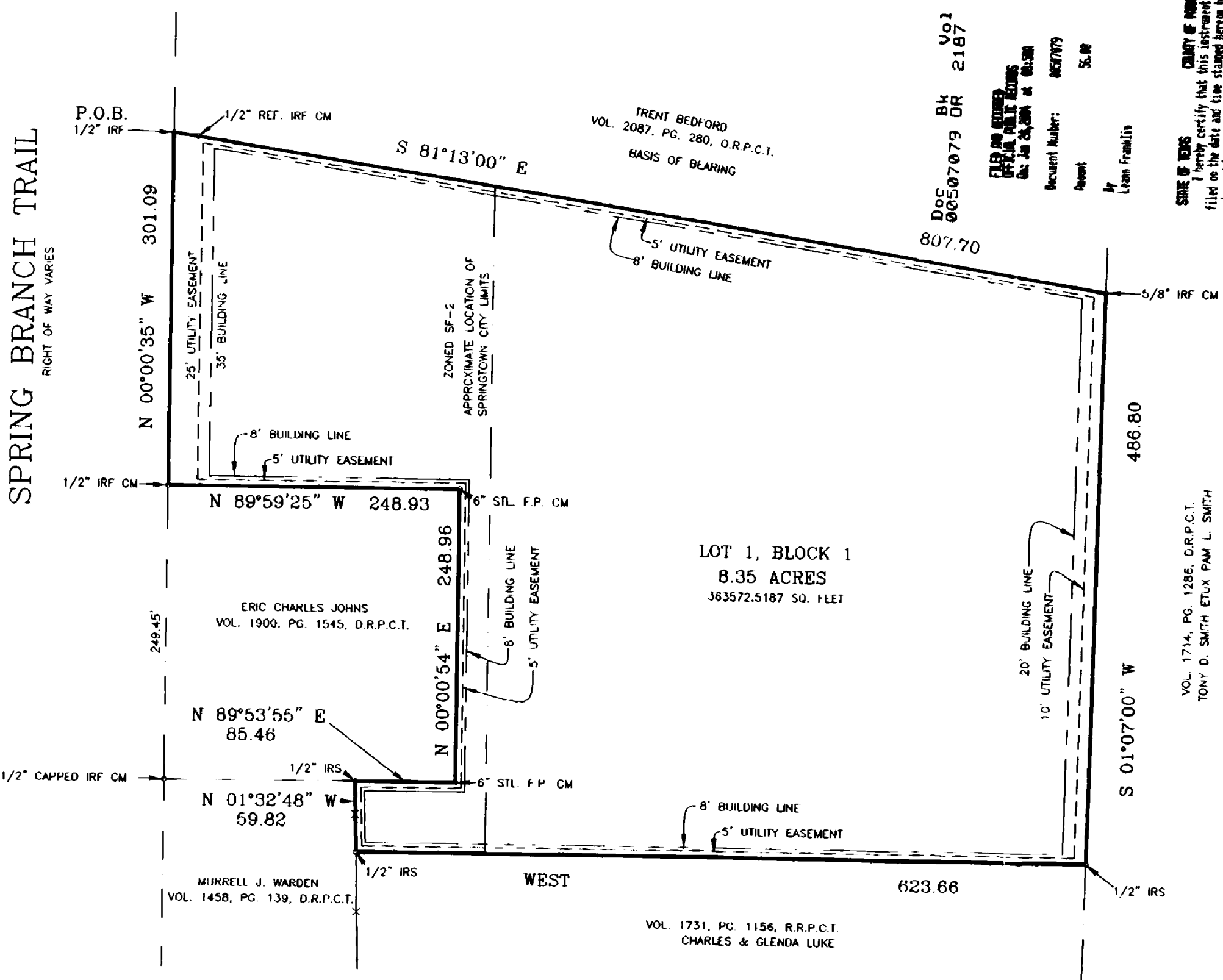




SPRING BRANCH TRAIL
RIGHT OF WAY VARIES



DOE 06507079 DR 2187 400 P9

FILED IN BOOK
OFFICE OF THE COUNTY CLERK
PARKER COUNTY, TEXAS
RECORDED IN BOOK 2187 PAGE 400
DATE: JAN 28, 2004

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, J. Scott Allred, being the owner of a tract of land out of the CALVIN GAGE SURVEY, Abstract No. 506, Parker County, Texas, said tract being the same tract of land recorded in Vol. 2027, Pg. 261, O.R.P.C.T.

