

B-480 388049

RECEIVED AND FILED  
 MAY 4 2000  
 10:10 O'Clock a.m.  
 JAMES BRUNSON, COUNTY CLERK  
 PARKER COUNTY, TEXAS

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

RECORDED MAY - 4 2000  
 SEAL James Brunson  
 County Clerk, Parker County, Tex.

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

GRAPHIC SCALE  
 50 0 25 50 100 200  
 ( IN FEET )  
 1 inch = 50 ft.

**DEDICATION**

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS I, Tony Smith, being the owner of a portion of Block 2 TUMMINS' 1ST ADDITION to the City of Springtown, Parker, County, Texas as recorded in Book 29, Page 641, Plat Records, Parker County, Texas, and described by deed recorded in Volume ???, Page ???, Real Records, Parker County, Texas and described by metes & bounds as follows:

BEGINNING AT A 3/4" PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 2, SAID PIPE ALSO BEING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO GARY A. WYNN AND WIFE, KATHERINE E. WYNN DATED JULY 25, 1989 AND RECORDED IN VOLUME 1451, PAGE 878, R.R.P.C.T., SAID PIPE ALSO BEING IN THE WEST LINE OF AVENUE "B", A 50.00 FEET WIDE RIGHT OF WAY;

THENCE S.10°12'28"E., 240.00 FEET ALONG THE LINE BETWEEN SAID McCLUNG TRACT AND SAID AVENUE "B" TO A 1/2" REBAR ROD SET AT THE SOUTHEAST CORNER OF SAID BLOCK 2, SAID ROD ALSO BEING AT THE INTERSECTION OF THE WEST LINE OF SAID AVENUE "B" AND THE NORTH LINE OF TARKINGTON STREET, A 20.00 FEET WIDE OF WAY;

THENCE S.80°00'00"W., (BASE BEARING), 110.02 FEET ALONG THE LINE BETWEEN SAID TARKINGTON STREET AND SAID McCLUNG TRACT TO A 1/2" REBAR ROD SET;

THENCE N.09°39'17"W., 81.58 FEET TO A 1/2" REBAR ROD SET;

THENCE S.79°14'49"W., 117.71 FEET TO A 1/2" REBAR ROD SET IN THE LINE BETWEEN SAID McCLUNG TRACT AND NORTH AVENUE "A";

THENCE N.10°33'15"W., 60.00 FEET ALONG THE LINE BETWEEN SAID NORTH AVENUE "A" AND SAID McCLUNG TRACT TO A 1/2" REBAR FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID McCLUNG TRACT, SAID ROD ALSO BEING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RONALD W. WESTBERRY AND WIFE, MELISSA S. WESTBERRY DATED SEPTEMBER 15, 1998 AND RECORDED IN VOLUME 1781, PAGE 509, R.R.P.C.T., FROM WHICH A 1" FLAT ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 2 BEARS N.10°33'15"W., 99.79 FEET;

THENCE N.79°37'28"E., 112.64 FEET ALONG THE LINE BETWEEN SAID McCLUNG TRACT AND SAID WESTBERRY TRACT TO A 3/8" REBAR ROD FOUND AT THE SOUTHEAST CORNER OF SAID WESTBERRY TRACT;

