

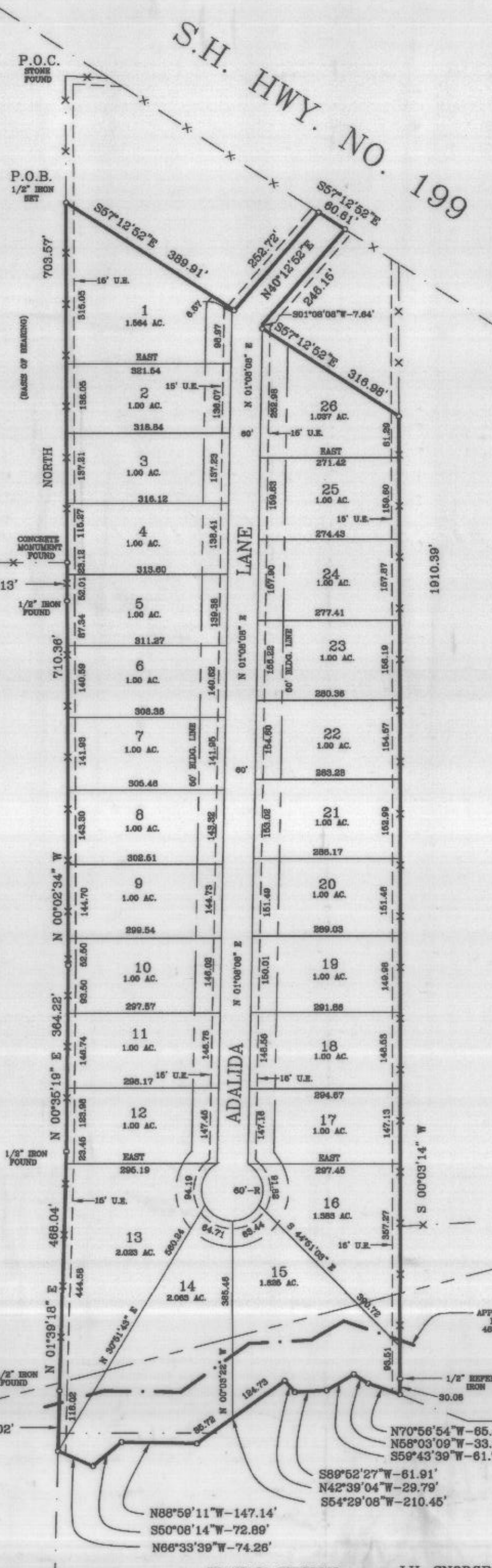
VOL. 548, PG. 801, D.R.P.C.T.

J.H. HALL SURVEY, ABST. NO. 2697

VOL. 1888, PG. 638, D.R.P.C.T.

SCALE: 1"=200'

APPROXIMATE LOCATION OF GAS PIPELINE VOL. 1067, PG. 648, D.R.P.C.T.



**FINAL PLAT OF LOTS 1 THRU 26 SOUTH FORTY**  
 BEING 32.768 ACRES OUT OF THE Wm. SNODGRASS SURVEY, ABSTRACT NO. 1901 AND THE J.H. SNODGRASS SURVEY, ABSTRACT NO. 1900, PARKER COUNTY, TEXAS.

LAND DATA:  
 TOTAL LAND AREA ----- 32.768 ACRES  
 PROPOSED LAND USE ----- RESIDENTIAL  
 MINIMUM LOT SIZE ----- 1.00 ACRE  
 TOTAL RESIDENTIAL LOTS ----- 26  
 RIGHT-OF-WAY DEDICATION -- 1955.00 L.F.

NOTES:  
 50' BLDG. LINE ALONG ALL ROADS UNLESS NOTED OTHERWISE.  
 15' UTILITY ESM'T. ALONG PERIMETER OF SUBDIVISION & ALONG THE FRONT OF ALL LOTS.  
 ALL LOT CORNERS, ANGLE POINTS & POINTS OF CURVATURE SHALL BE PHYSICALLY SET WITH 1/2\"/>

VOL. 1820, PG. 1008, D.R.P.C.T.

APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD PER F.I.R. MAP PANEL NO. 4858800078-3, DATED SEPT. 27, 1991.

