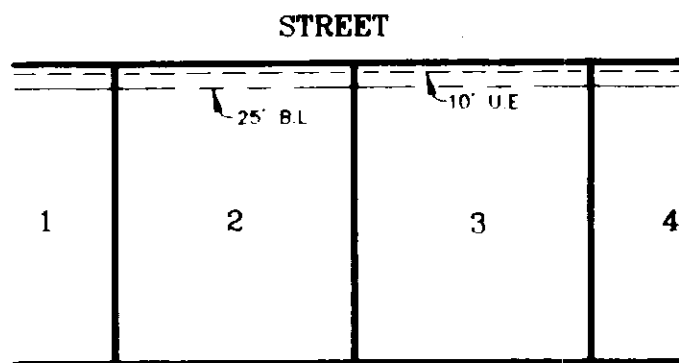
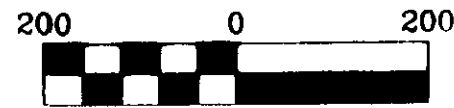
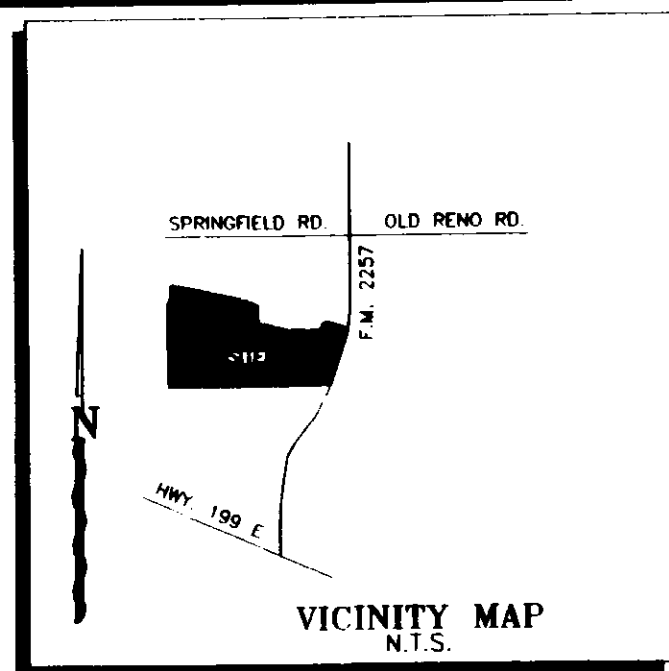


C-290



Doc 00062971 Bk OR 2346 Pg 179A

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON: Jul 16, 2005 at 09:48

WITNESSES: I, the County Clerk, do hereby certify that this instrument was filed in the public records and that the same are correct as the same were presented to me and that I am a duly qualified and acting County Clerk of the County of Parker, Texas.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

Whereas I, W. H. Springfield being the owner of a tract of land out of the M. E. P. & P. R.R. SURVEY, Section No. 37, Abstract No. 942, Parker County, Texas and being described as follows:

BEGINNING at a 5/8" steel rod found in the East line of F. M. Highway No. 2257, (Jaybird Lane), same being for the Southeast corner of a tract of land conveyed to W. H. Springfield and recorded in Vol. 1603, Pg. 1916, D.R.P.C.T. and the Northeast corner of a tract of land recorded in Vol. 1714, Pg. 1016, D.R.P.C.T.

THENCE S 89°35'42" W, with the North line of said Vol.1714, Pg. 1016, Vol. 474, Pg. 546, and Vol. 1550, Pg. 1700, 2325.53 feet to a 5/8" steel rod found at the base of a 30" oak tree;

THENCE N 86°30'01" W, 22.21 feet to a 1/2" steel rod found;

THENCE N 00°26'32" W, with a fence, 1211.35 feet to a 2" steel post;

THENCE N 30°04'17" E, with said fence, 84.85 feet to a 2" steel post;

THENCE N 00°25'03" W, continuing with said fence, 200.07 feet to a 1/2" capped iron #2023 set;

THENCE S 76°46'23" E, 1289.76 feet to a 1/2" capped iron #2023 set;

THENCE S 00°00'09" W, 278.73 feet to a 1/2" capped iron #2023 set;

THENCE S 76°46'23" E, 464.46 feet to a 1/2" capped iron #2023 set;

THENCE N 89°33'15" E, 476.26 feet to a 1/2" capped iron #2023 set;

THENCE N 18°06'21" E, 42.99 feet to a 1/2" capped iron #2023 set;

THENCE N 84°47'55" E, 266.33 feet to a 1/2" capped iron #2023 set;

THENCE S 76°54'26" E, 112.82 feet to a 1/2" capped iron in the East line of said highway;

THENCE with the East line of said highway and with a curve to the right whose radius is 1910.80 feet and whose chord bears S 14°44'40" W, 190.66 feet an arc length of 190.66 feet to a 5/8" steel rod found;

THENCE S 17°46'49" W, continuing with the East line of said highway, 680.91 feet to the POINT OF BEGINNING and containing 62.16 acres of land;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That W. H. Springfield does hereby adopt this plat designating the herein above described real property as Lots 1 thru 39, Springfield Estates, an Addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 28th day of June, 2005.

W. H. Springfield

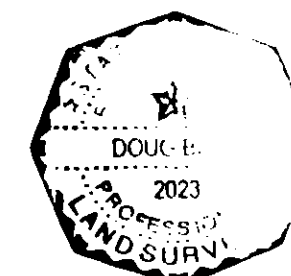
STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 28th day of June, 2005 by, W.H. Springfield who personally appeared before me.

