

_ _ _ _ SCALE: 1"=30'

> OWNERS: GARY LAYNE HAMMOND P.O. BOX 1114 SPRINGTOWN, TEXAS 76082 VOL. 1938, PG. 1584, D.R.P.C.T. LARRY WAYNE HAMMOND 4D7 ONYX DR. GRANDBURY, TEXAS 76048 VOL 1938, PG. 1584, D.R.P.C.T. FREDDIE LYNN HAMMOND RT#1 BOX 1350-B ATHENS, TEXAS 75751 VOL. 1938, PG, 1584, D.R.P.C.T. JIMMY DALE HAMMOND 108 GLORIA DR. SPRINGTOWN, TEXAS 78082 VOL. 1938, PG. 1584, D.R.P.C.T. ROBIN DENISE HA 1001 TULANE DR. ARLINGTON, TEXAS 78012 VOL. 1938, PG. 1584, D.R.P.C.T.

NOTE: SUBJECT PROPERTY IS ZONED C-2

NOTE: THE BEARINGS SHOWN HEREON WERE CORRELATED
BETWEEN TWO FOUND MONUMENTS FOUND ON THE
MOST EASTERLY LINE OF VOL. 491, PG. 479, D.R.P.C.T. NOTE: INFORMATION REGARDING SANITARY SEWER LINES IS PER CITY OF SPRINGTOWN SEWER SYSTEM MAPS.

NOTE: INFORMATION REGARDING ZONING IS PER CITY OF SPRINGTOWN ZONING MAPS.

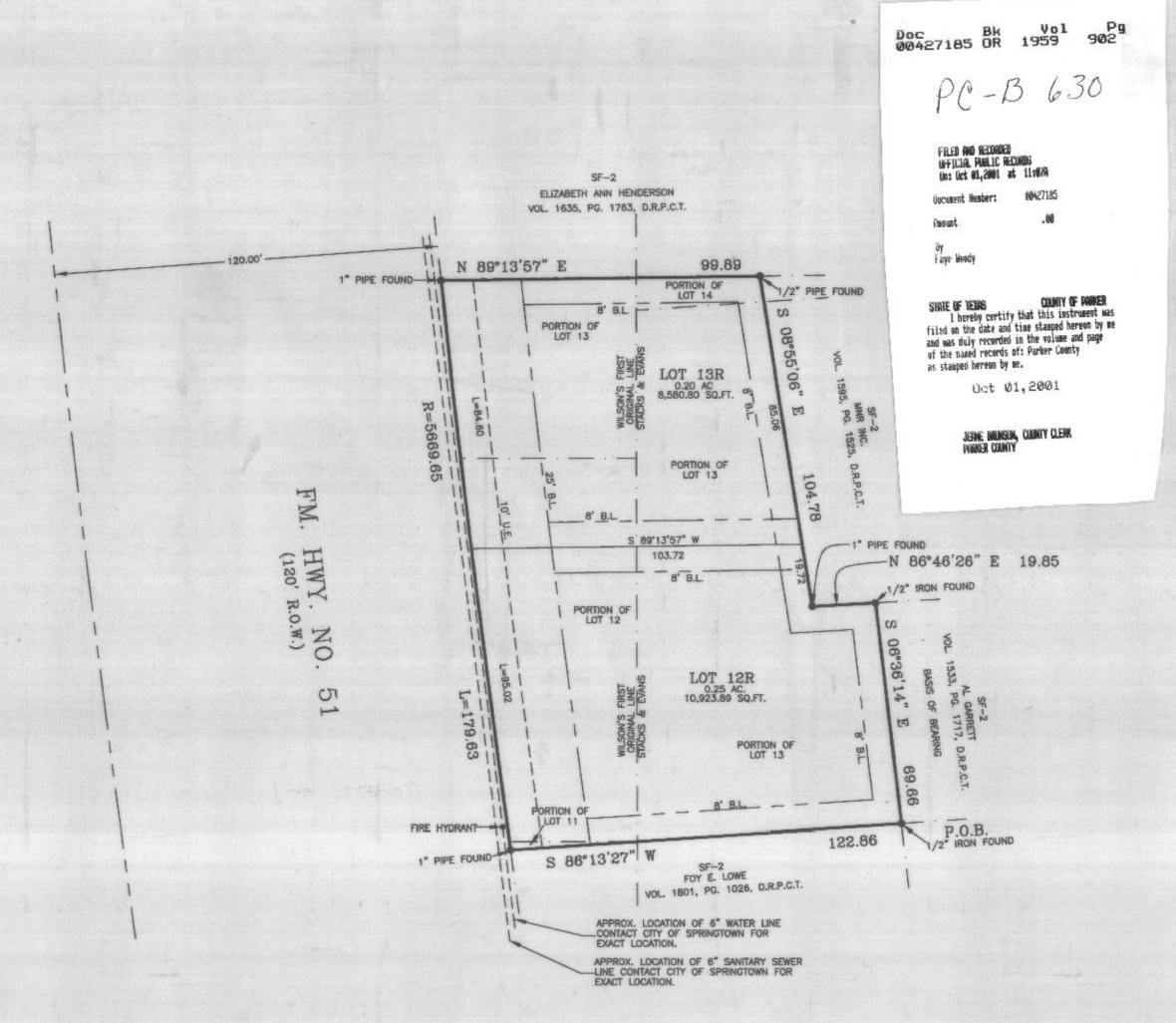
NOTE: BEFORE DIGGING TRENCHING, OR EXCAVATING, CONTACT PIPELINE CO.'S AND TELEPHONE COMPANIES AND THE CITY OF SPRINGTOWN.