Description for an 8.35 acre tract of land out of the CALVIN GAGE SURVEY, Abstract No. 506, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 2027, Pg. 261, O.R.P.C.T.

BEGINNING at a 1/2" iron set in the East line of Spring Branch Trail, said iron being by deed call for the Northwest corner of a tract of land conveyed to Joe E. Newsom by Harriett T. Sherly, et al, by Warranty Deed, filed August 5, 1998, recorded in Vol. 302, Page 97, D.R.P.C.T.

THENCE S 81°13'00" E, at 21.05 feet passing a 1/2" reference iron found and continuing in all, 807.70 feet to a 5/8" iron found;

THENCE S 01°07'00" W, 486.80 feet to a 1/2" iron set;

THENCE West, 623.66 feet to a 1/2" iron set;

THENCE N 01°32'48" W, 59.82 feet to a 1/2" iron set;

THENCE N 89°53'55" E, 85.46 feet to a 6" steel post;

THENCE N 00°00'54" E, 248.96 feet to a 6" steel fence post;

THENCE N 89°59'25" W, 248.93 feet to a 1/2" iron found in the East line of said Spring Branch Trail;

THENCE N 00°00'35" W, with the East line of said Spring Branch Trail, 301.09 feet to the POINT OF BEGINNING and containing 8.35 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, J. Scott Allred, do hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Allred Estates, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 13th day of January, 2004

J. Scott Allred
J. Scott Allred

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 13th day of January, 2004 by Scott Allred, who personally appeared before me.

Denise L. Carda
Notary Public State of Texas



STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the 13th day of January, 2004 at 10:00 o'clock A.M. And duly recorded this the 13th day of January, 2004 at 10:00 o'clock A.M. in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the 13th day of January, 2004.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the 13th day of January, 2004.

J. Scott Allred
Commissioner
J. Scott Allred
Commissioner
J. Scott Allred
Commissioner
J. Scott Allred
Commissioner

ACCT. NO.: 10150
SCH. DIST.: SP
CITY: SP.CO
MAP NO.: K-5
ALL OF: 20506-006-000-10 (CSP)
20506-006-000-50

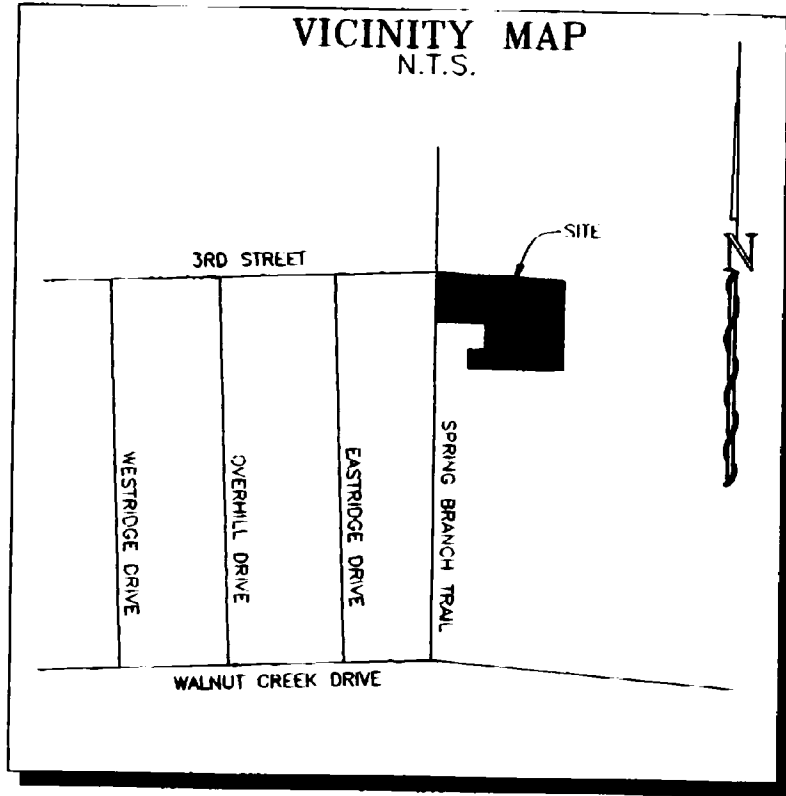
Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____
Deputy