Notary Public State of Texas

My Commission Expires 2-16-2007

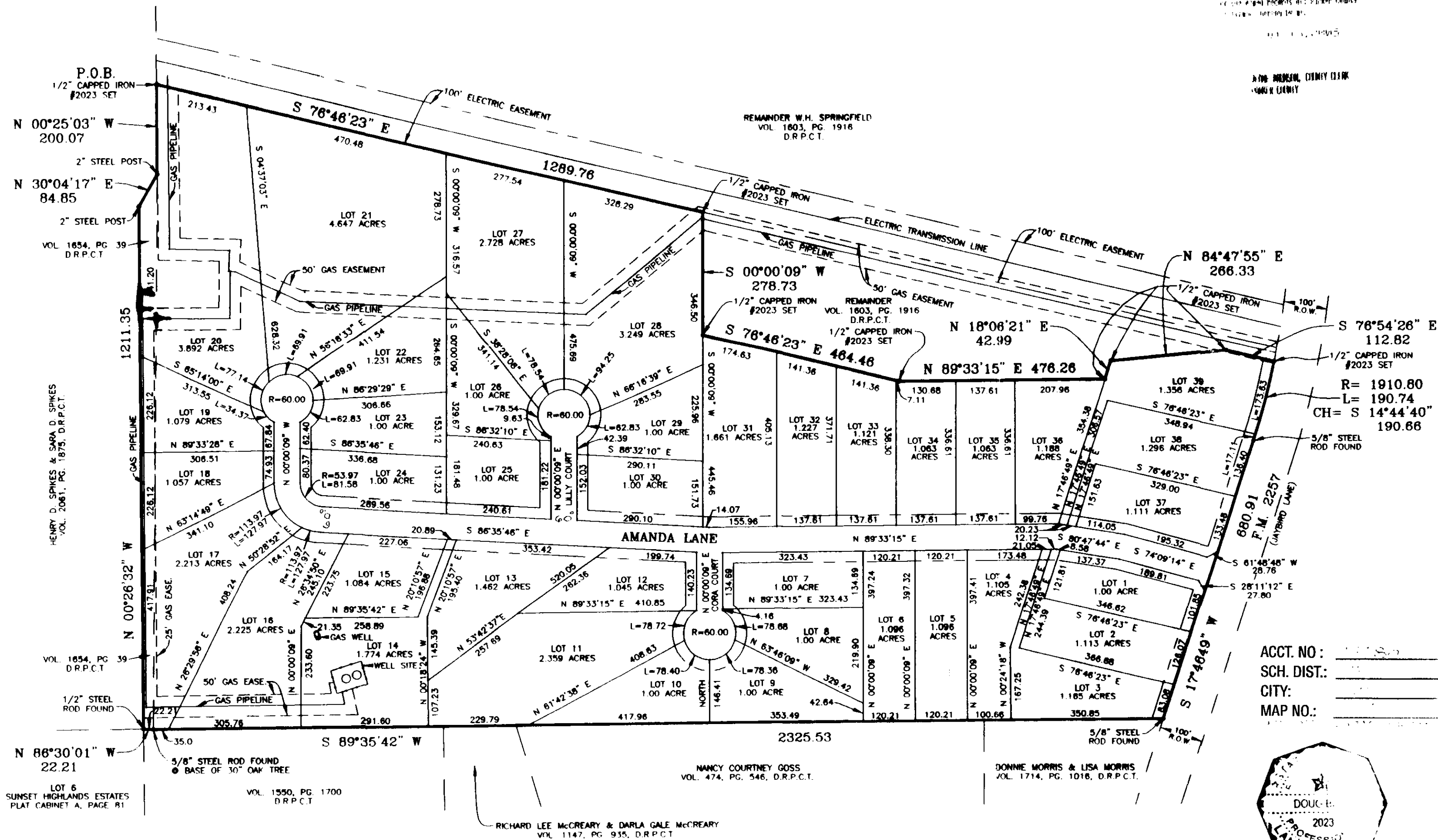
ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:



OWNER/DEVELOPER: W. H. SPRINGFIELD
1203 JAYBIRD LANE
RENO, TEXAS 76082
VOL. 1603, PG. 1916,
D.R.P.C.T.

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.

11/MAY/2005



NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS #2023 SET UNLESS OTHERWISE NOTED.
NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF RENO, PARKER COUNTY, TEXAS, PANEL NO. 03, DATED NOVEMBER 05, 1976, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF RENO.
NOTE: NO PERMANENT STRUCTURES ARE TO BE BUILT ON THE EXISTING GAS PIPELINE EASEMENTS.

CITY OF RENO
CITY COUNCIL
July 15, 2005
APPROVAL DATE
Troy Bailey
MAYOR
Quinn McKinney
SECRETARY

DKB &
ASSOCIATES, LLC
1250 HWY. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

THIS PLAT FILED IN CABINET _____, SLIDE # _____, DATE _____.

FINAL PLAT SHOWING
LOTS 1 THRU 39
SPRINGFIELD ESTATES
AN ADDITION TO THE CITY OF RENO, PARKER COUNTY,
TEXAS AND BEING 62.16 ACRES OF LAND OUT OF THE
M.E.P. & P. RR. CO. SURVEY, SECTION NO. 37, ABSTRACT
NO. 942, PARKER COUNTY, TEXAS.