

C712

Doc# 686060
Book 2649 Page 1641

Doc# 686060 Fees: \$66.00
07/21/2008 9:14AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Perry Brothers, Inc., being the owner of that certain 1.216 acre tract of land out of the MARY LEONARD SURVEY, Abstract No. 822, said tract being recorded in Volume 1196, Page 724, Real Records, Parker County, Texas.

Description for a 1.139 acre tract of land out of the MARY LEONARD SURVEY, Abstract No. 822, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 1196, Pg. 724, Real Records, Parker County, Texas;

BEGINNING at a 1/2" capped iron set, said iron being at the intersection of the East line of South Ash Terrace, and the South line of Goshen Road, said iron being by deed call, 28.60 feet South and 478.50 feet East of the Northwest corner of said MARY LEONARD SURVEY, Abstract No. 822;

THENCE East, with the South line of said Goshen Road, 219.94 feet to a 1/2" capped iron set, said iron being at the intersection of the South line of said Goshen Road, and the Southwesterly line of State Highway No. 199;

THENCE S 75°32'00" E, with the Southwesterly line of said State Highway No. 199, 72.20 feet to a 1/2" capped iron set, said iron being for an ell corner of Vol. 1125, Pg. 343, R.R.P.C.T.;

THENCE S 30°00'00" W, with a Westerly line of said Vol. 1125, Pg. 343, 221.66 feet to a 1/2" capped iron set, said iron being for an ell corner of said Vol. 1125, Pg. 343;

THENCE West, with a North line of said Vol. 1125, Pg. 343, 179.02 feet to a 1/2" capped iron set in the East line of said South Ash Terrace, said iron being for an ell corner of said Volume 1125, Pg. 343;

THENCE North, with the East line of said South Ash Terrace, and an East line of said Volume 1125, Page 343, 210.00 feet to the POINT OF BEGINNING and containing 1.216 acres of land.

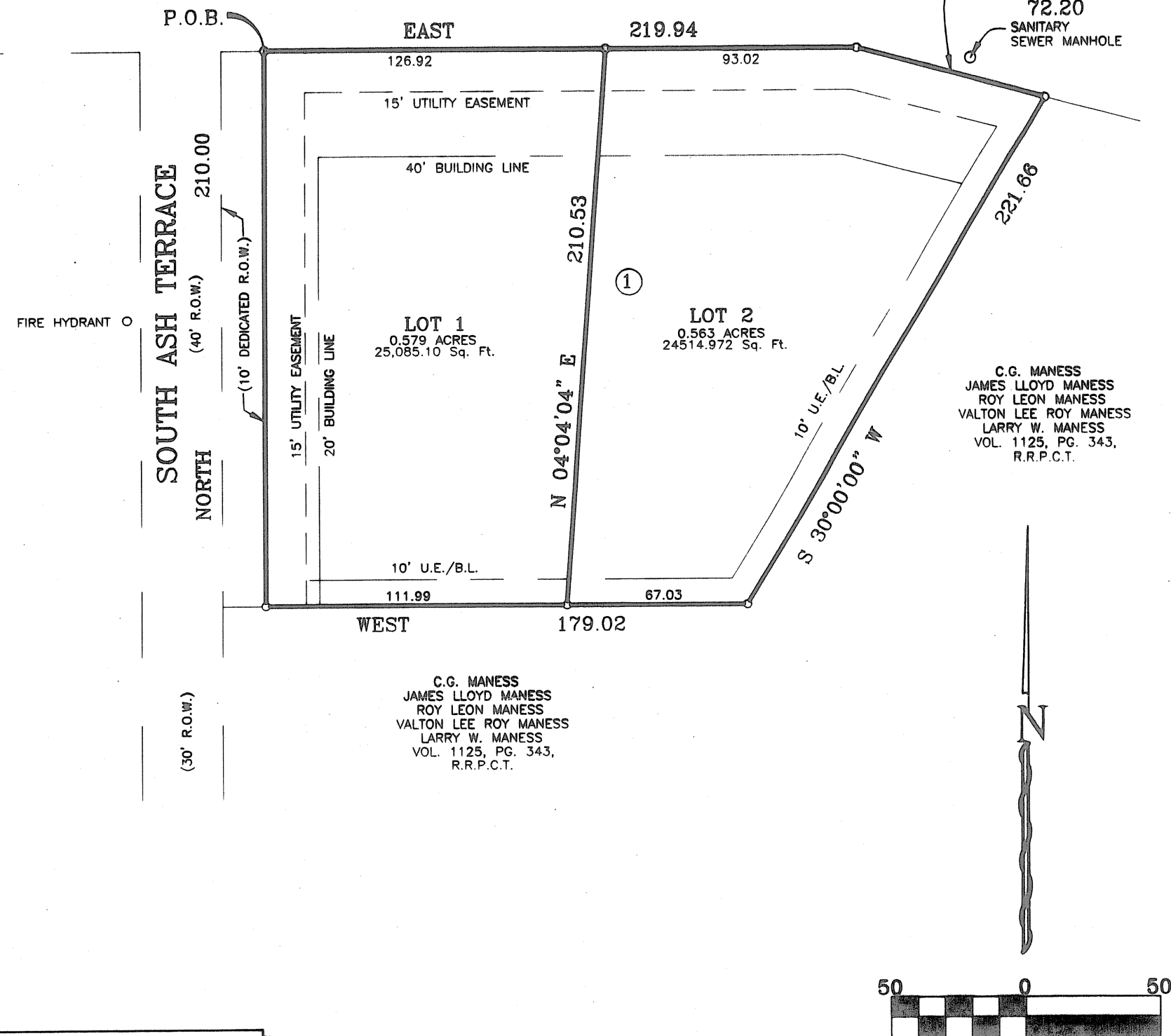
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Perry Brothers, Inc. acting by and thru its duly authorized agent Brooks Weeks do hereby adopt this plat designating the hereinabove described real property as 1 & 2, Block 1, Perry's Addition, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS OUR HAND IN PARKER COUNTY, TEXAS, on this the 17th day of October, 2007.