FINAL PLAT
LOT 1, BLOCK 1
ALLRED ESTATES

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING 8.35 ACRES OF LAND OUT OF THE CALVIN GAGE SURVEY, ABSTRACT NO. 506, AND BEING A PLAT OF ALL OF THAT CERTAIN TRACT OF LAND RECORDED IN VOL. 2027, PG. 261, O.R.P.C.T.

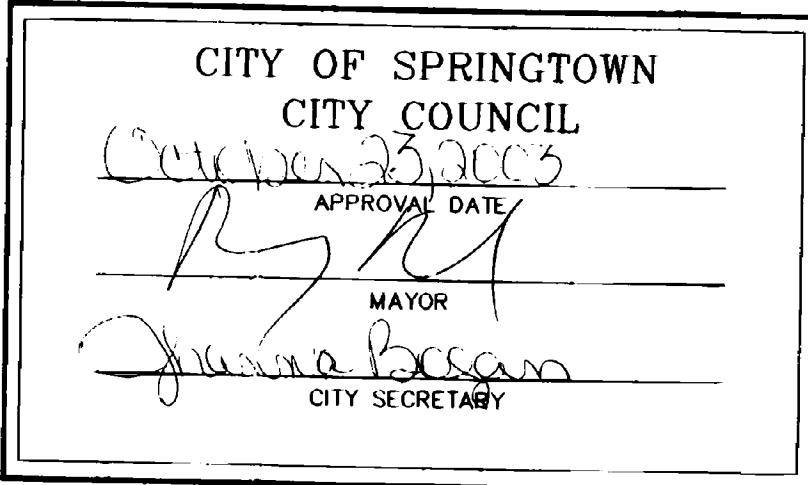
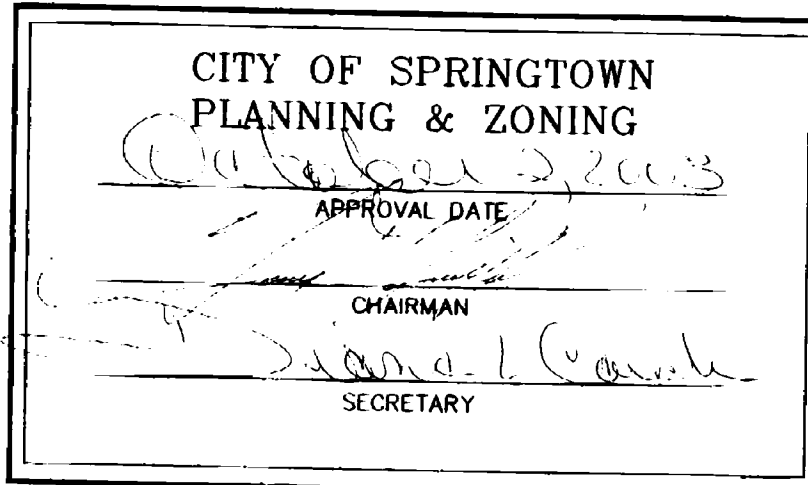
Plat Cab C-87



GENERAL NOTES:

- NOTE: ALL CORNERS ARE AS NOTED.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: A PORTION OF SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE ETJ. OF THE CITY OF SPRINGTOWN.

OWNER/DEVELOPER: J. SCOTT ALLRED
5800 SEA BREEZE LANE
FORT WORTH, TEXAS 76135
VOL. 2027, PG. 261,
O.R.P.C.T.



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.

Doug Burt
28 JULY 2003

DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

