

C-599

Doc# 648481
Book 2560 Page 881

Doc# 648481 Fees: \$66.00
07/30/2007 11:17AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

GENERAL NOTES

WATER AND SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN.

ALL CORNERS ARE 1/2" IRONS SET CAPPED LONE STAR RPLS 5746 UNLESS OTHERWISE NOTED.

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Homes by Design Concepts, Ltd. being the owner of a tract of land situated in and being Lot 34 and 35, Block 1, Spring Branch Acres and addition to the City of Springtown, Parker County, Texas and conveyed to Homes by Design Concepts, Ltd., by deed recorded in Volume 2378, Page 100, Official Records, Parker County, Texas.

BEING Lot 34 and 35, Block 1, SPRING BRANCH ACRES, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 358, PAGE 761 OF THE MAP RECORDS OF PARKER COUNTY, TEXAS, NOW BEING KNOWN AS PLAT CABINET A, SLIDE 70, PLAT RECORDS, PARKER COUNTY, TEXAS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Homes by Design Concepts, Ltd., does hereby adopt this plat designating the hereinabove described real property as LOT 35R1, BLOCK 1, SPRING BRANCH ACRES, an Addition to the City of Springtown, Parker Texas and does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 16 day of JULY, 2007

J. Wes Cottongame
Homes by Design Concepts, Ltd.
J. Wes Cottongame, President

STATE OF TEXAS
COUNTY OF PARKER

Homes by Design Concepts, Ltd., being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is within the City limits of Springtown, Parker County, Texas.

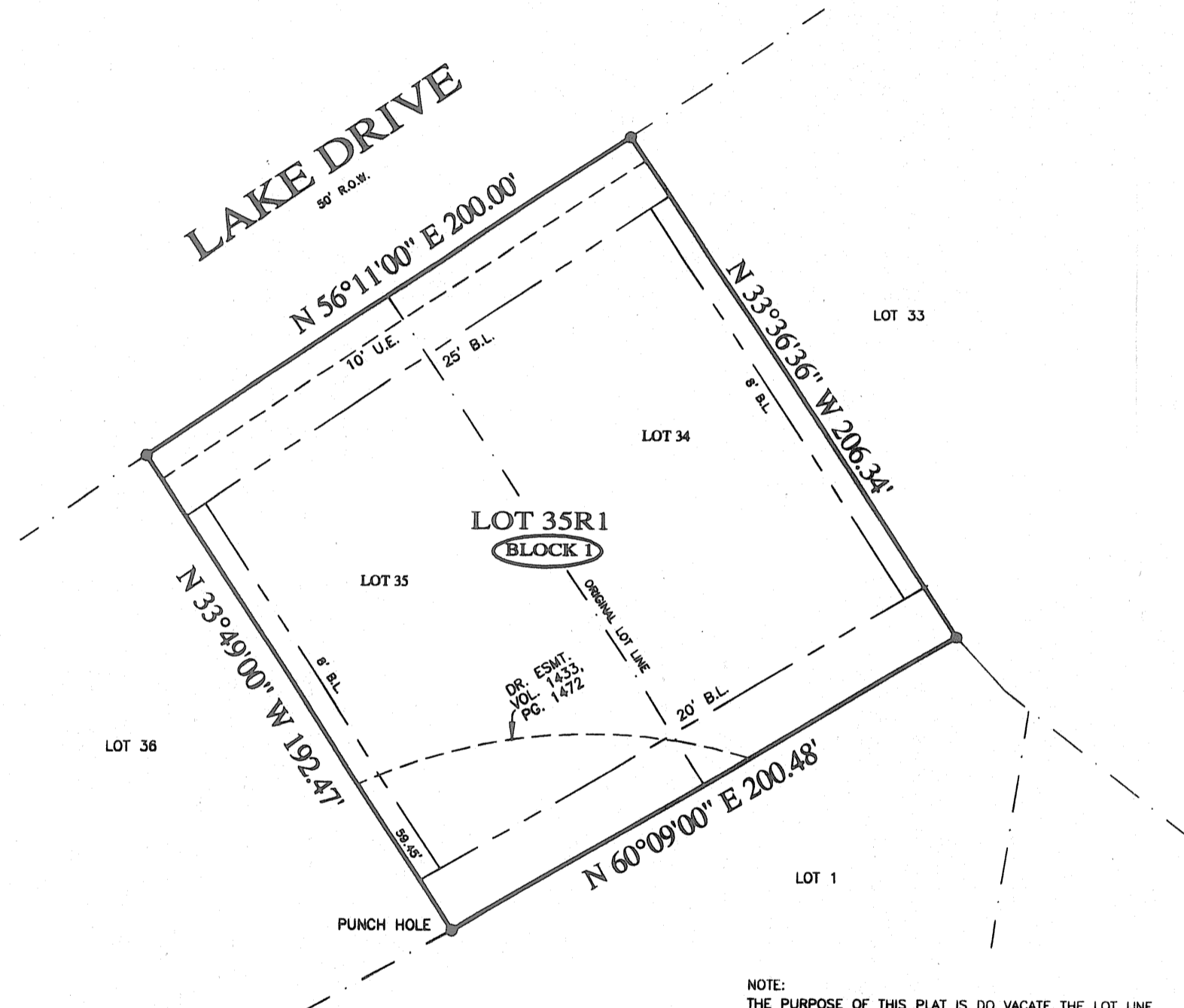
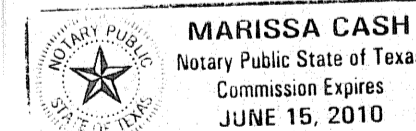
J. Wes Cottongame
Homes by Design Concepts, Ltd.
J. Wes Cottongame, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, J. Wes Cottongame, 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 stated.

