

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinances and state law, and is subject to fines and other penalties.

LIENHOLDER

N/A

Signature of Lien holder

This the _____ day of _____, 2016.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF PARKER

201629637 PLAT Total Pages: 1

WHEREAS, WILLIAM L. COWDEN REAL ESTATES, LLC., (Doc #201621450) acting by and through its duly authorized agent, being the sole owner of 0.259 Acres situated in and being a portion of Lot 3 and Lot 8, Block 1, McCracken Addition, an addition in the City of Springtown, Parker County, Texas, according to the Official map described by metes and bounds as follows:

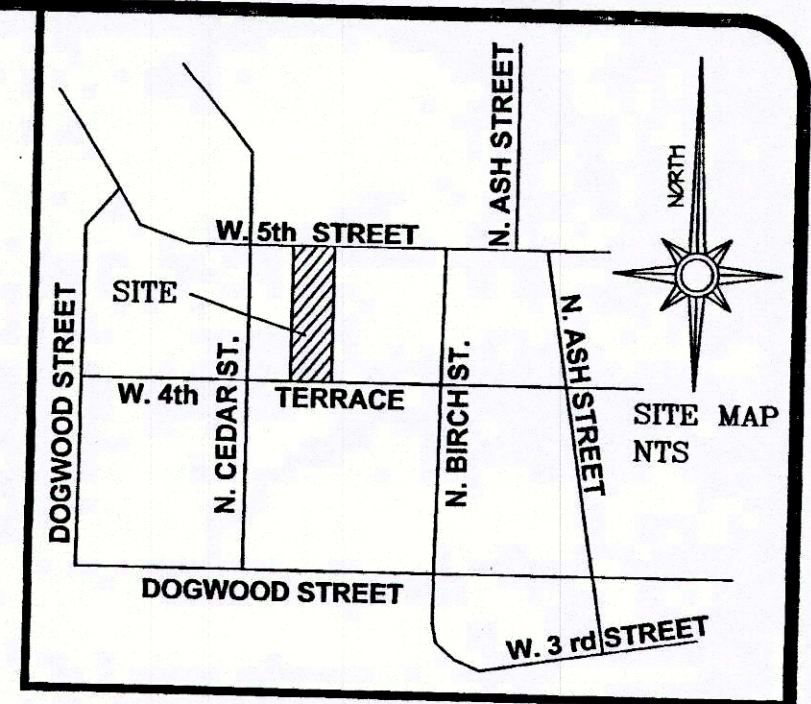
BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the north line of West 4th Terrace, as it exists at the southeast corner of Lot 3R-3, Block, McCracken Addition, an addition in the City of Springtown, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 546, Plat Records, Parker County, Texas, said iron being N 89°43'41" E, 104.92 feet from an iron rod found (iron rods found are 1/2" unless noted) at the intersection of the east right of way line of North Cedar Street and the north line of said West 4th Terrace;

THENCE N 00°18'01" E, with the east line of said McCracken Addition recorded in Cabinet D, Slide 546, 252.07 feet to an iron rod set at the northeast corner of said Lot 3R-1, said Cabinet D, Slide 546 in the south right of way line of West 5th Street;
THENCE S 89°44'57" E, with the south right of way line of said West 5th Street, 104.00 feet to an iron rod set;
THENCE S 00°18'05" W, 251.12 feet to an iron rod set in the north line in said West 4th Terrace;
THENCE S 89°43'41" W, with the north line of said West 4th Terrace, 104.00 feet to the POINT OF BEGINNING and containing 0.259 acres (26165 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM L. COWDEN REAL ESTATES, LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 8R AND LOT 8R-1, BLOCK 1, and Lot 8, Block 1, McCracken Addition, an addition in the City of Springtown, Parker County, Texas, according to the Official map of Springtown, recorded in Volume 29, Page 641, Deed Records, Parker County, Texas and does hereby dedicate to the public's use forever the streets, easements and any right of way shown thereon.

WITNESS my hand at Springtown, Texas, this 19 day of December, 2016.
Lane Cowden
Lane Cowden, Agent



