

C-140

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Tommy L. Miles being the owner of a tract of land out of the William Copeland Survey, Abstract No. 242, Parker County, Texas, said tract being all of Lots 13, 14, 15 and 16, and a portion of Lot 12, Northgate Addition, according to the Plat thereof recorded in Volume 361-A, Page 74 of the Plat Records of Parker County, Texas.

Description for all of Lots 13, 14, 15 and 16 and a portion of Lot 12, Northgate Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 361-A, Pg. 74, Plat Records, Parker County, Texas, and a portion of the William Copeland Survey, Abstract No. 242, Parker County, Texas.

BEGINNING at a 1/2" iron found, said iron being for the Northeast corner of said Lot 16, Northgate Addition, and being for the Northwest corner of said Lot 17, Northgate Addition, said iron being by deed call, N 89°54'17" W, 225.00 feet from the Northeast corner of said William Copeland Survey;

THENCE S 00°03'41" W, with the common line of said Lot 16, and said Lot 17, 225.15 feet to a 1/2" iron found in the North line of Mockingbird Lane, said iron being for the Southeast corner of said Lot 16, and for the Southwest corner of said Lot 17;

THENCE N 89°48'34" W, with the North line of said Mockingbird Lane, 770.00 feet to a 1/2" iron set, said iron being for the beginning of a curve to the left;

THENCE with said curve to the left whose radius is 80.00 feet and whose central angle is 90°40'05" and whose chord bears S 44°32'17" W, 113.79 feet and being an arc length of 128.60 feet to a 1/2" iron found in the West line of Dove Trail.

THENCE South, with the West line of said Dove Trail, 417.71 feet to a 1/2" iron set, said iron being for the Northeast corner of that certain tract of land recorded in Vol. 1232, Pg. 183, D.R.P.C.T.

THENCE N 89°52'59" W, with the North line of that certain tract of land recorded in said Vol. 1232, Pg. 183, 238.63 feet to a 1/2" iron set, said iron being in the West line of said Northgate Addition;

THENCE N 00°40'53" E, with the West line of said Northgate Addition, 724.37 feet to a 1/2" iron found, said iron being for the most Northerly corner of said Lot 13, and for the Northwest corner of said Lot 14, said iron also being for the Northwest corner of said Northgate Addition;

THENCE S 89°49'09" E, with the North line of said Northgate Addition, 1078.07 feet to the POINT OF BEGINNING and containing 8.29 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I Tommy L. Miles do hereby adopt this plat designating the hereinabove described real property as Lots 12R1 thru Lots 16R2 NORTHGATE ADDITION, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

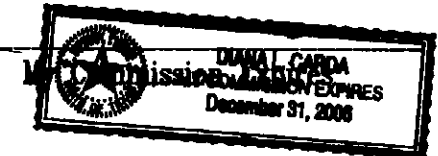
WITNESS OUR HAND IN PARKER COUNTY, TEXAS, on this the 28th day of April, 2004.

Tommy L. Miles
Tommy L. Miles

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 28th day of April, 2004 by Tommy L. Miles, who personally appeared before me.

