FIFTH STREET

(RIGHT-OF-WAY VARIES)

210.44

-25' BLDG, LINE -

1/2" IRON SET

N 90'00'00" W

104.76

4B-R 0.28 AC. 12,345.61 SQ.FT.

4C-R 0.17 AC. 7,561.10 SQ.FT.

5' UTILITY EASEMENT

-104.36'-

210.14

N 89'58'55" E P.P. FOUND CM

4A-R 0.28 AC. 12,361.73 SQ.FT.

105.49' 1/2" IRON SET

LOT 7, McCracken's Addition
VOL 29, PG. 641, D.R.P.C.T.
APPROXIMATE LOCATION OF 6" WATER LINE CONTACT
CITY OF SPRINGTOWN FOR EXACT LOCATION.

APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE CONTACT CITY OF SPRINGTOWN FOR EXACT LOCATION.

4D-R

0.18 AC. 7,638.90 SQ.FT.

N 90'00'00" W

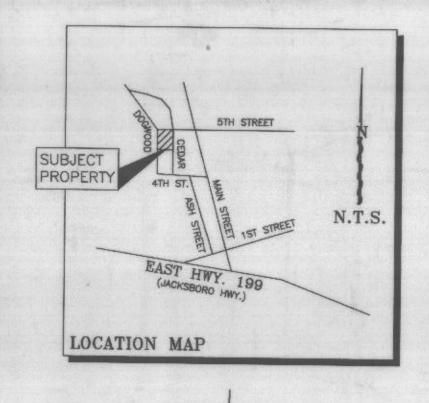
25' BLDG. LINE

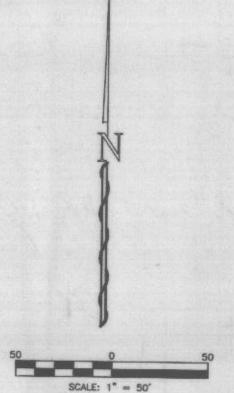
UGHT POLE

40.00

STREET OF-WAY

DOGWOOD (40' RIGHT-





OWNERS: BEVERLY GLENN SIMANTS 164 LILAC LANE AZLE, TEXAS 76020 VOL 1707, PG. 1133 VOL 1730, PG. 739 D.R.P.C.T.

NOTE: SUBJECT PROPERTY IS ZONED SF-2.

NOTE: THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS FOUND ON THE MOST SOUTH LINE OF VOL. 1730, PG. 739, D.R.P.C.T.

NOTE: INFORMATION REGARDING ZONING IS PER CITY OF SPRINGTOWN ZONING MAP.

NOTE: BEFORE DIGGING, TRENCHING OR EXCAVATING, CONTACT PIPELINE CO.'S, TELEPHONE COMPANIES AND THE CITY OF SPRINGTOWN.

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: SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN, ELECTRIC SERVICE PROVIDED BY TXU, WATER PROVIDED BY THE CITY OF SPRINGTOWN.

Doc Bk Vol Pg 00430604 DR 1968 865

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On: Nov 09,2001 at 12:25P

Document Mumber:

Monica Castro

as stagged hereon by me.

STATE OF TEXAS 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 named records of: Parker County

Nov 09, 2001

Jeane Brunson, County Clerk Parker County

PLANNING & ZONING diale SECRETARY

CITY COUNCIL

October 18, 2001

APPROVAL DATE

MAYOR

THIS PLAT FILED IN CABINET

CITY SECRETARY

-APPROXIMATE LOCATION OF 6" WATER LINE CONTACT CITY OF SPRINGTOWN FOR EXACT LOCATION.

-50.00'-

STREET

CEDAR (50' RIGH

OWNERS DEDICATION & ACKNOWLEGEMENT

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, I Beverly Glenn Simants being the owner of Lot 4, McCracken Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol.29, Pg. 641, Deed Records, Parker County, Texas, said Lot being the same as recorded in Vol. 1707, Pg. 1133, and Vol. 1730, Pg. 739, Deed Records, Parker County, Texas.

Description for all of Lot 4, McCracken Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Plat Vol. 29, Pg. 641, Deed Records, Parker County, Texas.

BEGINNING at a 3/8" iron found in the East line of Dogwood Street, said iron being for the Southwest corner of said Lot 4, McCracken's Addition, same being for the Northwest corner of Lot 7 of said McCracken's Addition;

THENCE N 00 °05'20" W, with the East line of said Dogwood Street, 189.74 feet to a ½" iron found in the South line of 5th Street;

THENCE N 89 "58'55" E, with the South line of said 5th Street, 210.14 feet to a 1/2" iron set in the West line of Cedar Street;

THENCE S 00 °00'00" E, with the West line of said Cedar Street, 189.81 feet to a 3/8" iron found;

THENCE N 90 °00'00" W, with the common line of said Lot 4 and Lot 7, 210.14 feet to the POINT OF BEGINNING and containing 0.92 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Beverly Glenn Simants do hereby adopt this Plat as Lots 4A-R through 4D-R, McCracken Addition, 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.

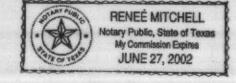
STATE OF TEXAS COUNTY OF PARKER

BE FORE ME, the undersigned authority, on this day personally appeared Beverly Glenn Simants, known to me to be the person whose name are 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 day of \_\_, 2001.

Renei Mitchell Notary Public, State of Texas 6-27-02

My Commission Expires



REPLAT

LOT 4A-R THROUGH, LOT 4D-R,

McCRACKEN ADDITION

AN ADDITION TO THE CITY OF SPRINGTOWN AND BEING A RE-PLAT OF LOT 4 McCRACKEN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 29, PG. 641, DEED RECORDS, PARKER COUNTY, TEXAS.

ASSOCIATES, LLC 323 HWY. NO. 199 E. SPRINGTOWN, TEXAS, 76082 220-5888 FAX: 220-2678 01425



This is to certify that I, Doug Burt, a Registered Professional Land Surveyor of the State of Texas, having platted 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.

SLIDE #

16/JULY/2001