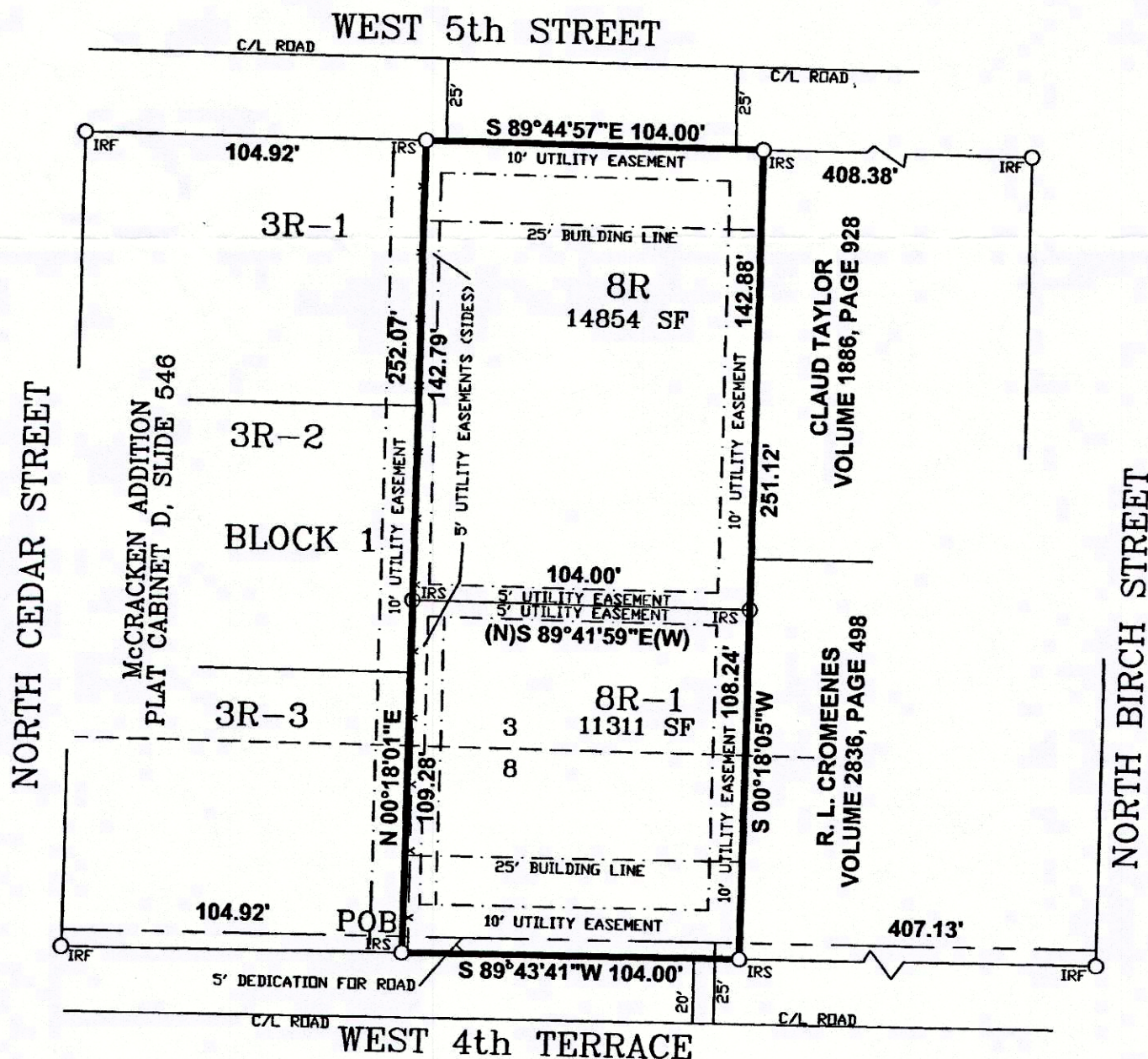
THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
OCTOBER, 2016



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

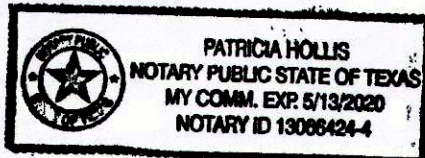


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Lane Cowden known to me by 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 19th day of December, 2016
Patricia Hollis
Notary Public in and for the State of Texas

My Commission Expires On:



Owner/Developer:
Lane Cowden
5760 Popken Drive
Fort Worth, TX 76114
817-996-9099

NOTE: IF EXISTING STRUCTURES ARE REMOVED BY ANY MEANS WHATSOEVER, ALL NEW STRUCTURES WILL BE REQUIRED TO COMPLY WITH THE 25' BUILDING LINES SHOWN.

CITY OF SPRINGTOWN
PLANNING & ZONING

Approved date Dec. 1, 2016

By: Doreen Cochran
Chairman

By: Mona K. Smith
Secretary

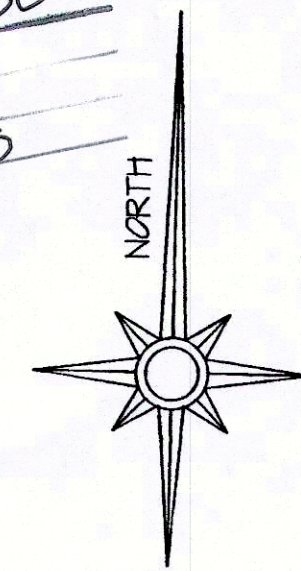
CITY OF SPRINGTOWN
CITY COUNCIL

Approved date Dec. 15, 2016

By: Patricia Hollis
Mayor

By: Glenn Bogn
City Secretary

ACCT. NO: 14950
SCH. DIST: CSP
CITY: K-5
MAP NO:



SCALE: 1" = 50'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201629637
12/28/2016 10:45 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

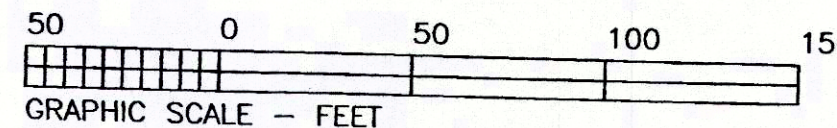
NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C-0175 E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

PLAT REVISION
LOT 8R AND LOT 8R-1, BLOCK 1
McCRACKEN ADDITION
AN ADDITION IN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
Being a portion of Lot 3 and Lot 8, Block 1, McCracken Addition, an addition in the City of Springtown, Parker County Texas, according to the Official map of Springtown, recorded in Volume 29, Page 641, Deed Records, Parker County, Texas

Cabinet/Instrument#

D, Slide 659



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FIRM# 10088500

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