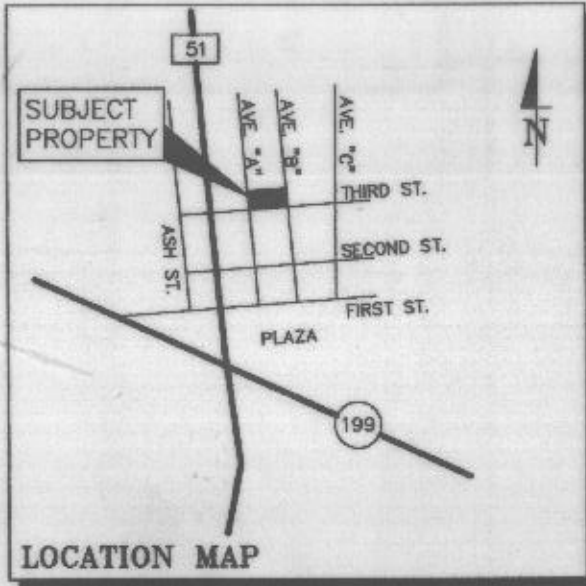


315578

PC B-221



STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.



RECORDED JUN 25 1997

Jeanne Brunson
 County Clerk, Parker County, Tex.

RECEIVED AND FILED FOR RECORD
 9:30 O'Clock AM

JUN 25 1997

Jeanne Brunson, Co. Clerk
 PARKER COUNTY, TEXAS
 By *JJB* Deputy

ANY PROVISION HEREON WHICH RESTRICTS THE SALE, SEIZURE, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, I Scott Ewell being the owner of the following described real property, and being described by metes and bounds as follows:

Description for all of Lot 1, and a portion of Lot 2, B.W. AKARD ADDITION, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 640, Deed Records, Parker County, Texas, and Lot 3, Block 2, LYNCH ADDITION, an Addition to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 640, Deed Records, Parker County, Texas, said Lots being described as follows.

BEGINNING at an "X" cut, said "X" being at the intersection of the East line of Avenue "A" and the North line of Third Street said "X" being the Southwest corner of Lot 1 of said AKARD ADDITION;
 THENCE N 10°00'00" W, with the East line of said Avenue "A", 140.00 feet to a 1/2" iron set;
 THENCE N 80°58'04" E, 120.00 feet to a 1/2" iron set;
 THENCE S 10°00'00" E, 20.00 feet to a 1/2" iron found;
 THENCE N 80°58'04" E, 126.05 feet to a 1/2" iron found in the West line of Avenue "B";
 THENCE S 10°00'00" E, with the West line of said Avenue "B", 120.00 feet to a 1/2" iron found at the intersection of the West line of said Avenue "B" and the North line of said Third Street;
 THENCE S 80°58'04" W, with the North line of said Third Street, 246.05 feet to the POINT OF BEGINNING and containing 0.733 of one acre of land or 31,922.20 Sq. Ft.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