OWNER/DEVELOPER: W.H. SPRINGFIELD  
 3000 HWY. NO. 199 E.  
 SPRINGTOWN, TEXAS 75088

J.H. SNODGRASS SURVEY, ABST. NO. 1900

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, W.H. Springfield, being the owner of a tract of land out of the Wm. Snodgrass Survey, Abstract No. 1901 and the J.H. Snodgrass Survey, Abstract No. 1900 and being further described by metes and bounds as follows: J.H. Hall Survey, Abstract No. 2697, thence South, 247.23 feet to a 1/2\"/>

COMMENCING from stone found for the Northwest corner of the William Snodgrass Survey, Abstract No. 1901, also being the Northeast corner of the J.H. Hall Survey, Abstract 2697, thence South, 247.23 feet to a 1/2\"/>

THENCE S.57°12'52"E, 389.91 feet to 1/2\"/>
 THENCE N.40°54'51.7"E, 252.72 feet to a 1/2\"/>
 THENCE S.57°12'52"E, with the Southerly line of said State Highway No. 199, 60.61 feet to a 1/2\"/>
 THENCE S.40°54'51"W, 246.15 feet to a 1/2\"/>
 THENCE S.01°08'08"W, 7.64 feet to a 1/2\"/>
 THENCE S.57°12'52"E, 318.98 feet to a 1/2\"/>
 THENCE S.00°03'14"W, with the West line of said Vol. 329, Pg. 139, and with the general line of a fence at 1880.31 feet passing a 1/2\"/>
 THENCE N.70°56'54"W, with the center line of said creek, 65.48 feet to a point;  
 THENCE N.58°03'09"W, continuing with the center line of said creek, 33.34 feet to a point;  
 THENCE S.59°43'39"W, continuing with the center line of said creek, 61.75 feet to a point;  
 THENCE S.96°52'27"W, continuing with the center line of said creek, 61.91 feet to a point;  
 THENCE N.42°39'04"W, continuing with the center line of said creek, 29.79 feet to a point;  
 THENCE S.54°29'06"W, continuing with the center line of said creek, 210.45 feet to a point;  
 THENCE N.88°09'11"W, continuing with the center line of said creek, 147.14 feet to a point;  
 THENCE S.50°08'14"W, continuing with the center line of said creek, 72.89 feet to a point;  
 THENCE N.86°33'39"W, continuing with the center line of said creek, 74.28 feet to a point;  
 THENCE N.01°28'14"E, with the East line of that certain tract of land recorded in Volume 1688, Page 638, Deed Records, Parker County, Texas, and leaving said creek, 118.02 feet to a 1/2\"/>
 THENCE N.01°39'18"E, continuing with said East line, 488.04 feet to a 1/2\"/>
 THENCE N.00°35'19"E, continuing with said East line, 384.22 feet to a 1/2\"/>
 THENCE N.00°02'34"W, continuing with said East line, 710.38 feet to a 1/2\"/>
 THENCE N.00°33'04"E, 75.13 feet to a concrete monument found for the Southeast corner of that certain tract of land recorded in Volume 548, Page 601, Deed Records, Parker County, Texas;  
 THENCE North, continuing with the East line of said tract, 703.57 feet to the Point of Beginning and containing 32.768 acres of land.

KNOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, W.H. Springfield do hereby adopt this Plat as Lots 1 - 26, SOUTH FORTY, an Addition to Parker County, Texas and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

*W.H. Springfield*  
 W.H. Springfield

STATE OF TEXAS  
 COUNTY OF PARKER

W.H. Springfield, being the dedicator and owner of the attached plat, do hereby certify that aforesaid property is not within the Extra-Territorial Jurisdiction of any City or Town.

*W.H. Springfield*  
 W.H. Springfield

STATE OF TEXAS  
 COUNTY OF PARKER

This instrument was acknowledged before me on this the 25<sup>th</sup> day of August, 1997.

*Laura Ball*  
 Notary Public



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 25 day of August, 1997.

*Shoake* Commissioner  
*Wash Ball* Commissioner  
*Charlie Norta* Commissioner  
*Rona Peden* Commissioner

*Ben Long*  
 County Judge

STATE OF TEXAS  
 COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 1997 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. And duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 1997 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_.

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Jeane Brunson  
 Clerk, County Court  
 Parker County, Texas

By: \_\_\_\_\_ Deputy



I, Doug Burt, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision and correctly shows the boundary lines, dimensions and area of the land indicated thereon, the location of all visible improvements as shown, all ditches, streets, rights of way easements and other matters which may affect this land as shown as they appear on the plat of record of this land. I further certify that there are no visible encroachments, shortages in area or overlapping of improvements except as shown hereon.  
*Doug Burt*  
 22/AUG/97

319440  
 RECEIVED AND FILED FOR RECORD  
 10:10 O'Clock A.M.  
 AUG 25 1997  
 Jeane Brunson, Co. Clerk  
 PARKER COUNTY, TEXAS  
 By *DM* Deputy

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED AUG 25 1997

SEAL  
*Jeane Brunson*  
 County Clerk, Parker County, Texas

ANY PROVISION REGARDING USURERS OR THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

5-50/56  
 PC B #234

DKB & ASSOCIATES, LLC  
 323 HWY. NO. 199 E.  
 SPRINGTOWN, TEXAS 76082  
 220-5886 FAX:220-2678