

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Ricky Dauenhauer being the owner of a tract of land out of the Mary Leonard Survey, Abstract No. 822, Parker County, Texas, said tract being recorded in Vol. 1955, Pg. 1868, Official Records, Parker County, Texas.

Description for 1.45 acres out of the MARY LEONARD SURVEY, ABSTRACT No. 822, Parker County, Texas, said tract being that certain tract of land recorded in Vol. 1955, Pg. 1968, Official Records, Parker County, Texas.

BEGINNING at a 1/2" iron found in the East line of Avenue "C", (Old Springtown Road), said iron being by deed call, North 2066.88 feet and West 714.81 feet from the Southwest corner of said Leonard Survey;

THENCE S 75°41'39" E, 299.69 feet to a 1/2" iron found in the West line of Lot 2, M. Leonard Addition No. 822 according to the Plat thereof recorded in Plat Cabinet A, Slide 743, P.R.P.C.T.;

THENCE S 16°40'50" W, with the West line of said Lot 2, 235.69 feet to a 1/2" iron set in the North line of Bonnie Belle Lane;

THENCE N 77°44'25" W, with the North line of said Bonnie Belle Lane, 226.59 feet to a 1/2" iron set at the intersection of said North line of Bonnie Belle Lane and the East line of Avenue "C", (Old Springtown Road);

THENCE N 00°18'05" W, with the East line of said Avenue "C", (Old Springtown Road), 251.72 feet to the POINT OF BEGINNING and containing 1.45 acres of land;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I Ricky Dauenhauer do hereby adopt this plat designating the hereinabove described real property as Lot 1, FUTURE PROPERTIES, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS OUR HANDS IN PARKER COUNTY, TEXAS, on this the 12th day of April, 2002.

Ricky Dauenhauer
Ricky Dauenhauer

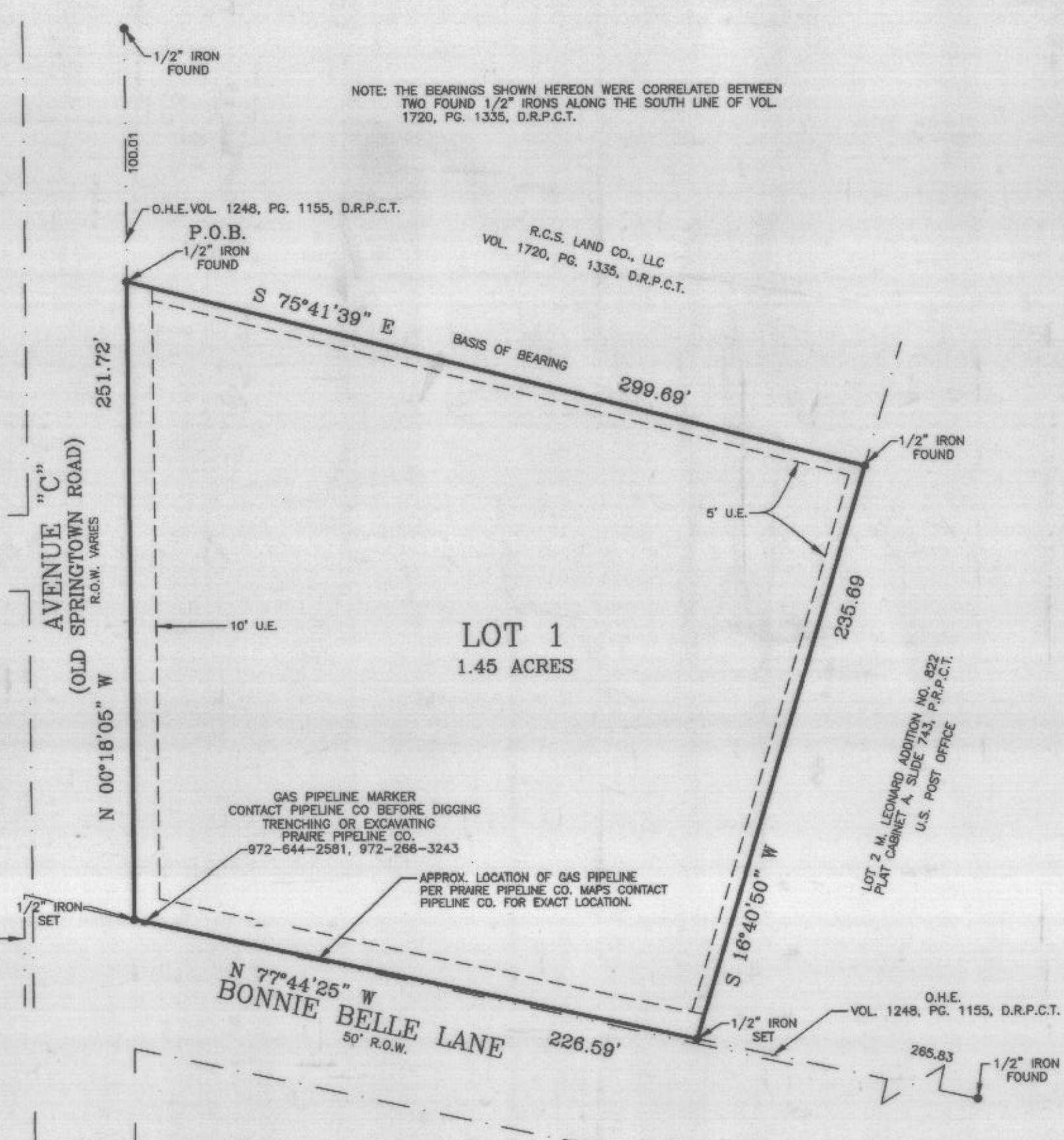
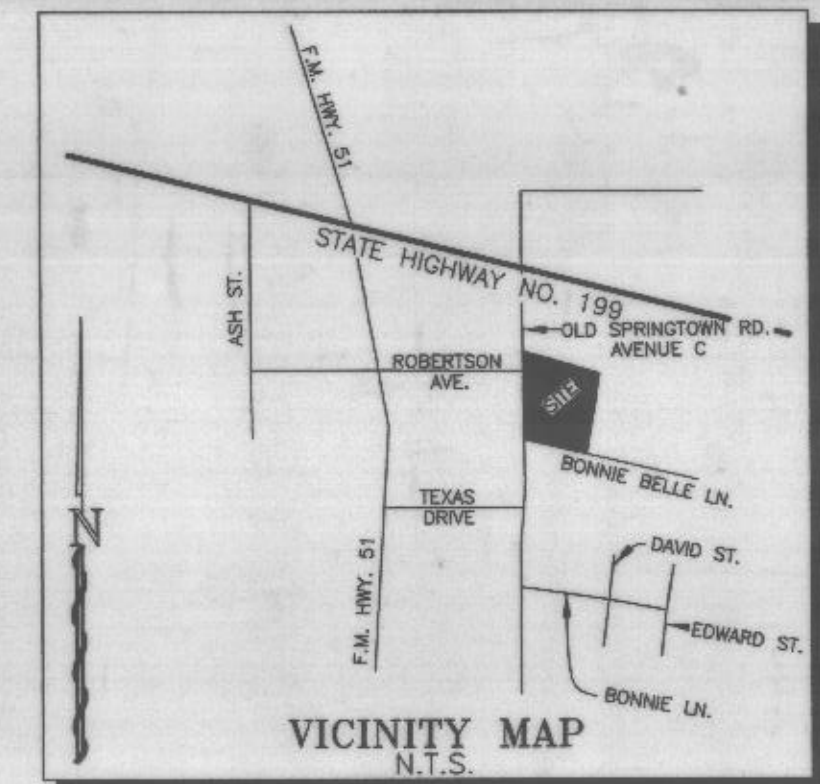
Durant Clements
Durant Clements
Lien Holder
Clements-Livingston Springtown Properties a Partnership and Livingston-Clements Rent Account a Partnership