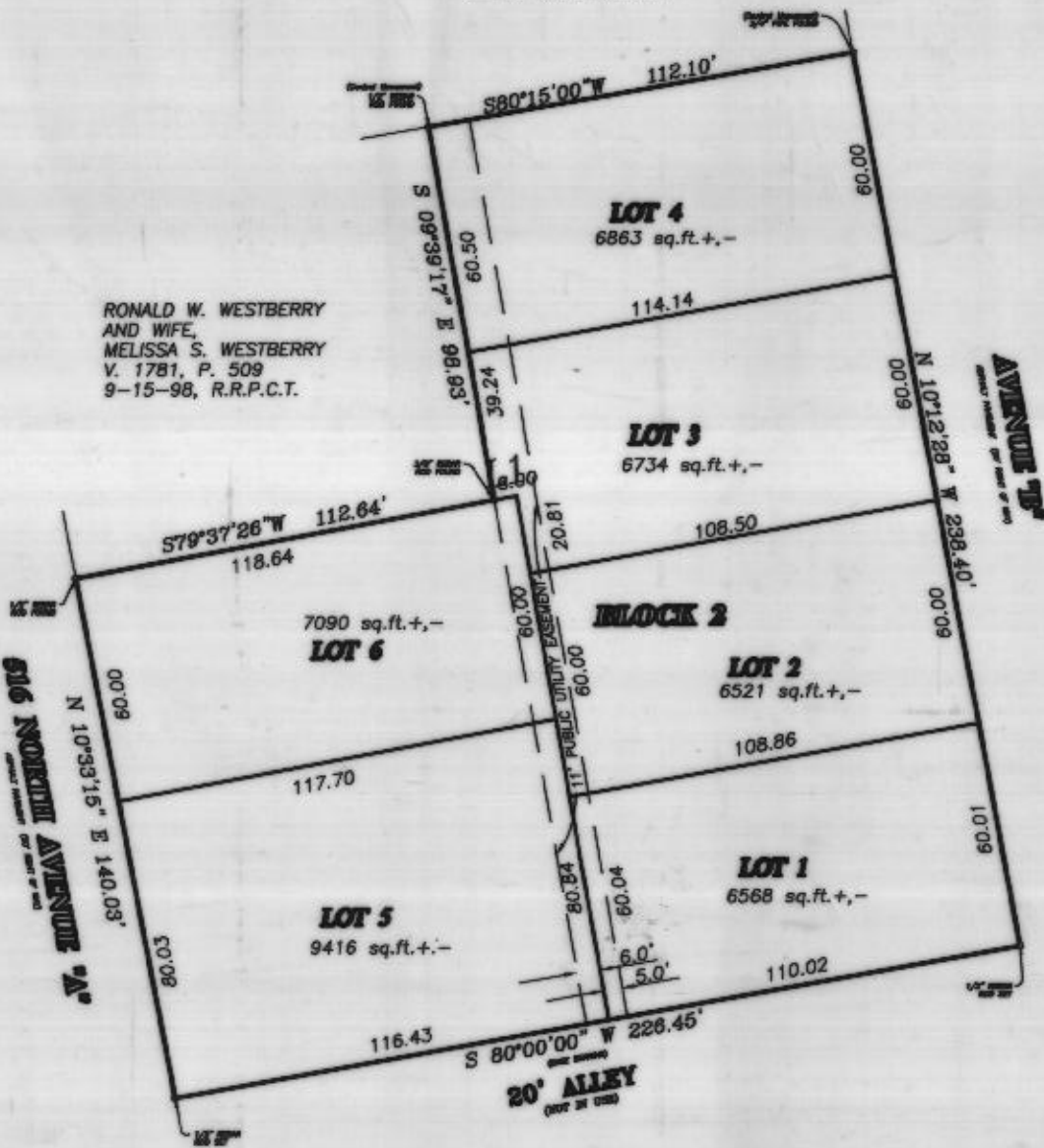
THENCE N.09°39'17"W., 99.73 FEET ALONG THE LINE BETWEEN SAID WESTBERRY TRACT AND SAID McCLUNG TRACT TO A 1/2" REBAR ROD FOUND AT THE NORTHEAST CORNER OF SAID WESTBERRY TRACT, SAID ROD ALSO BEING IN THE SOUTH LINE OF SAID WYNN TRACT, SAID ROD ALSO BEING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID McCLUNG TRACT;

THENCE N.80°15'00"E., 113.70 FEET ALONG THE LINE BETWEEN SAID McCLUNG TRACT AND SAID WYNN TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.78 OF AN ACRE OF LAND MORE OR LESS.

NOTE:  
 ACCORDING TO THE FLOOD INSURANCE RATE FOR THE CITY OF SPRINGTOWN, PARKER AND WISE COUNTIES, COMMUNITY-PANEL NUMBER 480521-0005-B, EFFECTIVE DATE DECEMBER 18, 1995, THIS TRACT OF LAND IS NOT LOCATED IN AN AREA INUNDATED BY THE 100 YEAR FLOOD ZONE.

Note:  
 According to the Flood Insurance Rate Map of the City of Springtown, Parker County, Texas, Community-Panel Number 480521-0005-B, Effective Date, December 18, 1985, this lot is in Zone C and is not in a special flood hazard area inundated by the 100 year flood.

GARY A. WYNN  
 AND WIFE  
 KATHERINE E. WYNN  
 V. 1451, P. 877  
 7-25-89, R.R.P.C.T.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tony Smith, do hereby adopt this plat as Lots 1, 2, 3, 4, 5, & 6, Block 2, TUMMINS 1ST ADDITION to the City of Springtown, Parker County, Texas, and do hereby dedicate to the publics use forever the streets and easements shown thereon.

WITNESS MY HAND AT COUNTY, TEXAS, the 30th day of August 1999.

BY: [Signature]  
 TONY SMITH

STATE OF TEXAS  
 COUNTY OF PARKER

This instrument was acknowledged before me on August 30th 1999, by Tony Smith.

[Signature]  
 Diana L Carda  
 Notary Public

DIANA L. CARDA  
 My Commission Expires December 31, 2002

PLAT SHOWING  
**LOTS 1, 2, 3, 4, 5, & 6, BLOCK 2**  
**TUMMINS 1ST ADDITION**

TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS  
 BEING A REVISION OF  
 BLOCK 2  
 TUMMINS 1ST ADDITION  
 TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS  
 ACCORDING TO THE PLAT RECORDED IN  
 VOLUME 29, PAGE 641  
 PLAT RECORDS, PARKER COUNTY, TEXAS.

CITY OF SPRINGTOWN, TEXAS  
 CITY COUNCIL  
 Approved: 01-20-2000  
 By Mayor: [Signature]  
 By Secretary: [Signature]

PLANNING AND ZONING COMMISSION  
 Approved: Sept. 23 1999  
 By Chairman: [Signature]  
 By Secretary: [Signature]



I, Lonnie Reed, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision.

[Signature]  
 LONNIE REED  
 Registered Professional Land Surveyor  
 Texas Registration Number 4277

4-30-99  
 DATE