

Doc 00491182 DR Vol 2141 Pg 1385

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
ON AUG 26, 2003 AT 10:40 AM  
RECORD NUMBER: 00491182  
S.L.# 56.00  
By: Leita Duffell  
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 public and plat of the state records of Parker County as stamped hereon by me.  
Aug 26, 2003  
LEITA DUFFELL  
PARKER COUNTY CLERK

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, I Dennis C. Kunkleman, being the owner of a tract of land out of the B.B.B. & C. R.R. Co Survey, Abstract No. 141, Parker County, Texas and being a portion of Lots 2, 9, and 10, McCracken's Addition, an Addition to the City of Springtown, Parker County, Texas, according to the plat thereof recorded in Vol. 29, Pg. 641, Deed Records, Parker County, Texas, said tract being recorded in Vol. 2086, Pg. 241, Official Records, Parker County, Texas.

Description for a portion of Lots 2, 9 and 10, Block 1, McCracken's Addition, an Addition to the City of Springtown, Parker County, Texas, out of the B.B.B. & C. RR. CO. SURVEY, Abstract No. 140, Parker County, Texas, said tract being the same tract of land recorded in Vol. 2086, Pg. 241, O.R.P.C.T.

COMMENCING from a 1/2" iron found for the Northeast corner of said Lot 10 of said Addition, said iron also being by deed call West 168.00 feet and South 83.00 feet from the Northeast corner of said SURVEY, thence by deed call South 63.00 feet to a 1/2" iron found in the West line of Birch Avenue for the POINT OF BEGINNING, said iron being for the Southeast corner of Vol. 710, Pg. 456, D.R.P.C.T.;

THENCE S 00°08'01" E, with the West line of said Birch Avenue, 103.54 feet to a 1/2" iron set at the intersection of the West line of said Birch Avenue and the North line of West 4<sup>th</sup> Terrace;

THENCE S 89°50'37" W, with the North line of said West 4<sup>th</sup> Terrace, 302.96 feet to a fence post, said post being for the Southeast corner of Vol. 1741, Pg. 832, D.R.P.C.T.;

THENCE N 01°32'28" W, with the East line of said Vol. 1741, Pg. 832, 101.60 feet to a 1/2" iron found, said iron being for the Northeast corner of said Vol. 1741, Pg. 832, and being in the South line of Vol. 1886, Pg. 1928, O.R.P.C.T.

THENCE N 89°20'32" E, with the South line of said Vol. 1886, Pg. 1928, and the South line of Vol. 1414, Pg. 1555, D.R.P.C.T., 214.11 feet to a fence post, said post being for the Southeast corner of said Vol. 1414, Pg. 1555, and for the Southwest corner of said Vol. 710, Pg. 456;

THENCE N 89°47'04" E, with the South line of said Vol. 710, Pg. 456, 91.36 feet to the POINT OF BEGINNING and containing 0.72 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Dennis C. Kunkleman do hereby adopt this plat designating the hereinabove described real property as Lots 1R thru Lot 3R, McCracken's Addition, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 28<sup>th</sup> day of July, 2003.

