

B 702

OWNERS DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, We, C.E. Layne et ux Pauline Layne being the owners of Lots 22, 23 and 24 Springbranch Acres, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet A, Slide 070, Plat Records, Parker County, Texas, said Lot being the same as recorded in Vol. 757, Pg. 578, Deed Records, Parker County, Texas.

Description for all of Lots 22, 23 and 24, Springbranch Acres, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet A, Slide 070, Plat Records, Parker County, Texas;

BEGINNING at a 1/2" iron found in the Southerly line of Cherry Lane, said iron being for the Northeast corner of said Lot 22 and the Northwest corner of Lot 21 of said Addition;

THENCE S 32°32'39" W, 164.64 feet to a 1" pipe found;
THENCE N 57°30'08" W, 300.20 feet to a 2" steel fence post;
THENCE N 32°33'35" E, 165.44 feet to a 1" pipe found in the Southerly line of said Cherry Lane;
THENCE S 57°21'00" E, with the Southerly line of said Cherry Lane, 300.16 feet to the POINT OF BEGINNING and containing 1.14 acre of land;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We C.E. Layne et ux Pauline Layne do hereby adopt this Plat as Lots 23-R and 24-R, Springbranch Acres, an Addition to the City of Springtown, Parker County, Texas and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

C.E. Layne
C.E. Layne

Pauline Layne
Pauline Layne

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, We C.E. Layne et ux Pauline Layne do hereby adopt this plat designating the hereinabove described real property as Lots 23-R and 24-R, Springbranch Acres, 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 20 day of May, 2002.