Given under my hand and seal of office this the 16th day of July, 2007.

Marissa Cash
Notary Public in and for the State of Texas

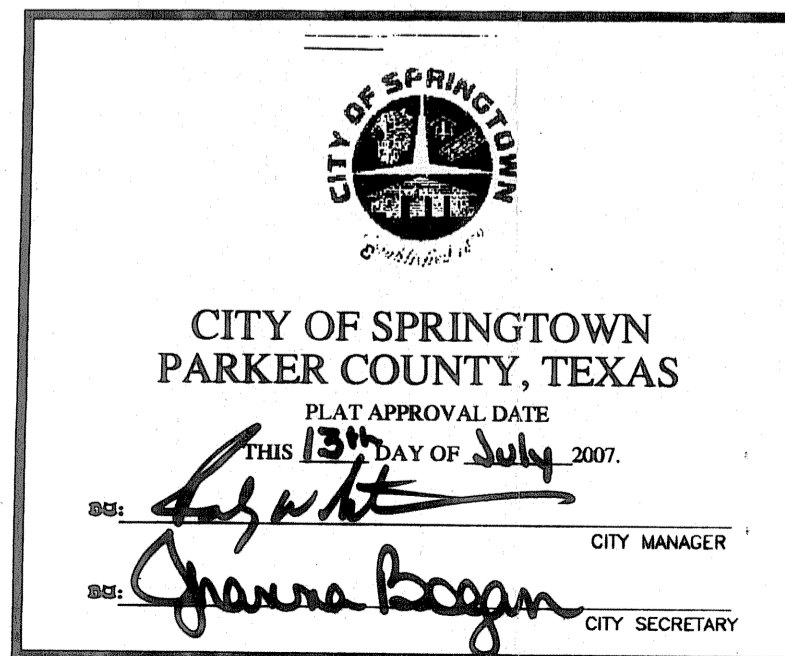
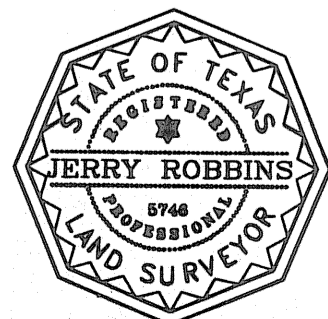


NOTE:
THE PURPOSE OF THIS PLAT IS TO VACATE THE LOT LINE BETWEEN LOTS 34 AND 35, BLOCK 1 AND TO REZONE BOTH LOTS COMMERCIAL.

OWNER/DEVELOPER:
HOMES BY DESIGN CONCEPTS LTD.
2810 GLENDA AVE.
FORT WORTH, TEXAS 76117
VOLUME 2378, PAGE 100

LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
07072

This is to certify that I, JERRY ROBBINS, 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.
Jerry Robbins
JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
SURVEYED/MARCH/2007



AMENDING PLAT
SPRING BRANCH ACRES

LOT 35R1, BLOCK 1
BEING A REVISION OF LOTS 34 & 35 BLOCK 1
SPRING BRANCH ACRES AN ADDITION
TO THE CITY OF SPRINGTOWN,
PARKER COUNTY, TEXAS

ACCT. NO.: 17740
SCH. DIST.: SP
CITY: SP
MAP NO.: K-6

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____