

R=1241.30'
L=109.97'
DELTA=06°04'34"
C.B.=N 86°13'25" E
109.93'

C.349

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Bill Herrington being the owner of Lot 10, Block 12, and Ronrell Enterprise's Co. LLC being the owner of Lots 2 thru 9, and all of Lots 11 thru 14, Block 12, Springbranch Acres, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet A, Slide 70, Plat Records, Parker County, Texas.

Description for a 5.14 acre tract of land, said tract being all of Lots 2 thru 14, Block 12, Springbranch Acres, an Addition to the City of Springtown, Parker County, Texas, according to the Plat recorded in Plat Cabinet A, Slide 70, Plat Records, Parker County, Texas.

BEGINNING at a 1/2" iron set, said iron being in the West line of Lake Drive, and being for the Southwest corner of Lot 14, Block 12, and for the Southeast corner of Lot 15, Block 12, Springbranch Acres;

THENCE N 43°13'00" W, with the West line of Lots 14, and 2, Block 12, 327.70 feet to a 1/2" iron set, said iron being for the Northwest corner of said Lot 2, Block 12 and for the Northeast corner of Lot 1, Block 12;

THENCE N 46°47'00" E, with the Southerly line of said Hilltop Drive, and with the Northwesterly line of said Block 12, 500.00 feet to a 1/2" iron set, said iron being for the common corner of Lots 6 & 7, Block 12, Springbranch Acres;

THENCE N 89°21'00" E, with the South line of said Hilltop Drive, and with the North line of said Block 12, 222.60 feet to a 1/2" iron set, said iron being for the beginning of a curve to the left whose radius is 1241.30 feet;

THENCE with said curve to the left, through a central angle of 06°04'34", and whose chord bears N 86°13'25" E, 109.93 feet and being an arc length of 109.97 feet to a 1/2" iron set, said iron being for the Northeast corner of Lot 8, Block 12, and being at the intersection of the South line of said Hilltop Drive, and the West line of said Lake Drive;

THENCE S 12°16'47" E, with the West line of said Lake Drive, 41.91 feet to a 1/2" iron set, said iron being for the beginning of a curve to the right whose radius is 185.24'

THENCE with said curve to the right, through a central angle of 59°25'59", and whose chord bears S 17°04'00" W, 183.65 feet and being an arc length of 192.15 feet to a 1/2" iron set;

THENCE S 46°47'00" W, with the West line of said Lake Drive, 353.45 feet to a 1/2" iron set, said iron being for the beginning of a curve to the right whose radius is 1191.30 feet;

THENCE with said curve to the right, through a central angle of 09°24'00", and whose chord bears S 51°29'00" W, 195.23 feet and being an arc length of 195.23 feet to a 1/2" iron set;

THENCE S 57°23'17" W, with the West line of said Lake Drive, 20.12 feet to the POINT OF BEGINNING and containing 5.14 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, We Bill Herrington and Darrell Odum do hereby adopt this plat designating the hereinabove described real property as Lot 2R thru Lots 19R, Block 12, Springbranch Acres, 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 _____ day of _____, 2006.