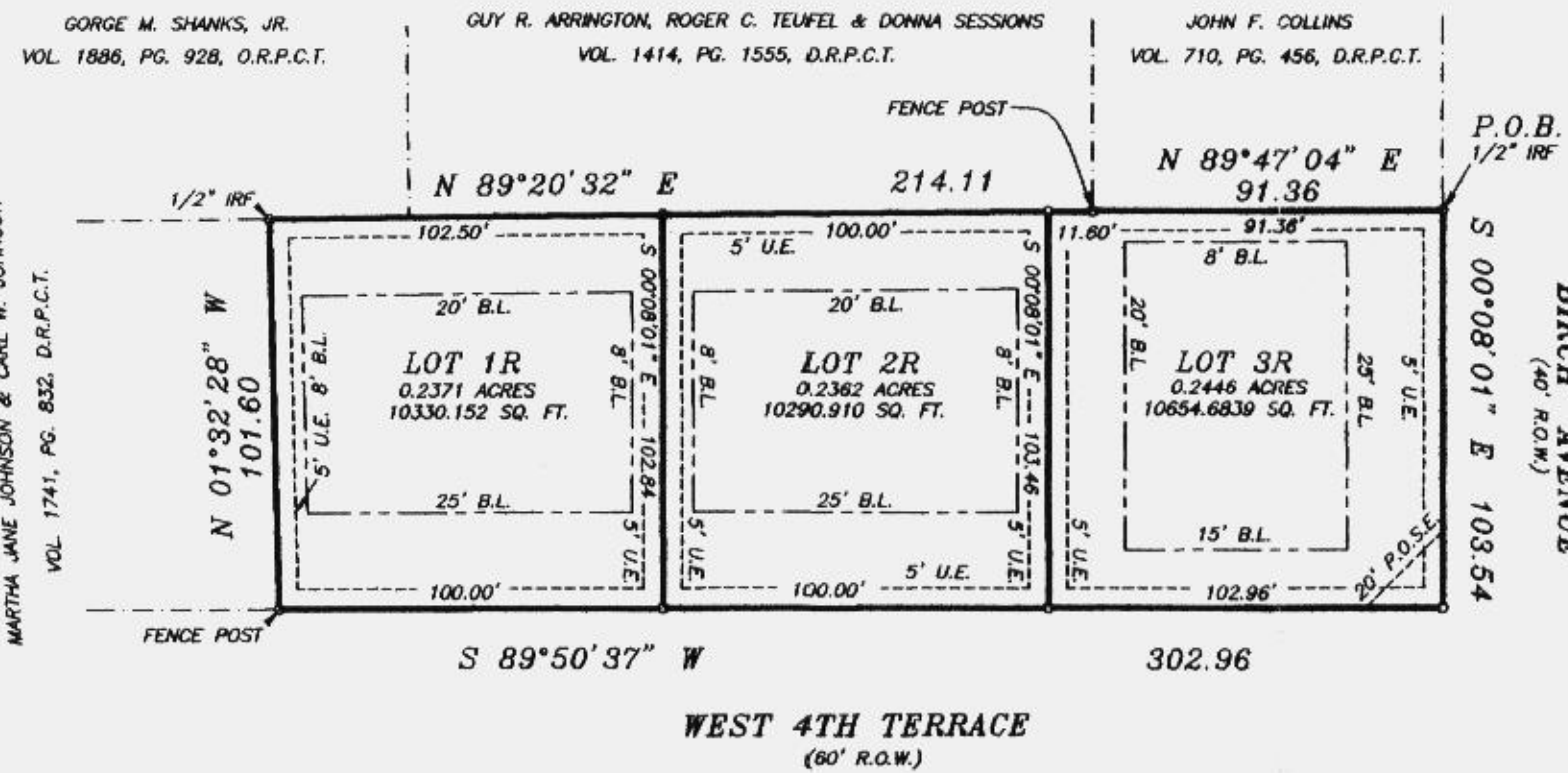
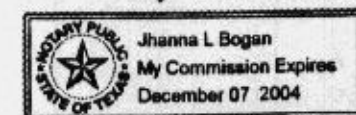
Dennis C. Kunkleman

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 28<sup>th</sup> day of July, 2003 by Dennis C. Kunkleman, who personally appeared before me.

Jhanna L. Bogan  
Notary Public State of Texas

December 7, 2004  
My Commission Expires

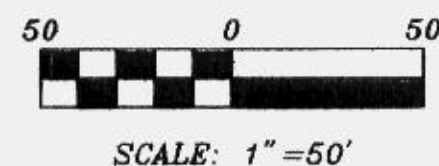


OWNER: DENNIS C. KUNKLEMAN  
131 C.R. 4899  
BOYD, TEXAS 76023  
VOL. 2086, PG. 241,  
O.R.P.C.T.

- NOTE: SUBJECT PROPERTY IS ZONED SF-2
- NOTE: INFORMATION REGARDING ZONING IS PER CITY OF SPRINGTOWN ZONING MAPS.
- NOTE: SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN  
ELECTRIC SERVICE PROVIDED BY TXU  
WATER PROVIDED BY THE CITY OF SPRINGTOWN
- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: 8' BUILDING LINE ALONG SIDE LOT LINES.
- NOTE: 5' UTILITY EASEMENT INSIDE ALL LOT LINES.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN PARKER COUNTY, TEXAS, PANEL NO. 480521-0005-B DATED DEC. 18, 1985 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

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  
17/APRIL/2003



THIS PLAT FILED IN CABINET C, SLIDE #40, DATE:

PLANNING & ZONING

June 5, 2003  
APPROVAL DATE  
[Signature]  
CHAIRMAN  
[Signature]  
SECRETARY

CITY COUNCIL

7-24-03  
APPROVAL DATE  
[Signature]  
MAYOR  
[Signature]  
SECRETARY

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



FINAL PLAT  
SHOWING  
LOT 1R THRU LOT 3R  
McCRACKEN'S ADDITION  
AN ADDITION TO THE CITY OF SPRINGTOWN  
PARKER COUNTY, TEXAS, AND BEING A REPLAT OF  
A PORTION OF LOTS 2, 9, AND 10 OF McCracken's  
ADDITION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOL. 29, PG. 641, DEED RECORDS,  
PARKER COUNTY, TEXAS AND A PORTION OF THE  
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 141  
PARKER COUNTY, TEXAS.

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