

**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 SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE WESTERLY LINE OF BLOCK 1 & BLOCK 9 OF THE ORIGINAL TOWN TRACT ACCORDING TO THE MAP OF SPRINGTOWN RECORDED IN VOL. 29, PG. 641, D.R.P.C.T.  
 NOTE: SUBJECT PROPERTY IS ZONED C-1 PER CITY ZONING MAP. HOWEVER, A ZONING CHANGE TO SF-2 IS BEING REQUESTED PRIOR TO FINAL PLAT APPROVAL.  
 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  
 NOTE: THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

OWNER: DAVID WARD  
 112 N. AVENUE A  
 SPRINGTOWN, TEXAS 76020  
 VOL. 2150, PG. 1534  
 O.R.P.C.T.

Doc 00507080 Bk OR Vol 2187 Pg 401

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 On Jan 28, 2004 at 08:50A

Document Number: 00507080

Amount: \$6.00

By Leann Franklin

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 value and page of the named records of Parker County as stamped herein by me.

Jan 28, 2004

JERRY ROBBINS, COUNTY CLERK  
 PARKER COUNTY

**OWNERS DEDICATION AND ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, David Ward being the owner of that certain tract of land recorded in Vol. 2150, Pg. 1534, Official Records, Parker County, Texas being described as follows:

Description for a 0.329 acre tract of land being a portion of Lots 1, 3, 4, & 8, Block 1, Original Town of Springtown, according to the Map thereof recorded in Vol. 29, Pg. 641, Deed Records, Parker County, Texas and being that certain tract of land conveyed to David Ward by deed recorded in Vol. 2150, Pg. 1534, Official Records, Parker County, Texas.

BEGINNING at a 1/2" iron found for the intersection of the easterly line of Avenue A and the southerly line of Second Street, said iron being for the Northwest corner of said Lot 1, Block 1;

THENCE N 80°00'00" E, with the southerly line of said Second Street, 102.07 feet to a 1/2" iron set;  
 THENCE S 09°23'02" E, 79.95 feet to a 1/2" iron found;  
 THENCE N 81°16'45" E, 49.94 feet to a 1/2" iron set;  
 THENCE S 10°00'00" E, 44.94 feet to a 1/2" iron set;  
 THENCE S 80°00'00" W, 31.13 feet to a 1/2" iron set;  
 THENCE N 10°00'00" W, 6.00 feet to a 1/2" iron set;  
 THENCE S 80°00'00" W, 120.00 feet to a 1/2" iron set in the easterly line of said Avenue A;  
 THENCE N 10°00'00" W, with the easterly line of said Avenue A, 120.00 feet to the POINT OF BEGINNING and containing 0.329 acre (14,338 SQ.FT.) of land

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I David Ward do hereby adopt this plat as Lot 1R, Block 1, Original Town of Springtown an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use the easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 2nd day of December, 2003.

*D. W. Ward*  
 David Ward

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared David Ward known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 2nd day of December, 2003.

*Leann Franklin*  
 Notary Public, State of Texas  
 12-31-06  
 My Commission Expires



STATE OF TEXAS  
 COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

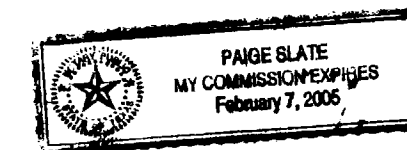
*Craig Doyle*  
 Craig Doyle First Bank Springtown  
 Branch President

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Craig Doyle known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 2nd day of December, 2003.

*Paige Slate*  
 Paige Slate  
 Notary Public, State of Texas  
 2-7-05  
 My Commission Expires