Brooks Weeks
Perry Brothers, Inc.

GOSHEN ROAD
(A VARIABLE WIDTH R.O.W.)

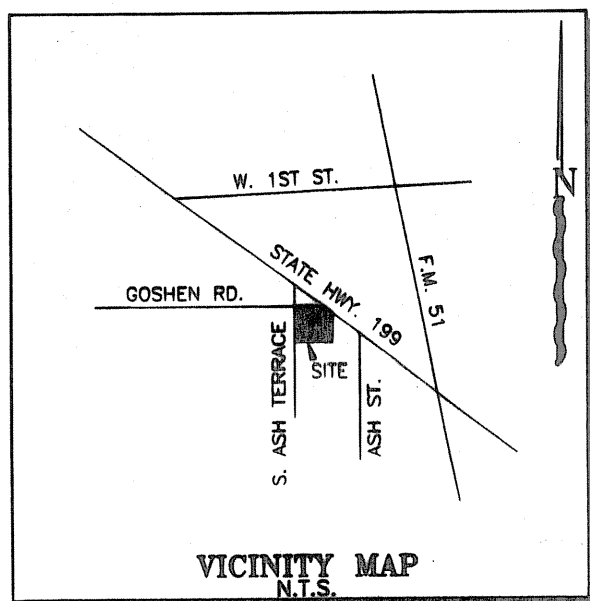


C.G. MANESS
JAMES LLOYD MANESS
ROY LEON MANESS
VALTON LEE ROY MANESS
LARRY W. MANESS
VOL. 1125, PG. 343,
R.R.P.C.T.

C.G. MANESS
JAMES LLOYD MANESS
ROY LEON MANESS
VALTON LEE ROY MANESS
LARRY W. MANESS
VOL. 1125, PG. 343,
R.R.P.C.T.

GENERAL NOTES:

- NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- NOTE: SUBJECT PROPERTY IS ZONED C2.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 4805210005-B, DATED DECEMBER 18, 1985, SUBJECT PROPERTY LIES WITHIN ZONE A4, BASE FLOOD ELEVATION IS 853.00.
- NOTE: THE FINISHED FLOOR ELEVATION FOR THE EXISTING BUILDING ON LOT 1 IS 853.99.
- NOTE: THE FINISHED FLOOR ELEVATION FOR THE EXISTING SLAB ON LOT 2 IS 853.82.
- NOTE: THERE ARE NO TREES ON SUBJECT PROPERTY.
- NOTE: AN EXISTING 6" SEWER MAIN IS LOCATED ACROSS THE NORTH LINE OF SUBJECT PROPERTY.
- NOTE: AN EXISTING 8" WATER MAIN IS LOCATED IN THE CENTER OF SOUTH ASH TERRACE.



OWNER DEVELOPER: PERRY BROTHERS INC.
450 E. HWY. NO. 199
SPRINGTOWN TX. 76082
817-220-8988

DKB &
ASSOCIATES, LLC
1250 E. HWY. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678

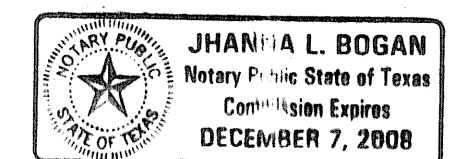


I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Doug Burt
10/OCTOBER/2007

PLANNING & ZONING
March 2, 2006
APPROVAL DATE
James L. Maness
CHAIRMAN
Jhanna Bogan
SECRETARY

CITY COUNCIL
March 23, 2006
APPROVAL DATE
Daf [Signature]
MAYOR
Jhanna Bogan
SECRETARY



ACCT. NO.: 16240
SCH. DIST.: 3P
CITY: SP
MAP NO.: K-6

FINAL PLAT
SHOWING
LOTS 1 AND 2
BLOCK 1
PERRY'S ADDITION
CITY OF SPRINGTOWN

AND BEING 1.216 ACRES OF LAND OUT OF THE MARY LEONARD SURVEY, ABSTRACT NO. 822, PARKER COUNTY, TEXAS.