

C-425

Doc# 597567
Book 2435 Page 485

THE PURPOSE OF THIS AMENDING PLAT IS TO MOVE THE COMMON LINE OF LOT 13, BLOCK 5 AND LOT 14, BLOCK 5 TO MISS THE EXISTING DRIVEWAY ON LOT 13, BLOCK 5.

LT1-2-597567-1

LT2-2435-485-1

Doc# 597567 Fees: \$66.00
05/12/2006 3:36PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Ronrell Enterprises Co., LLC., being the owner of the following described property to wit:
Description for a 1.486 acre tract of land, said tract being all of Lots 13 & 14, Block 5, 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, said tract being the same tract of land described in deed to Ronrell Enterprises Co., LLC, recorded in Volume 2406, Page 990, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the intersection of the South line of Westover Lane and the East line of Oakview Drive, said iron being for the Northwest corner of said Lot 14, Block 5, SPRINGBRANCH ACRES;

THENCE S 89°54'49" E, with the South line of said Westover Lane, and the North line of said Lot 14, Block 5, and the North line of said Lot 13, Block 5, SPRINGBRANCH ACRES, 394.42 feet to a 1/2" iron found at the Northeast corner of said Lot 13, Block 5, SPRINGBRANCH ACRES, said iron being at the intersection of the South line of said Westover Lane and the West line of Berryhill Drive and being for the beginning of a curve to the right whose radius is 395.17 feet;

THENCE with the West line of said Berryhill Drive and the East line of said Lot 13, Block 5, SPRINGBRANCH ACRES, and with said curve to the right, through a central angle of 32°38'40" and whose chord bears S 16°15'16" W, 222.12 feet and being an arc length of 225.15 feet to a 1/2" iron found, said iron being for the Southeast corner of said Lot 13, Block 5, and for the Northeast corner of Lot 12, Block 5 of said SPRINGBRANCH ACRES;

THENCE N 56°58'06" W, with the common line of said Lot 13, Block 5 and said Lot 12, Block 5, SPRINGBRANCH ACRES, 164.80 feet to a 1/2" iron set, said iron being for the common corner of said Lots 12, 13, and 14, Block 5, SPRINGBRANCH ACRES;

THENCE S 32°43'17" W, with the common line of said Lot 14, Block 5 and said Lot 12, Block 5, SPRINGBRANCH ACRES, 100.07 feet to a 1/2" iron found, said iron being for the common corner of said Lots 11, 12, 14 and 15, Block 5 of said SPRINGBRANCH ACRES;

THENCE N 57°21'00" W, with the common line of said Lot 14, Block 5 and said Lot 15, Block 5, SPRINGBRANCH ACRES, 189.57 feet to a 1/2" iron found in the East line of said Oakview Drive, said iron being for the Southwest corner of said Lot 14, Block 5 and for the Northwest corner of said Lot 15, Block 5, SPRINGBRANCH ACRES, and being for the beginning of a curve to the left whose radius is 406.36 feet;

THENCE with the East line of said Oakview Drive and the West line of said Lot 14, Block 5, SPRINGBRANCH ACRES, and with said curve to the left, through a central angle of 15°34'28" and whose chord bears N 07°36'12" E, 110.12 feet and being an arc length of 110.46 feet to the POINT OF BEGINNING and containing 1.486 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ronrell Enterprises does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 13R & 14R, Block 5
SPRINGBRANCH ACRES,
City of Springtown,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 12 day of May, 2006