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 12th day of April, 2002 by Ricky Dauenhauer and Durant Clements, who personally appeared before me.

Diana Carda
Notary Public State of Texas

DIANA CARDA
MY COMMISSION EXPIRES
December 31, 2002



- NOTE: 10' U.E. ALONG ALL ROADS.
- NOTE: 5' SIDE & REAR UTILITY EASEMENT.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: ELECTRIC SERVICE PROVIDED BY ONCOR.
- NOTE: WATER AND SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480520-0005-B, DATED DEC. 18, 1985, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: SUBJECT PROPERTY IS ZONED C2

Doc 00445074 Bk OR Vol 2007 Pg 1868

PCB-689

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 03, 2002 at 10:54A

Document Number: 00445074

Amount: .00

By: Faye Woody

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.

May 03, 2002

JENNIE BRUNSON, COUNTY CLERK
PARKER COUNTY

OWNER: RICKY DAUENHAUER
P.O. BOX 1202
SPRINGTOWN, TEXAS, 76082
VOL. 1955, PG. 1868,
O.R.P.C.T.

DEVELOPER: FUTURE PROPERTIES, INC.
P.O. BOX 1202
SPRINGTOWN, TEXAS, 76082
VOL. 1955, PG. 1868,
O.R.P.C.T.

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



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.

Doug Burt
Doug Burt, R.P.L.S. # 2023
06/FEB/2002

CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
PLANNING & ZONING

March 7, 2002
APPROVAL DATE

[Signature]
CHAIRMAN

[Signature]
SECRETARY

CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
CITY COUNCIL

March 21, 2002
APPROVAL DATE

[Signature]
MAYOR

[Signature]
SECRETARY

FINAL PLAT
OF
LOT 1
FUTURE PROPERTIES
AN ADDITION TO THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS, AND BEING
1.45 ACRE OUT OF THE M.
LEONARD SURVEY, ABSTRACT NO.
822, PARKER COUNTY, TEXAS.

THIS PLAT FILED IN CABINET _____, SLIDE # _____, DATE: _____