

OVERALL TRACT = 6.70 ACRES
(291,913 S.F.)

Δ = 11°34'14"
R = 2939.79'
L = 593.68'
CHD = 592.67'
CB = N63°25'16"W

Δ = 03°30'25"
R = 2939.79'
L = 179.93'
CHD = 179.91'
CB = N59°23'21"W

PLACE OF COMMENCEMENT
NORTHWEST CORNER
WM. BURRIS SURVEY

LEVEL ENTERPRISES
V. 1132 P. 397
D.R.P.C.T.

TEXAS POWER &
LIGHT CO.
V. 414 P. 512

ACCESS
EASEMENT
V.1677 P.1075

ACCESS
EASEMENT
V.1677 P.1075

STATE OF TEXAS }
COUNTY OF PARKER }

OWNER'S CERTIFICATE

WHEREAS, SPRINGTOWN W.D. 96 L.L.C., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM BURRIS SURVEY, ABSTRACT NO. 52, CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SAID TRACT BEING PART OF THAT TRACT DESCRIBED IN A DEED FROM WILLIAM T. BOWEN TO JAMES L. TIDWELL, JR., ET UX NINA MARIE TIDWELL, DATED NOVEMBER 20, 1984, RECORDED IN VOLUME 187, PAGE 1222 OF THE DEED RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WILLIAM BURRIS SURVEY ABSTRACT NO. 52, THENCE, ALONG THE NORTH LINE OF SAID WILLIAM BURRIS SURVEY, 298.93' EAST AND 20.00' SOUTH TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING THE PLACE OF BEGINNING,

THENCE, NORTH 88° 38' 40" EAST, A DISTANCE OF 442.40' TO A SET IRON ROD FOR CORNER;

THENCE, SOUTH 01° 30' 10" WEST, A DISTANCE OF 208.85' TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 88° 30' 02" EAST, A DISTANCE OF 108.65' TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 01° 14' 10" WEST, A DISTANCE OF 515.71' TO A CAPPED SET IRON FOR CORNER, SAID CORNER BEING IN THE NORTH R.O.W. LINE OF STATE HIGHWAY 199 (VARIABLE WIDTH R.O.W.);

THENCE, NORTH 57° 38' 09" WEST, A DISTANCE OF 7.76' CONTINUING ALONG SAID NORTH R.O.W. LINE OF STATE HIGHWAY 199 (VARIABLE WIDTH R.O.W.) TO A POINT FOR CORNER, SAID POINT BEING A T.H.D. BRASS CAP MONUMENT SET IN CONCRETE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF SAID STATE HIGHWAY 199 (VARIABLE WIDTH R.O.W.) ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11° 34' 14", AN ARC LENGTH OF 593.68', SAID CURVE HAVING A RADIUS OF 2939.79', A CHORD LENGTH OF 592.67' AND A CHORD WHICH BEARS NORTH 63° 25' 16" WEST TO A CAPPED SET IRON ROD FOR CORNER;

THENCE, NORTH 00° 17' 42" EAST, 447.42' DEPARTING SAID NORTH R.O.W. LINE OF SAID STATE HIGHWAY 199 (VARIABLE WIDTH R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 6.70 ACRES (291,913 S.F.) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SPRINGTOWN W.D. 96 L.L.C., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, OF THE CAMCO ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF SPRINGTOWN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SPRINGTOWN'S USE THEREOF. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS ON SAID EASEMENTS. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SPRINGTOWN, TEXAS.

WITNESS MY HAND THIS THE 14th DAY OF SEPTEMBER, 1998.

SPRINGTOWN W.D. 96 L.L.C.
CAMCO DEVELOPMENT INC., MANAGING MEMBER

Michael O. Colgan
MICHAEL O. COLGAN
PRESIDENT

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL O. COLGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF SEPTEMBER, 1998

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EXPIRATION 6/8/2002

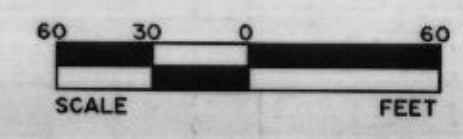
CERTIFICATE OF APPROVAL
APPROVED, THIS THE 14th DAY OF SEPTEMBER, 1998, BY THE CITY COUNCIL, CITY OF SPRINGTOWN, TEXAS.

Tom Gentry
MAYOR
Allen R. Stevens
CHAIRMAN, PLANNING AND ZONING COMMISSION
Cindy Hall
CITY SECRETARY

OWNER:
SPRINGTOWN W.D. 96 L.L.C.
8216 NORTHEAST PARKWAY
NORTH RICHLAND HILLS, TEXAS, 76180
(817)498-5489

SURVEYOR/ENGINEER:
THE LISSIAK COMPANY, INC.
4205 BELTWAY DR. DALLAS, TEXAS, 75244
(972)661-8187 FAX. (972)661-8172

FINAL PLAT
OF
LOTS 1 & 2
CAMCO ADDITION
WILLIAM BURRIS SURVEY
ABSTRACT NO. 52
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
SEPTEMBER 14, 1998



1" = 60'

345084

Plat Cabinet B-339

SEP 15 1998



SEP 15 1998

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EXPIRATION 6/8/2002

KNOW ALL MEN BY THESE PRESENTS:

THAT I, VICTOR LISSIAK, JR., DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED, AS DEFINED BY THE FIELD NOTES FOR SAID TRACT, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF SPRINGTOWN.

Victor Lissiak, Jr.
VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF SEPTEMBER, 1998

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EXPIRATION 6/8/2002