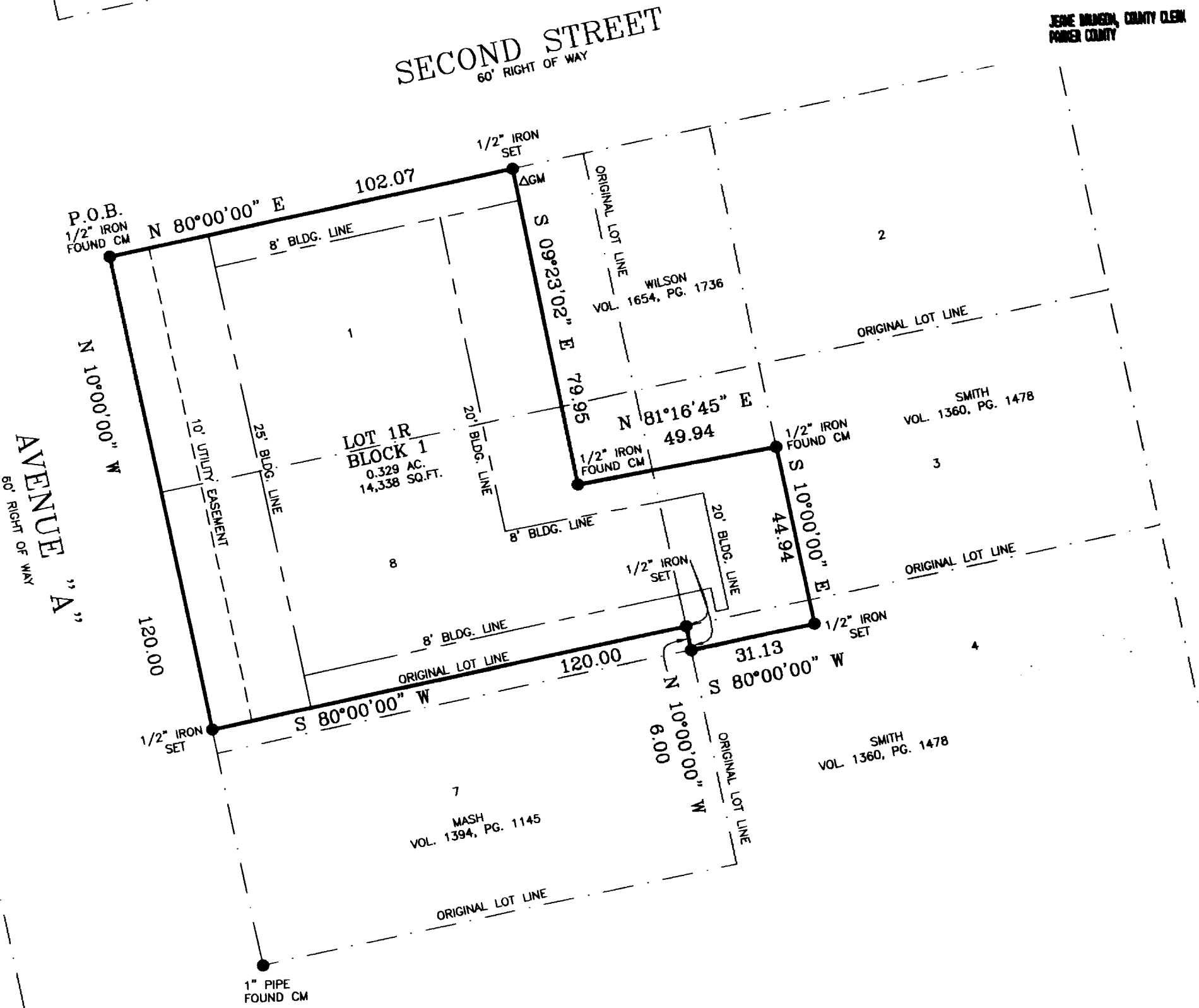
ACCT. NO.: 17825  
 SCH. DIST.: SP  
 CITY: SP  
 MAP NO.: K.6

REPLAT  
 SHOWING  
 LOT 1R, BLOCK 1

ORIGINAL TOWN OF SPRINGTOWN

AN ADDITION TO THE CITY OF SPRINGTOWN  
 PARKER COUNTY, TEXAS AND BEING A 0.329 ACRE REPLAT OF A  
 PORTION OF LOTS 1, 3, 4, & 8, BLOCK 1, ORIGINAL TOWN OF SPRINGTOWN  
 ACCORDING TO THE PLAT RECORDED IN VOL. 29, PG. 641  
 DEED RECORDS, PARKER COUNTY, TEXAS.

*Plat Calc  
 C-88*



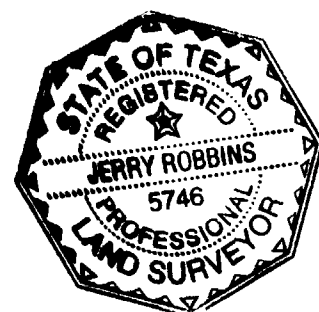
SCALE: 1"=30'



GRAPHIC SCALE

This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*Jerry Robbins*  
 JERRY ROBBINS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5746  
 06/OCTOBER/2003



CITY OF SPRINGTOWN  
 PLANNING & ZONING

*November 26, 2003*  
 APPROVAL DATE  
*Leann Franklin*  
 CHAIRMAN  
*Diannal Couch*  
 SECRETARY

CITY OF SPRINGTOWN  
 CITY COUNCIL

*November 25, 2003*  
 APPROVAL DATE  
*Anna Began*  
 MAYOR  
*Anna Began*  
 SECRETARY

LONE STAR SURVEYING LLC  
 108 SHADY LANE  
 AZLE, TEXAS 76020  
 270-2323 FAX 444-9427