Bill Herrington

Darrell Odum
President Ronrell Enterprise's Co. LLC

LT1-2-580718-1

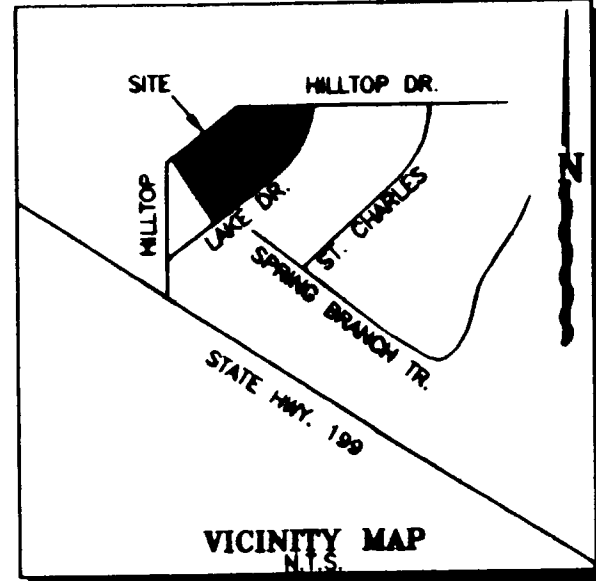
LT2-2397-447-1

Doc# 580718 Fees: \$66.00
12/27/2005 2:53PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANNE BRUNSON COUNTY CLERK

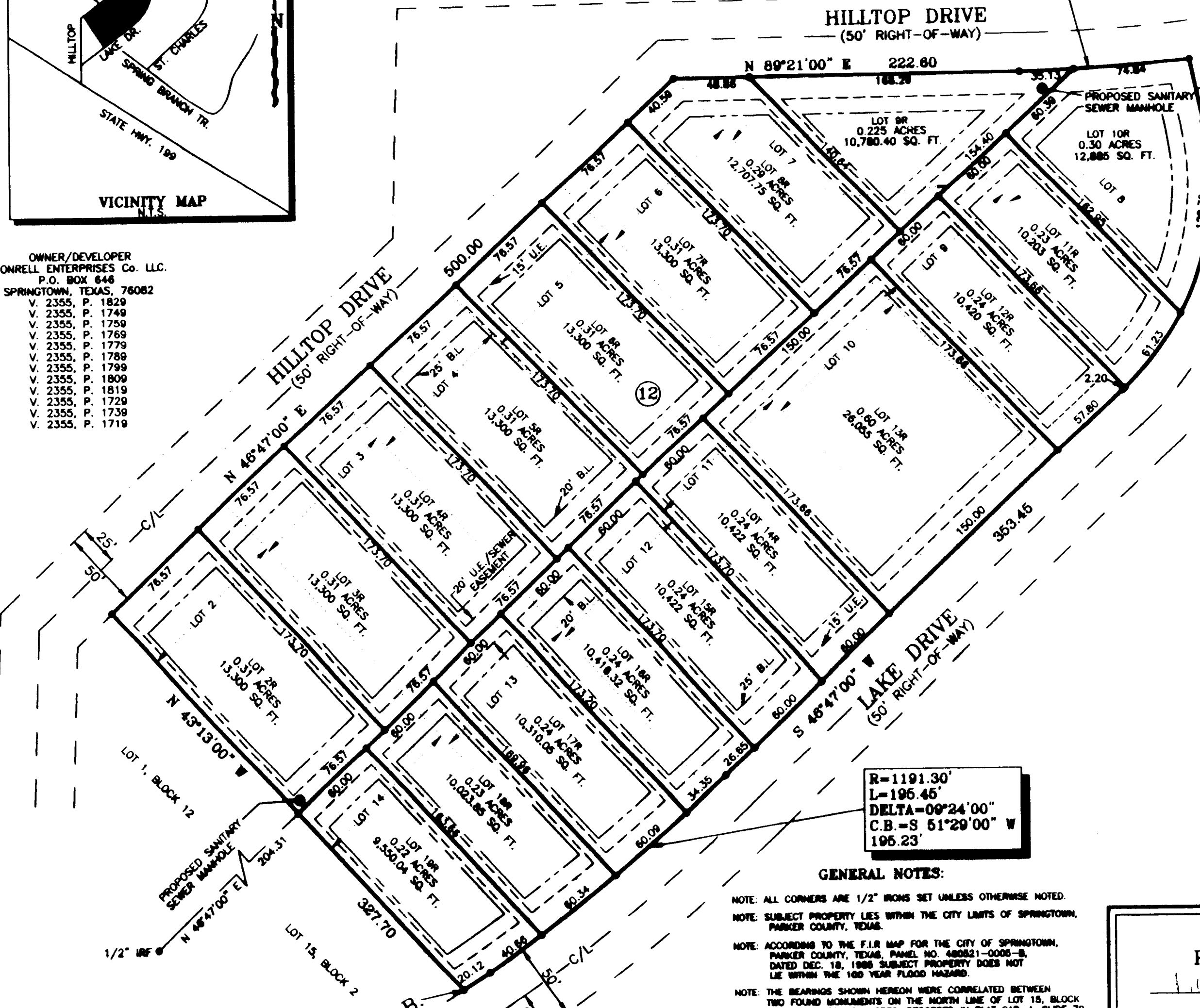
ACCT. NO: 17740 RE-PLAT
SCH. DIST: SP SHOWING
CITY: SP LOTS 2R THRU 19R
MAP NO: K16 BLOCK 12

