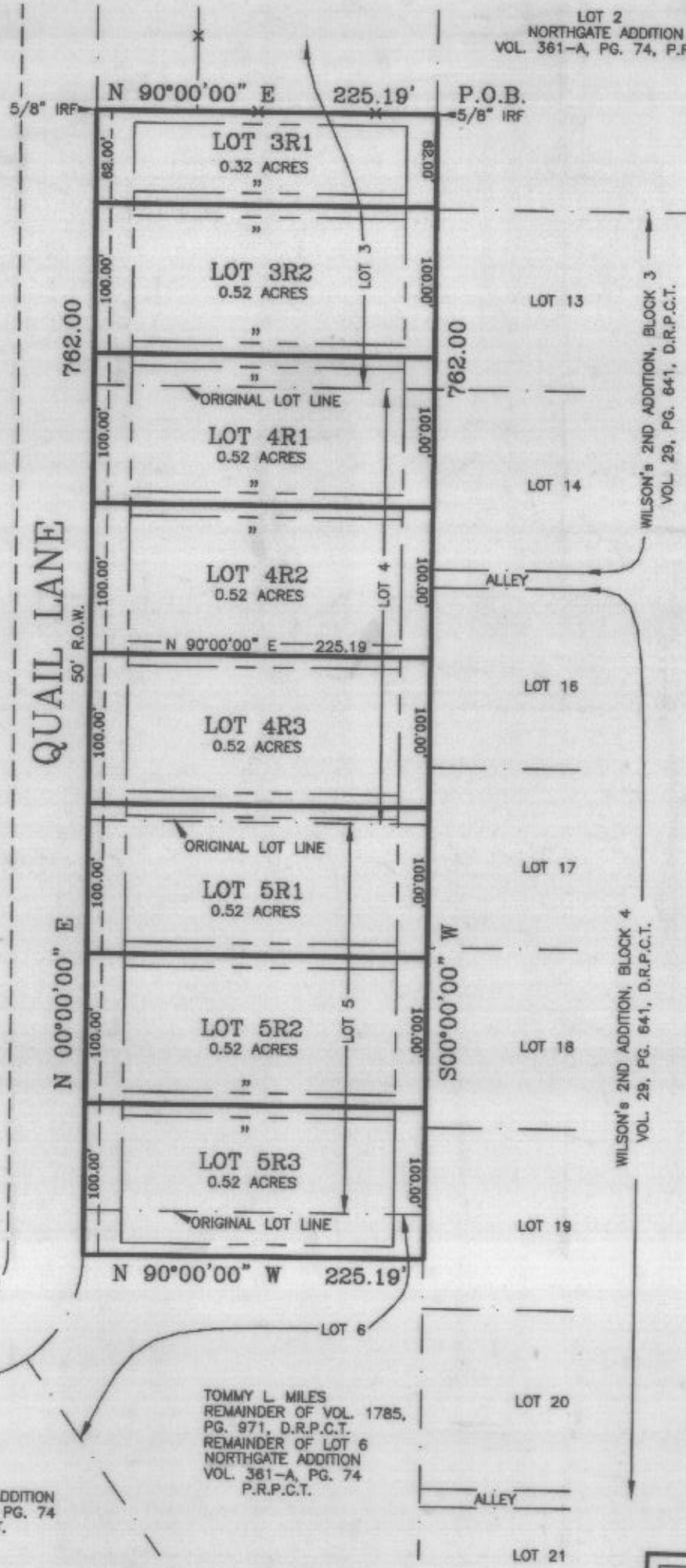


DONNIE ETUX MONA WOOLEVER  
VOL. 1078, PG. 1313, D.R.P.C.T.

B-645



Doc 00430603 Bk OR Vol 1968 Pg 864  
 FILED AND REQUIRED OFFICIAL PUBLIC RECORDS  
 On: Nov 09, 2001 at 12:15P  
 Document Number: 00430603  
 Amount: .00  
 By: Monica Castro  
 STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.  
 Nov 09, 2001  
 Jeane Brunson, County Clerk  
 Parker County

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, Tommy L. Miles being the owner of a tract of land out of the William Copeland Survey, Abstract No. 242, Parker County, Texas, said tract being all of Lots 4 and 5 and a portion of Lots 3 and 6, Northgate Addition, according to the Plat thereof recorded in Volume 361-A, Page 74 of the Plat Records of Parker County, Texas, and being all of those certain tracts of land recorded in Volume 1937, Page 335, Deed Records, Parker County, Texas, and a portion of Volume 1785, Page 971, Deed Records, Parker County, Texas.