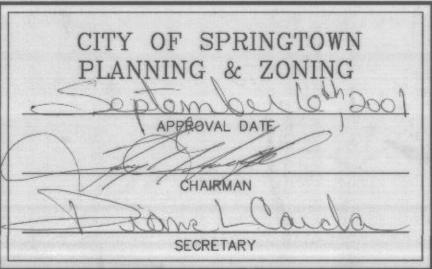
DKB &

ASSOCIATES, LLC 323 E. HWY. NO. 199 SPRINGTOWN, TEXAS 76082 220-5888 FAX: 220-2678

01386 RSB/JSR







This is to certify that I, Doug Burt, 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.

> aux Burt 03/JULY/2001

CITY OF SPRINGTOWN

APPROVAL DATE

MAYOR

SECRETARY

CITY COUNCIL

extember 20, 2001

NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO 4805210005-B, DATED DEC. 18, 1985 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

THIS PLAT FILED IN CABINET_____, SLIDE # _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Garry Layne Hammond, Larry Wayne Hammond, Freddie Lynn Hammond, Jimmy Dale Hammond and Robin Denise Hammond Conner being the owners of that certain tract of land out of the R.W. Haney Survey, Abstract No. 691, Parker County, Texas, and being a portion of Lots 11,12, and 13, Block 3, Wilson's First Addition and a portion of Lots 13 and 14, Stacks and Evans Addition, according to the Plat thereof recorded in Vol. 29, Pg. 641, Deed Records, Parker County, Texas, by Affidavit of Heirship recorded in Vol. 1938, Pg. 1584, Deed Records, Parker County, Texas, said tract being the same tract recorded in Vol. 491, Pg. 479, Deed Records, Parker County, Texas.

Description for a portion of Lots 11,12, and 13, Block 3, Wilson's First Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 641, Deed Records, Parker County, Texas, and a portion of Lots 13 and 14 of the Stacks and Evans Addition, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in said Vol. 29, Pg. 641, Deed Records, Parker County, Texas, and being out of the R.W. Haney Survey, Abstract No. 691, Parker County, Texas.

BEGINNING at a ½" iron found in the South line of said Lot 13 of Stacks and Evans Addition, said iron being by deed call S 84*31'12" W, 96.00 feet from the Southeast corner of said Lot 13 of Stacks and Evans Addition; the Southeast corner of said Lot 13 of Stacks and Evans Addition;
THENCE S 86°13'27" W, 122.86 feet to a 1" pipe found in the East line of
F.M. Hwy. No. 51, said pipe being for the beginning of a curve to the right;
THENCE with said curve to the right whose radius is 5669.65 feet and whose central angle is 01°48'55", and whose chord bears N 06°49'40" W,
179.62 feet and being an arc length of 179.63 feet to a 1" pipe found;
THENCE N 89°13'57" E, 99.89 feet to a ½" pipe found;
THENCE S 06°56'06" E, 104.78 feet to a ½" iron found;
THENCE S 06°36'14" E 69.66 feet to the POINT OF RECINNING and THENCE S 06°36'14" E, 69.66 feet to the POINT OF BEGINNING and containing 0.45 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, we Garry Layne Hammond, Larry Wayne Hammond, Freddie Lynn Hammond, Jimmy Dale Hammond and Robin Denise Hammond Conner, do hereby adopt this plat designating the hereinabove described real property as Lots 12R and 13R Wilson's First Addition, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

day of solombel, 2001 Larry Wayne Hammond By Power of Attorney Vol. 1938, Pgs. 1682-1689, D.R.P.C.T.

STATE OF TEXAS COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Larry Wayne Hammond 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 consideration therein expressed and in the capacity therein

Given under my hand and seal on this the under of systember 2001.

RianelCarole Notary Public State of Texas



RE-PLAT SHOWING LOTS 12R AND 13R ■ WILSON'S FIRST ADDITION ■

AN ADDITION TO THE CITY OF SPRINGTOWN PARKER COUNTY, TEXAS, AND BEING A RE-PLAT OF A PORTION OF LOTS 11,12, & 13 BLOCK 3 WILSON'S FIRST ADDITION AND A PORTION OF LOTS 13 & 14 STACKS AND EVANS ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 29, PG. 641, DEED RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF THE R.W HANEY SURVEY, ABSTRACT NO. 691, PARKER COUNTY TEXAS PC-B 630