SPRINGBRANCH ACRES

AND BEING A RE-PLAT OF ALL OF LOTS 2 THRU 14, BLOCK 12, SPRINGBRANCH ACRES, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET A, SLIDE 70, PLAT RECORDS OF PARKER COUNTY, TEXAS.

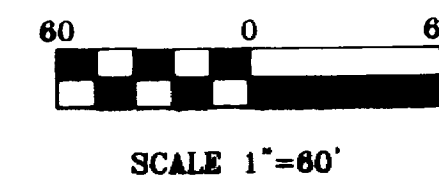


OWNER/DEVELOPER
RONRELL ENTERPRISES Co. LLC.
P.O. BOX 646
SPRINGTOWN, TEXAS, 76082
V. 2355, P. 1820
V. 2355, P. 1748
V. 2355, P. 1750
V. 2355, P. 1769
V. 2355, P. 1779
V. 2355, P. 1789
V. 2355, P. 1799
V. 2355, P. 1809
V. 2355, P. 1819
V. 2355, P. 1729
V. 2355, P. 1739
V. 2355, P. 1719



R=185.24'
L=192.15'
DELTA=59°25'59"
C.B.=S 17°04'00" W
183.65'

R=1191.30'
L=195.45'
DELTA=09°24'00"
C.B.=S 51°29'00" W
195.23'



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.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480821-0006-B, DATED DEC. 18, 1988 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE NORTH LINE OF LOT 15, BLOCK 12, SPRING BRANCH ACRES, RECORDED IN PLAT CAB. A, SLIDE 70.

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the _____ day of _____, 2006 by Bill Herrington, who personally appeared before me.

Notary Public State of Texas

My Commission Expires _____

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the _____ day of _____, 2006 by Darrell Odum, who personally appeared before me.

Notary Public State of Texas

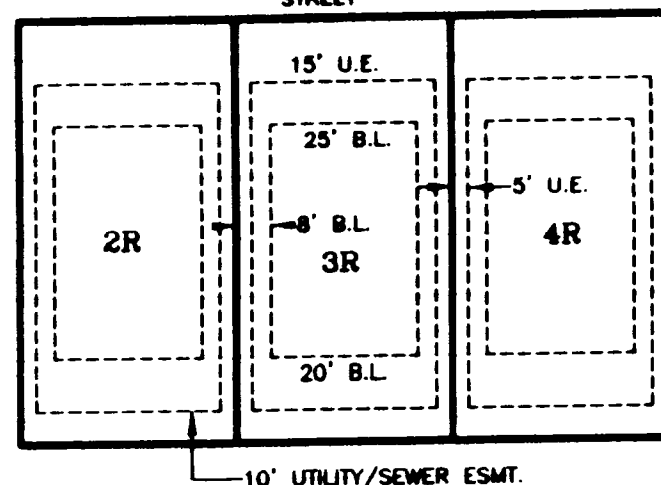
My Commission Expires _____

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.

06/SEPTEMBER/2005

PLAT CABINET _____ SLIDE _____

TYPICAL LOT LAYOUT
(NOT TO SCALE)



DKB &
ASSOCIATES, LLC
323 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5808 FAX: 220-2878