Description for all of Lots 4 and 5 and a portion of Lots 3 and 6, Northgate Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 361-A, Pg. 74, Plat Records, Parker County, Texas, and a portion of the William Copeland Survey, Abstract No. 242, Parker County, Texas.

BEGINNING at a 5/8" iron found, said iron being for the Southeast corner of Vol. 1078, Pg. 1313, D.R.P.C.T., said iron also being in the West line of Lot 2 of said Northgate Addition and in the East line of said Lot 3, said iron being by deed call, South, 479.15 feet from the Northeast corner of said William Copeland Survey;

THENCE S00°00'00"W, at approximately 63.21 feet passing the Southwest corner of said Lot 2 and the Northwest corner of Lot 13, Block 4, of Wilson's 2nd Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 641, D.R.P.C.T., and continuing with the most Southerly East line of said Northgate Addition and the West line of said Wilson's 2nd Addition, in all, 762.00 feet to a 1/2" iron set, said iron being in the East line of Lot 6 of said Northgate Addition;

THENCE N90°00'00"W, 225.19 feet to a 1/2" iron set in the East line of Quail Lane and the West line of said Lot 6;

THENCE N00°00'00"E, with the East line of said Quail Lane, and the West line of Lots 6, 5, 4, and 3 of said Northgate Addition, 762.00 feet to a 5/8" iron found, said iron being for the Southwest corner of said Vol. 1078, Pg. 1313;

THENCE N90°00'00"E, with the South line of said Vol. 1078, Pg. 1313, 225.19 feet to the POINT OF BEGINNING and containing 3.94 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I Tommy L. Miles do hereby adopt this plat designating the hereinabove described real property as Lots 3R1 through 5R3 NORTHGATE ADDITION, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS OUR HAND IN PARKER COUNTY, TEXAS, on this the 30th day of October, 2001

*Tommy L. Miles*  
 Tommy L. Miles

STATE OF TEXAS  
 COUNTY OF PARKER

This instrument was acknowledged before me on this the 30th day of October, 2001 by Tommy L. Miles, who personally appeared before me.

*Diana L. Carda*  
 Notary Public State of Texas



PLANNING & ZONING  
 September 16th, 2001  
 APPROVAL DATE  
*[Signature]*  
 CHAIRMAN  
*[Signature]*  
 SECRETARY

CITY COUNCIL  
 September 20, 2001  
 APPROVAL DATE  
*[Signature]*  
 MAYOR  
*[Signature]*  
 CITY SECRETARY

GENERAL NOTES:

- NOTE: WATER LINES AND SANITARY SEWER LINES ARE PER CITY OF SPRINGTOWN MAPS. CONTACT THE CITY OF SPRINGTOWN BEFORE DIGGING, TRENCHING OR EXCAVATING.
- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480521-0005-B, DATED DEC. 18, 1985 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE NORTH LINE OF PARCEL ONE, RECORDED IN VOL. 1937, PG. 335, D.R.P.C.T.
- NOTE: SUBJECT PROPERTY IS ZONED SF2 PER CITY ZONING MAP.
- NOTE: 25' BUILDING LINE INSIDE ALL FRONT LOT LINES  
 20' BUILDING LINE INSIDE ALL REAR LOT LINES  
 8' BUILDING LINE INSIDE ALL SIDE LOT LINES  
 10' UTILITY EASEMENT INSIDE ALL FRONT LOT LINES  
 20' UTILITY EASEMENT INSIDE ALL REAR LOT LINES

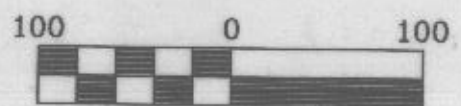
I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
*[Signature]*  
 16/AUGUST/2001



DKB &  
 ASSOCIATES, LLC  
 323 E. HWY. NO. 199  
 SPRINGTOWN, TEXAS, 76082  
 220-5888 FAX: 220-2678

RE-PLAT  
 SHOWING  
 LOTS 3R1 THRU 5R3  
 NORTHGATE ADDITION

AND BEING A RE-PLAT OF LOTS 4, 5 AND A PORTION OF LOTS 3 AND 6 NORTHGATE ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 361-A, PAGE 74, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.



SCALE 1"=100'