

**CITY OF SPRINGTOWN  
PLANNING & ZONING**

APPROVAL DATE May 22, 2003

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

**CITY OF SPRINGTOWN  
CITY COUNCIL**

APPROVAL DATE May 22, 2003

*[Signature]*  
MAYOR

*[Signature]*  
CITY SECRETARY

PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_



HERBERT H. CARTER  
VOL. 1575, PG. 419, D.R.P.C.T.

Doc Bk Vol Pg  
00483022 OR 2116 161

PC - C - 017

**GENERAL NOTES:**

- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE 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: 5' UTILITY EASEMENT INSIDE ALL LOT LINES.  
20' BUILDING LINE ALONG ALL REAR LOT LINES.  
8' BUILDING LINE ALONG ALL SIDE LOT LINES.
- NOTE: THE BEARINGS HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE MOST SOUTHEASTERLY WEST LINE OF VOL. 1880, PG. 291-B, D.R.P.C.T.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE ETJ. OF THE CITY OF SPRINGTOWN.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jun 12, 2003 at 10:28

Document Number: 00483022

Amount \$5.00

By Faye Woody

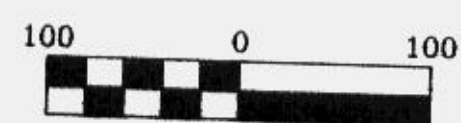
**SIGNATURE OF COUNTY CLERK**  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Jun 12, 2003

Jeane Brunson, County Clerk  
Parker County

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.

*[Signature]*  
15/APRIL/2003



**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Clay Carpenter, being the owner of a tract of land out of the I. & G.N. RR. CO. SURVEY, Abstract No. 1984, Parker County, Texas, said tract being the same tract of land recorded in Vol. 1880, Pg. 291-B, D.R.P.C.T.

**FIELD NOTES**

Description for a 5.112 acre tract of land out of the I. & G.N. RR. Co. Survey, Abstract No. 1984, Parker County, Texas, said tract being a portion of that certain tract recorded in Vol. 1880, Pg. 289, D.R.P.C.T.

BEGINNING at a point said point being N88°26'29" W, 184.57 feet and S 00°31'43" E, 49.96 feet from the Northwest corner of the D.A. Young Survey, Abstract No. 2660, and the Northeast corner of said I. & G.N. RR. Co. Survey, Abstract No. 1984.

THENCE S 00°31'42" E, with the West line of Vol. 1880, Pg. 296, D.R.P.C.T., 518.31 feet to a 1/2" iron set in the North line of Vol. 1575, Pg. 419, D.R.P.C.T.;

THENCE S 89°27'46" W, continuing with the North line of said Vol. 1575, Pg. 419, 349.22 feet to a 1/2" iron found for the Northwest corner of said Vol. 1575, Pg. 419, said iron also being in the East line of Vol. 1572, Pg. 1373, D.R.P.C.T.;

THENCE N 00°34'31" W, continuing with the East line of said Vol. 1572, Pg. 1373, 212.42 feet to a 1/2" iron found for the most Easterly Northeast corner of same;

THENCE S 89°25'27" W, 120.00 feet to a 1/2" iron set for an inner ell corner of same;

THENCE N 00°31'42" W, with the Easterly line of said Vol. 1527, Pg. 1373, 387.25 feet to a 1/2" iron set in the South line of Browder Road;

THENCE with the South line of said road, S 68°33'36" E, 87.21 feet to a 1/2" iron, S 81°21'14" E, 39.63 feet to a 1/2" iron set and S 88°54'13" E, 349.53 feet to the POINT OF BEGINNING and containing 5.112 acres of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS**

That, Clay Carpenter, does hereby adopt this plat designating the hereinabove described real property as Lots 1 thru Lot 3, Carpenter 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 11 day of June, 2003.

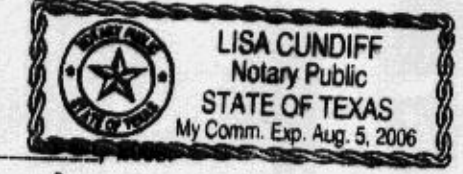
STATE OF TEXAS  
COUNTY OF PARKER

*[Signature]*  
CLAY CARPENTER

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 11 day of June, 2003 at 10:28 o'clock A.M. And duly recorded this the 11 day of June, 2003 at 10:28 o'clock A.M., in Plat Cabinet Records of said County in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_

In testimony Whereof, Witness my hand and official seal of office, this the 11 day of June, 2003.

*[Signature]*  
LISA CUNDIFF



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 28th day of May

*[Signature]*  
Commissioner

*[Signature]*  
Commissioner

*[Signature]*  
Commissioner

*[Signature]*  
Commissioner

**ABSENT**  
County Judge

ACCT. NO: 11015  
SCH. DIST: SP  
CITY: CO  
MAP NO.: K-6

**FINAL PLAT**  
LOT 1 THRU LOT 3  
CARPENTER ESTATES

Jeane Brunson  
Clerk, County Court  
Parker County, Texas

By: *[Signature]*  
Deputy

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 5.112 ACRES OF LAND OUT OF THE I. & G.N. RR. CO. SURVEY, ABSTRACT NO. 1984 AND BEING A PLAT OF ALL OF THAT CERTAIN TRACT OF LAND RECORDED IN VOL. 1880, PG. 289, D.R.P.C.T.

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



DKB 03333