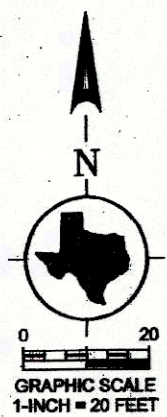
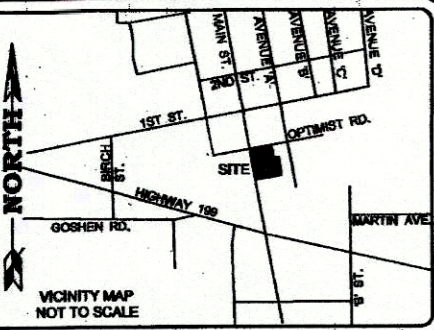


202027558 PLAT Total Pages: 1



ZONE C-1
PUBLIC SQUARE
ORIGINAL TOWN OF SPRINGTOWN
VOL. 29, PG. 641,
D.R.P.C.T.

(A' STREET)
OPTIMIST ROAD
(60' RIGHT-OF-WAY)
VOL. 29, PG. 264, D.R.P.C.T.

FARM TO MARKET ROAD NO. 51
(MAIN STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 29, PG. 264, D.R.P.C.T.

SPRING STREET
(60' RIGHT-OF-WAY)
VOL. 29, PG. 264, D.R.P.C.T.

ZONE C-1
PARKER COUNTY,
INST. NO. 201422267,
O.P.R.P.C.T.

JOSEPH WARD SURVEY, ABSTRACT NO. 1608

BLOCK 4,
ORIGINAL TOWN OF
SPRINGTOWN
VOL. 29, PG. 641,
D.R.P.C.T.

COURTNEY HUMPHRIES,
INST. NO. 201826782,
O.P.R.P.C.T.

BLOCK 3,
ORIGINAL TOWN OF
SPRINGTOWN
VOL. 29, PG. 641,
D.R.P.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Wells Fargo 120448 is the sole owner of a tract of land located in the JOSEPH WARD SURVEY, Abstract No. 1608, City of Springtown, Parker County, Texas, and being all of Lots 1, 2, 6, 7 and part of Lots 3 and 8, Block 4, of Original Town of Springtown, an Addition to the City of Springtown, Parker County, Texas, according to the plat thereof recorded in Volume 29, Page 641, Deed Records, Parker County, Texas, and being the same tract of land described in Warranty Deed to Wells Fargo 120448 (Continental State Bank), recorded in Volume 1731, Page 639, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of the Southeast line of Optimist Road, (A' Street), a 60' right-of-way, with the Northeast line of Farm to Market Road No. 51, (Main Street), a variable width right-of-way, and being the Northwest corner of said Lot 1, Block 4;

Thence North 79°48'32" East, along said Southeast line, a distance of 150.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of a tract of land described in deed to Lewis Don Tidwell and Sherry Renee Tidwell, recorded in Volume 2829, Page 528, Deed Records, Parker County, Texas;

Thence South 10°14'32" East, a distance of 120.00' to a 3/4" iron rod found at the Southwest corner of said Tidwell tract;

Thence North 79°38'34" East, a distance of 30.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Southwest line of a tract of land described in deed to Cowden Commercial Properties, LLC, recorded in Volume 2436, Page 648, Deed Records, Parker County, Texas, at the Southeast corner of said Tidwell tract;

Thence South 10°23'13" East, a distance of 119.91' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said Cowden Commercial Properties, LLC tract;

Thence North 10°11'24" West, along said Northwest line, a distance of 11.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 13°40'44" West, along said Northeast line, a distance of 80.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 10°19'57" West, along said Northwest line, a distance of 148.75' to the PLACE OF BEGINNING and containing 39,327 square feet or 0.903 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission and City Council of the City of Springtown, Texas.

Witness my hand at Mesquite, Texas, this 30TH day of JULY, 2020

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 30 day of July, 2020

Howard D. Oulry
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Wells Fargo 120448, acting by and through its duly authorized agent, does hereby adopt this plat designation the hereinabove described real property as ORIGINAL TOWN OF SPRINGTOWN, IN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS and being 0.903 acre situated in and being a portion of JOSEPH WARD SURVEY, Abstract No. 1608 Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

Executed at the Town of Springtown, Texas, this 13th day of August 2020.

Mike Gamboa
Name: MIKE GAMBOA
Title: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Mike Gamboa, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

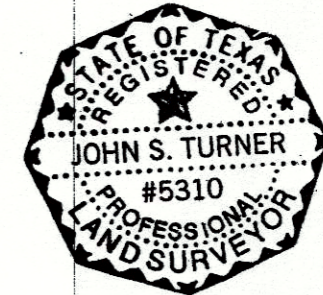
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of August, 2020.

Beverly R. Chazy
Notary Public in and for the State of Texas
NEW MEXICO
OFFICIAL SEAL
Beverly R. Chazy
Notary Public
06/17/2024

CERTIFICATE OF APPROVAL

APPROVED BY PLANNING COMMISSION SPRINGTOWN, TEXAS, this _____ day of _____, 2020.

John S. Turner
City Secretary



ACCT. NO.: 17825
SCH. DIST.: 50
CITY: CSP
MAP NO.: E580

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

202027558
09/01/2020 10:31 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E 580

SURVEYOR'S NOTES

- Existing structure shall remain on the subject property.
- The purpose of this amending plat is to demonstrate access to Spring Street.
- Basis of bearing determined by Instrument No. 201830708, Official Public Records, Parker County, Texas.
- This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48307C0175E, dated 09-28-2008. The property is located in Zone "X".

LINE TABLE

LINE	LENGTH	BEARING
LT	11.21'	N10°11'24"W

LEGEND

O.P.R.P.C.T. Official Public Records, Parker County, Texas
D.R.P.C.T. Deed Records, Parker County, Texas
C.M. Controlling Monument
VOL. Volume
PG. Page
1/2" IRF 1/2-inch iron rod found
1/2" IRS 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310"

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870026, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER: Wells Fargo 120448
- PO Box 2609, Carlsbad, CA 92018-2609 -

Job No.: 20-0837 Drawn by: 517 Date: 04-25-2020 Recheck:
"A professional company operating in your best interest"

AMENDING PLAT
FOR
ALL OF LOTS 1, 2, 6, 7, AND PART OF LOTS 3, AND 8, BLOCK 4
ORIGINAL TOWN OF SPRINGTOWN
TO
**ORIGINAL TOWN OF SPRINGTOWN
LOTS 1, 2, 3, 6, 7 & 8, BLOCK 4**
AN ADDITION TO THE CITY OF SPRINGTOWN,
PARKER COUNTY, TEXAS
JOSEPH WARD SURVEY, ABSTRACT NO. 1608