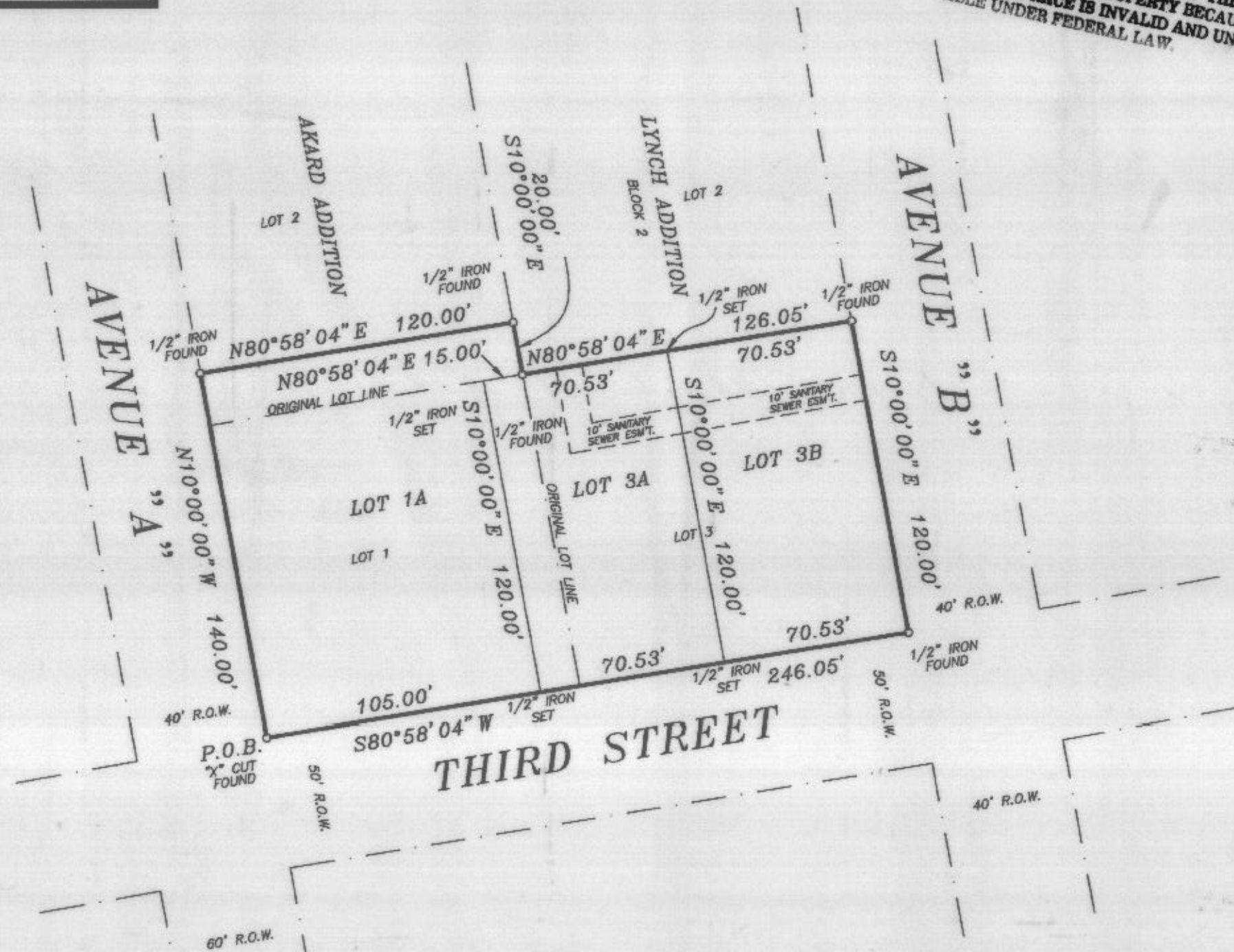
That I, Scott Ewell do hereby adopt this Plat as Lot 1A, Akard Addition, and Lots 3A and 3B, Block 2, Lynch Addition, to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the easements shown hereon.

STATE OF TEXAS
 COUNTY OF PARKER

WITNESS MY HAND IN PARKER COUNTY, TEXAS, this the 11th day of April 1997. This instrument was acknowledged before me by Scott Ewell who personally appeared before me.

Renee Mitchell
 Notary Public

6-27-98
 My Commission Expires



FINAL PLAT SHOWING
 LOT 1A, AKARD ADDITION,
 AND LOT 3A AND LOT 3B, BLOCK 2,
 LYNCH ADDITION.

Being a Re-Plat of Lots 1 and 2, Akard Addition and Lot 3, Block 2, Lynch Addition, to the City of Springtown, Parker County, Texas, according to the Plat thereof recorded in Vol. 29, Pg. 640, Deed Records, Parker County, Texas.

SCALE: 1" = 50'

DKB &
 ASSOCIATES, LLC
 323 E. HWY. NO. 199
 SPRINGTOWN, TEXAS, 76082
 220-5868 FAX: 220-2678

OWNER/DEVELOPER: SCOTT EWELL
 732 DUNAWAY LANE
 AZLE, TX, 76220

SPRINGTOWN CITY COUNCIL
 PLAT APPROVED DATE 6-19-97
 BY: *Thomas Healey*
 MAYOR
 BY: *Cindy Hall*
 SECRETARY

PLANNING AND ZONING COMMISSION
 PLAT APPROVED DATE 5-19-97
 BY: *Allen R. Steves* 5-19-97
 CHAIRMAN
 BY: *Cindy Hall*
 SECRETARY



I, Doug Burt, Registered Professional Land Surveyor, hereby certify that this sketch represents a survey made on the ground under my supervision and correctly shows the boundary lines, dimensions and area of the land indicated thereon, the location of all visible improvements and other matters which may affect the land are shown as they appear on the plat of record of this land. I further certify that there are no visible encroachments, overlaps or overlapping of improvements except as shown hereon.

Doug Burt
 31/MAR/97