Notary Public State of Texas



FINAL

RE-PLAT

SHOWING

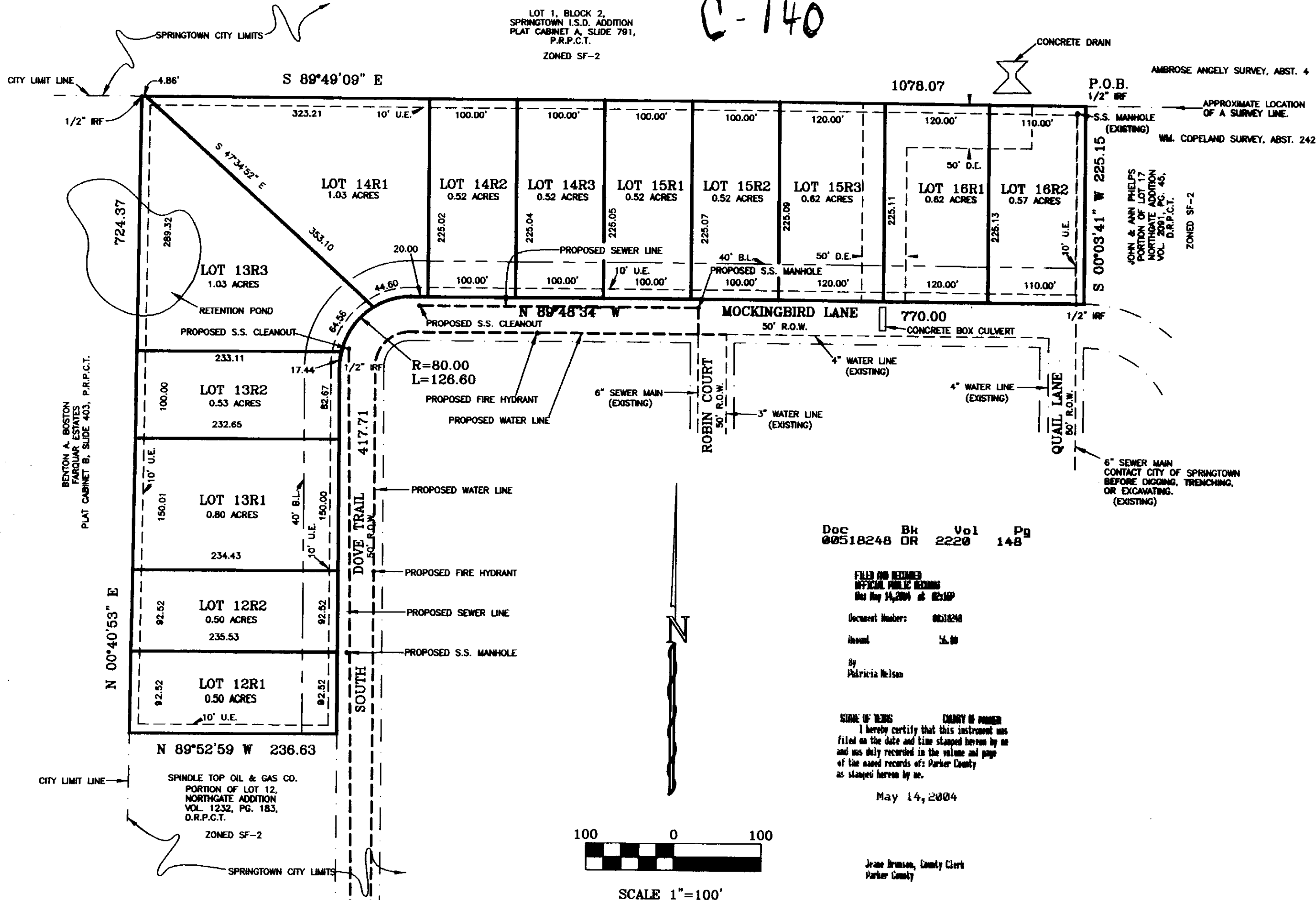
LOTS 12R1 THRU 16R2

NORTHGATE ADDITION

PHASE THREE

ACCT. NO.: 15605
SCH. DIST.: 80
CITY: 80
MAP NO.: 505

AND BEING A RE-PLAT OF LOTS 13, 14, 15, AND 16 AND A PORTION OF LOT 12 NORTHGATE ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 361-A, PAGE 74, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.



Doc 00518248 Bk DR Vol 2220 Pg 148

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
May 14, 2004 at 2:15 PM

Document Number: 00518248

Issued: 5.14.04

By Patricia Nelson

SIGNATURE OF NOTARY PUBLIC
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of Parker County as stated herein by me.

May 14, 2004

Jeanne Brunson, County Clerk
Parker County

100 0 100



SCALE 1"=100'

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.J.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 EAST LINE OF LOT 13, AND THE EAST LINE OF LOT 11.
- NOTE: SUBJECT PROPERTY IS ZONED SF2 PER CITY ZONING MAP.
- NOTE: 40' BUILDING LINE INSIDE ALL FRONT LOT LINES
10' UTILITY EASEMENT INSIDE ALL PERIMETER LOT LINES
5' UTILITY EASEMENT INSIDE ALL SIDE LOT LINES

PROPERTY OWNER: TOMMY MILES
805 E. HWY. 199
SPRINGTOWN, TX.
76082

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.

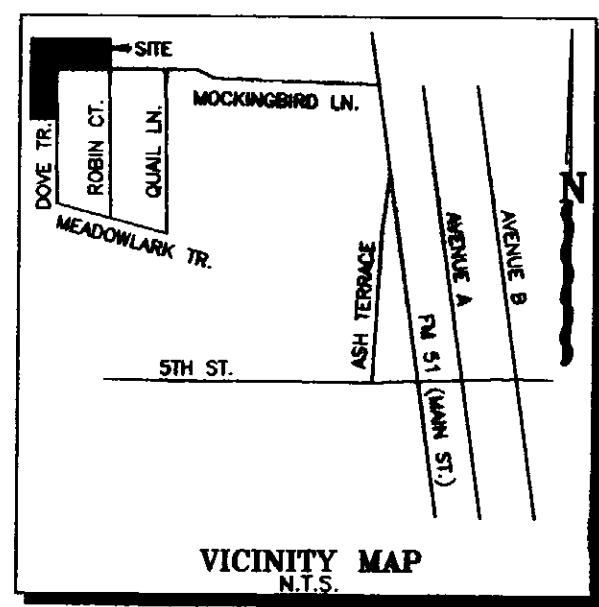
Doug Burt

11/MARCH/2004

PLANNING & ZONING
APR 1, 2004
APPROVAL DATE
[Signature]
CHAIRMAN
[Signature]
SECRETARY

CITY COUNCIL
April 22, 2004
APPROVAL DATE
[Signature]
MAYOR
[Signature]
SECRETARY

PLAT CABINET _____ SLIDE _____



DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