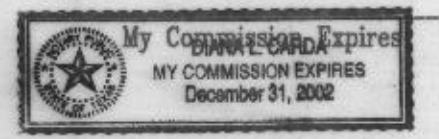
C.E. Layne
C.E. Layne

Pauline Layne
Pauline Layne

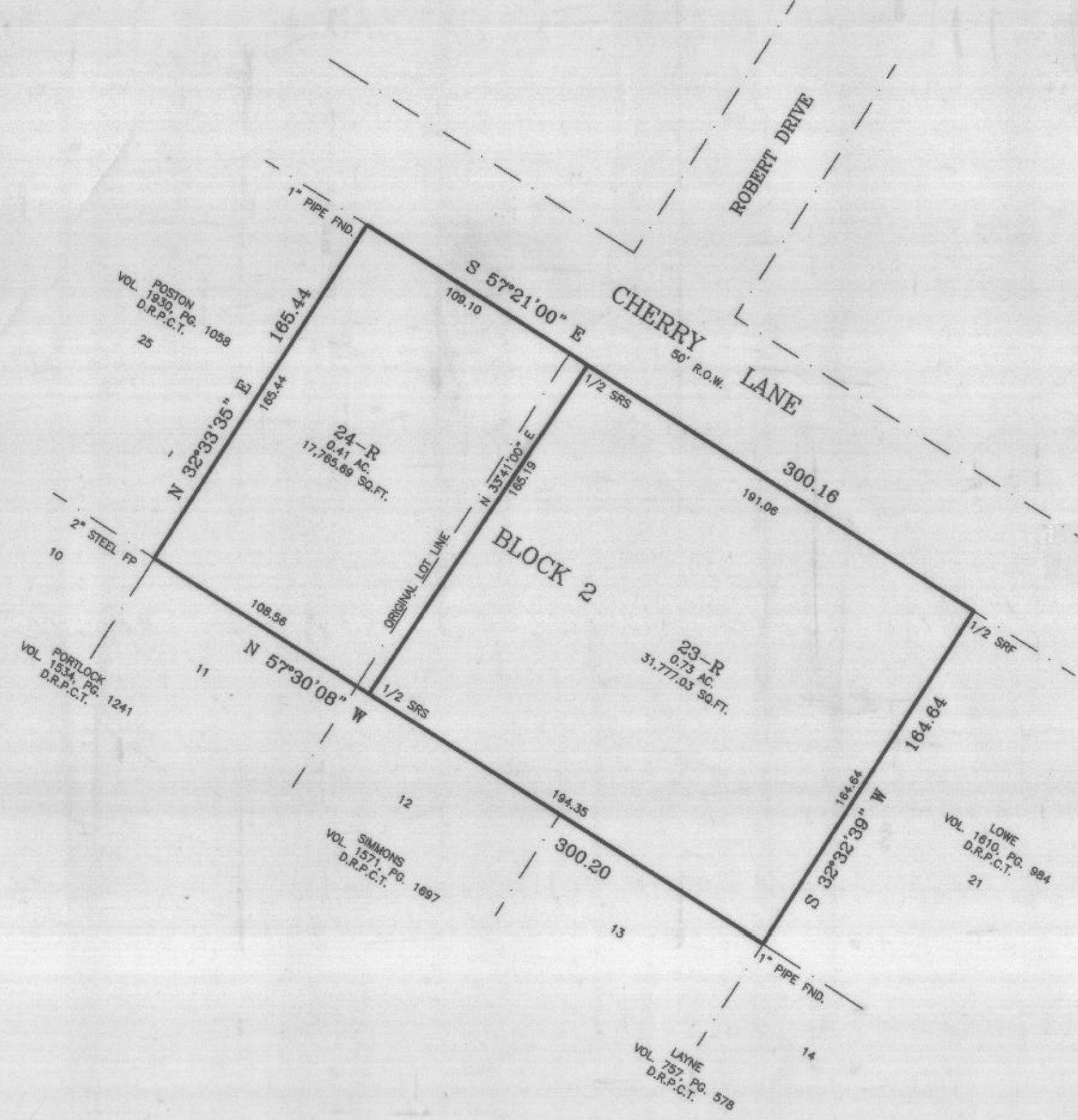
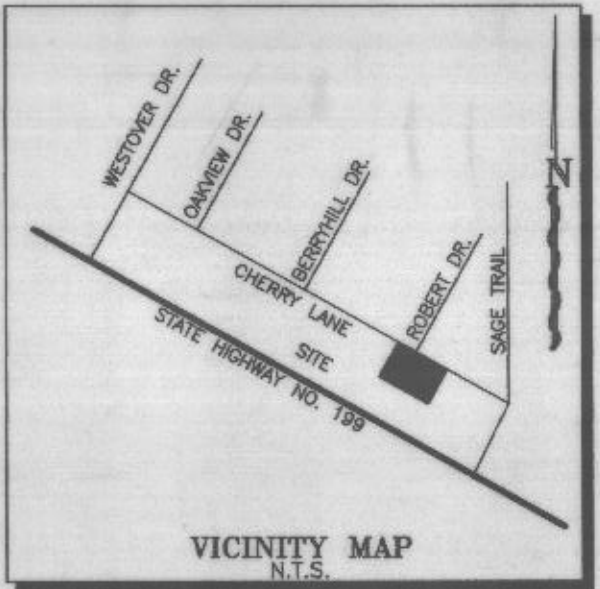
STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 20 day of May, 2002 by C.E. Layne et ux Pauline Layne, who personally appeared before me.

Diane K. Carole
Notary Public State of Texas



Doc 00449192 Bk OR Vol 2019 Pg 227
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 18, 2002 at 10:52A
Document Number: 00449192
Amount: .00
By Leslie Coufal
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 herein by me.
Jun 18, 2002
JERNE BRANSON, COUNTY CLERK
PARKER COUNTY



SCALE 1"=50'

GENERAL NOTES:

- 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 WERE CORRELATED TO THE NORTHERLY LINE OF LOTS 22 & 23, BLOCK 2, SPRINGBRANCH ACRES
- 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

OWNER: C.E. LAYNE ET UX PAULINE LAYNE
812 CHERRY LANE
SPRINGTOWN, TEXAS 76082

PLANNING & ZONING
May 16, 2002
APPROVAL DATE
Diane K. Carole
CHAIRMAN
Diane K. Carole
SECRETARY

CITY COUNCIL
May 16, 2002
APPROVAL DATE
Cindy Hall
MAYOR
Cindy Hall
CITY SECRETARY

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.

Doug Burt
29/MAR/2002



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

RE-PLAT
SHOWING
LOTS 23-R & 24-R, BLOCK 2
SPRINGBRANCH ACRES
BEING A RE-PLAT OF LOTS 22, 23 AND 24, BLOCK 2 SPRINGBRANCH ACRES, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.