

B 769

AFFORDABLE HOUSING OF PARKER CO. INC. VOL. 1417, PG. 679, D.R.P.C.T.

1/2" IRF CM

5' U.E.

APPROXIMATE LOCATION OF 8" WATER LINE CONTACT CITY OF SPRINGTOWN FOR EXACT LOCATION

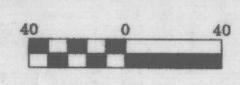
200.96

Doc Bk 00467752 DR FILED AND RECORDED OFFICIAL PUBLIC RECORDS Document Number:

Patricia Melson

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 named records of: Parker County as stamped hereon by me.





SCALE 1"=40'

OWNER /DEVELOPER: AFFORDABLE HOUSING OF PARKER COUNTY, INC. P.O. BOX 39 SPRINGTOWN, TEXAS 76082 VOL. 2019, PG. 1557, D.R.P.C.T.

## GENERAL NOTES:

NOTE: SLIBNECT PROPERTY IS ZONED C-1 PER CITY ZONING MAP. NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED. NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN,

NOTE: ACCORDING TO THE F.I.R MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480521-0005-8, DATED DEC. 18, 1885 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: 5' UTILITY EASEMENT INSIDE ALL LOT LINES.

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

DR. ANDREW HOOVER

VOL. 2019, PG. 1547, D.R.P.C.T.

APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE CONTACT CITY OF SPRINGTOWN FOR EXACT LOCATION.

P.O.B.

1/2" IRS

-5' U.E.



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.

LOT 1

0.68 ACRES

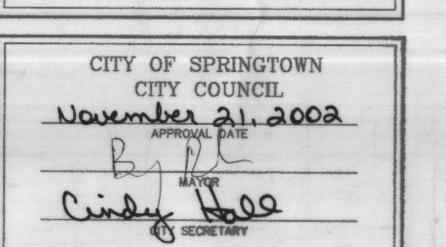
29432.1578 SQ. FEET

5" U.E.

E. 6TH STREET

N 89°56'28" W

22/NOV/2002



CITY OF SPRINGTOWN

PLANNING & ZONING

APPROVAL DATE

cuember 7,2002

PLAT CABINET

## OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Affordable Housing of Parker County, Inc., being the owner of a tract of land out of the R.W. Haney Survey, Abstract No. 691, Parker County, Texas, said tract being recorded No. 2019, Pg.1557, Deed Records, Parker County, Texas.

Description for a 0.68 acre tract of land out of the R.W. HANEY SURVEY, Abstract No. 691, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 1804, Pg. 274, D.R.P.C.T., said tract being a portion of Lot 2, Block 1, TUMMINS 3 DADDITION, an Addition to the City of Springtown, Parker County, Texas, according to the plat thereof recorded in Vol. 29, Pg. 641, D.R.P.C.T.

COMMENCING from a ½" iron found at the intersection of the East line of Avenue D and the South line of East 7th Street, said iron being by deed call, S 09°22'00" E, 10.01 feet from the Northwest corner of that certain 8.10 acre tract of land recorded in Vol. 428, Pg. 267, D.R.P.C.T., said iron also being for the Northwest corner of said Vol. 1604, Pg. 274, thence N 78°03'00" E, 123.73 feet to a ½" iron set in the South line of said East 7th Street for the POINT OF BEGINNING:

THENCE N 78°03'00" E, with the South line of said East 7th Street, 203.97 feet to a %" iron found;

THENCE S 09'18'28" E, 167.63 feet to a %" iron found in the North line of East 6th

THENCE N 89'56'28" W, with the North line of said East 6th Street, 200.96 feet to a 1/2 iron set;

THENCE N 11°48'18" W, 125.64 feet to the POINT OF BEGINNING and containing 0.68 acres of land.

## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Affordable Housing of Parker County, Inc. does hereby adopt this plat designating the hereinabove described real property as Lot 1, Seniors Place, IV 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 MY HAND IN PARKER COUNTY, TEXAS, on this the day of November Duan Dr.

> Al Swan, Sr. President Affordable Housing of Parker County, Inc.

STATE OF TEXAS COUNTY OF PARKER

This instrument was acknowledged before me on this the day of 2002 by Al Swan, Sr. who personally appears , 2002 by Al Swan, Sr., who personally appeared before me.

Deanall Notary Public State of Texas

RE-PLAT SHOWING LOT 1

## SENIORS PLACE IV

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING 0.68 ACRE OF LAND OUT OF THE R.W. HANEY SURVEY ABSTRACT NO. 891 AND BEING A RE-PLAT OF A PORTION OF LOT 2, BLOCK 1 TUMMINS 3RD ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 29, PG. 641, D.R.P.C.T.



1250 E. HWY. NO. 199 SPRINGTOWN, TEXAS, 76082 220-5688 FAX: 220-2678

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