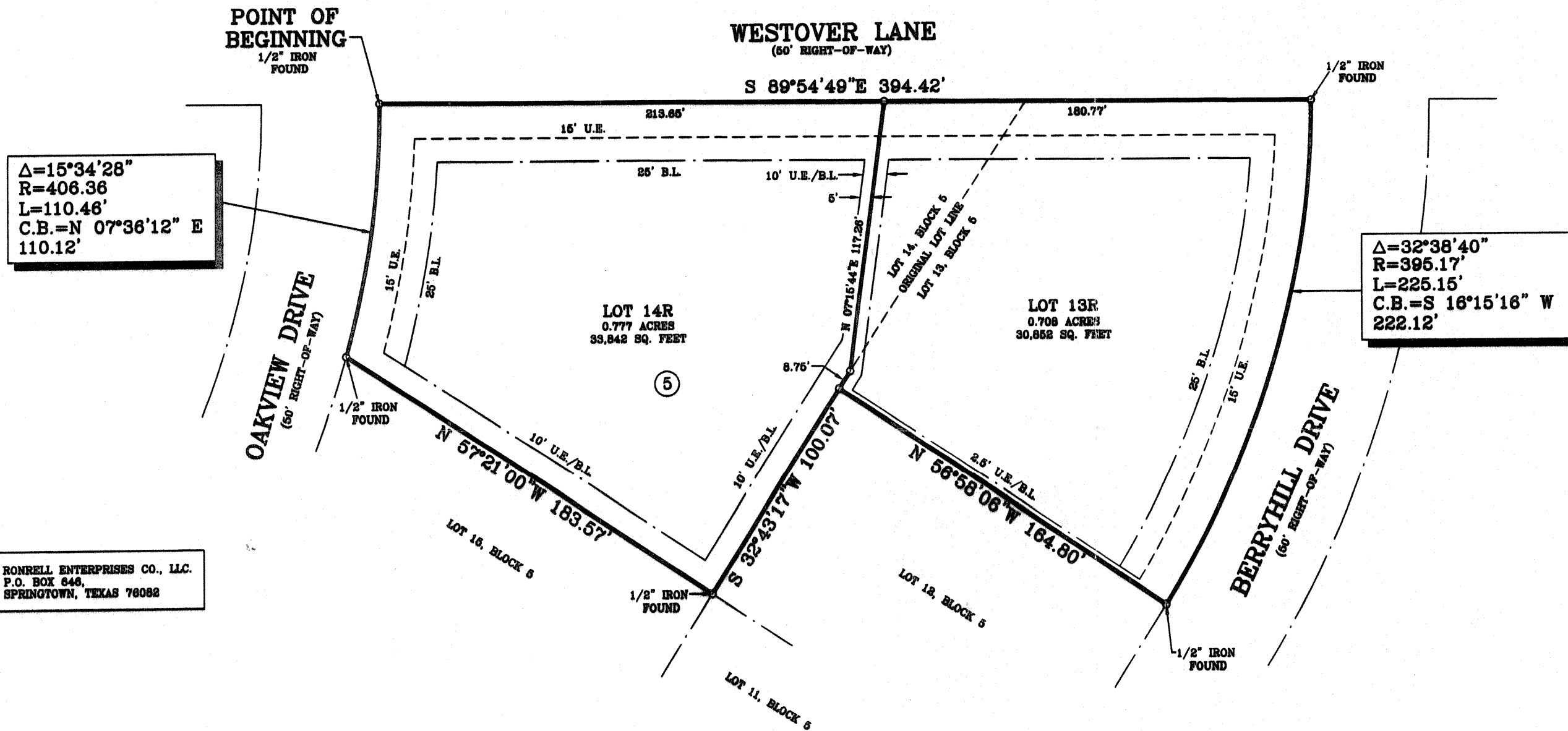
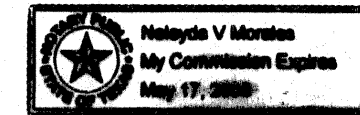
Darrell Odom
Darrell Odom
(President Ronrell Enterprises Co., LLC.)

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Darrell Odom, known to me to be the persons whose names are 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 12 day of May, 2006

Melinda V. Minton
Notary Public
Parker County, Texas



$\Delta=15^{\circ}34'28''$
R=406.36
L=110.46'
C.B.=N 07°36'12" E
110.12'

$\Delta=32^{\circ}38'40''$
R=395.17'
L=225.15'
C.B.=S 16°15'16" W
222.12'

OWNER/DEVELOPER: RONRELL ENTERPRISES CO., LLC.
P.O. BOX 646,
SPRINGTOWN, TEXAS 76082

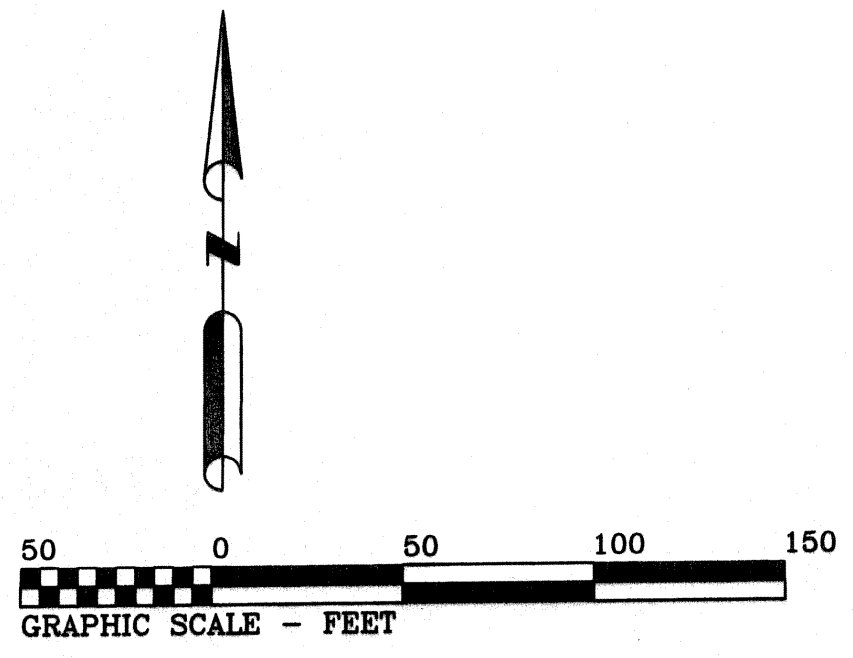
GENERAL NOTES:
ALL CORNERS ARE 1/8" IRONS SET UNLESS OTHERWISE NOTED.
THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SITE TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4805210005-B EFFECTIVE DATE DECEMBER 18, 1995 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CITY OF SPRINGTOWN
Plat Approval Date: May 10, 2006
By: *Wayne L. Brown*
Mayor
By: *Shanna Bogan*
Secretary
By: *July 10th*
City Administrator

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

FINAL PLAT
Lot 13R & 14R, Block 5
SPRINGBRANCH ACRES,
being an Ammending Plat of
Lots 13 & 14, Block 5,
Springbranch Acres, an Addition
to the City of Springtown, Parker
County, Texas according to the
Plat recorded in Plat Cabinet A,
Slide 70, P.R.P.C.T.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 24, 2006



TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 76008
(817)441-6199 FAX: (817)441-6805