

STATE OF TEXAS  
 COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, Tommie L. Kennedy and John Pressley, are the owners of the following described real property to wit:

8.021 acres of land situated in the T. & P. RR. CO. SURVEY, Abstract No. 1392, Parker County, Texas, said tract being the same tract of land described in deed to Tommie L. Kennedy, recorded in Volume 2485, Page 1463, Real Records, Parker County, Texas and being the same tract of land described in deed to John Pressley, recorded in Volume 1987, Page 1795, Real Records, Parker County, Texas, and Document No. 201311650, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of Lot 5, PARK VIEW, an addition to Parker County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 40, Plat Records, Parker County, Texas;

THENCE S 72°27'00" E, 53.23 feet to a 1/2" iron found at the Northwest corner of said Volume 1987, Page 1795;

THENCE S 72°46'34" E, 284.56 feet to a capped iron found at the Northeast corner of said Volume 1987, Page 1795;

THENCE S 04°05'53" E, 281.83 feet to a 1/2" iron set;

THENCE N 85°17'46" W, 147.75 feet to a 1/2" iron set;

THENCE S 04°07'49" E, 421.50 feet to a capped iron found in the North line of State Highway No. 199;

THENCE N 72°41'19" W, along the North line of said State Highway No. 199, 430.56 feet to a 1/2" iron set at the Southwest corner of said Volume 2485, Page 1463;

THENCE N 00°21'12" E, 863.06 feet to a 1/2" iron found at the Northwest corner of said Volume 2485, Page 1463;

THENCE S 89°46'41" E, 175.54 feet to a 1/2" iron found;

THENCE S 01°15'20" E, 200.82 feet to the POINT OF BEGINNING and containing 8.021 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, Tommie L. Kennedy and John Pressley, do hereby adopt this plat of the hereinabove described real property as.....

Lots 1 & 2  
 PRESSLEY ADDITION  
 City of Springtown E.T.J., Parker County, Texas.  
 and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 20<sup>th</sup> day of May, 2016.

*Tommie L. Kennedy*  
 Tommie L. Kennedy

Executed this the 20<sup>th</sup> day of May, 2016.

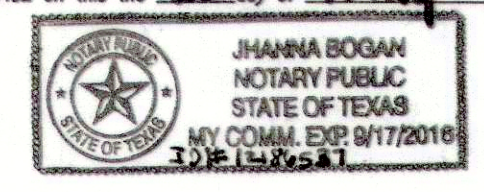
*John Pressley*  
 John Pressley

STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Tommie L. Kennedy, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20<sup>th</sup> day of May, 2016.

*Channa Bogan*  
 Channa Bogan  
 Notary Public State of Texas

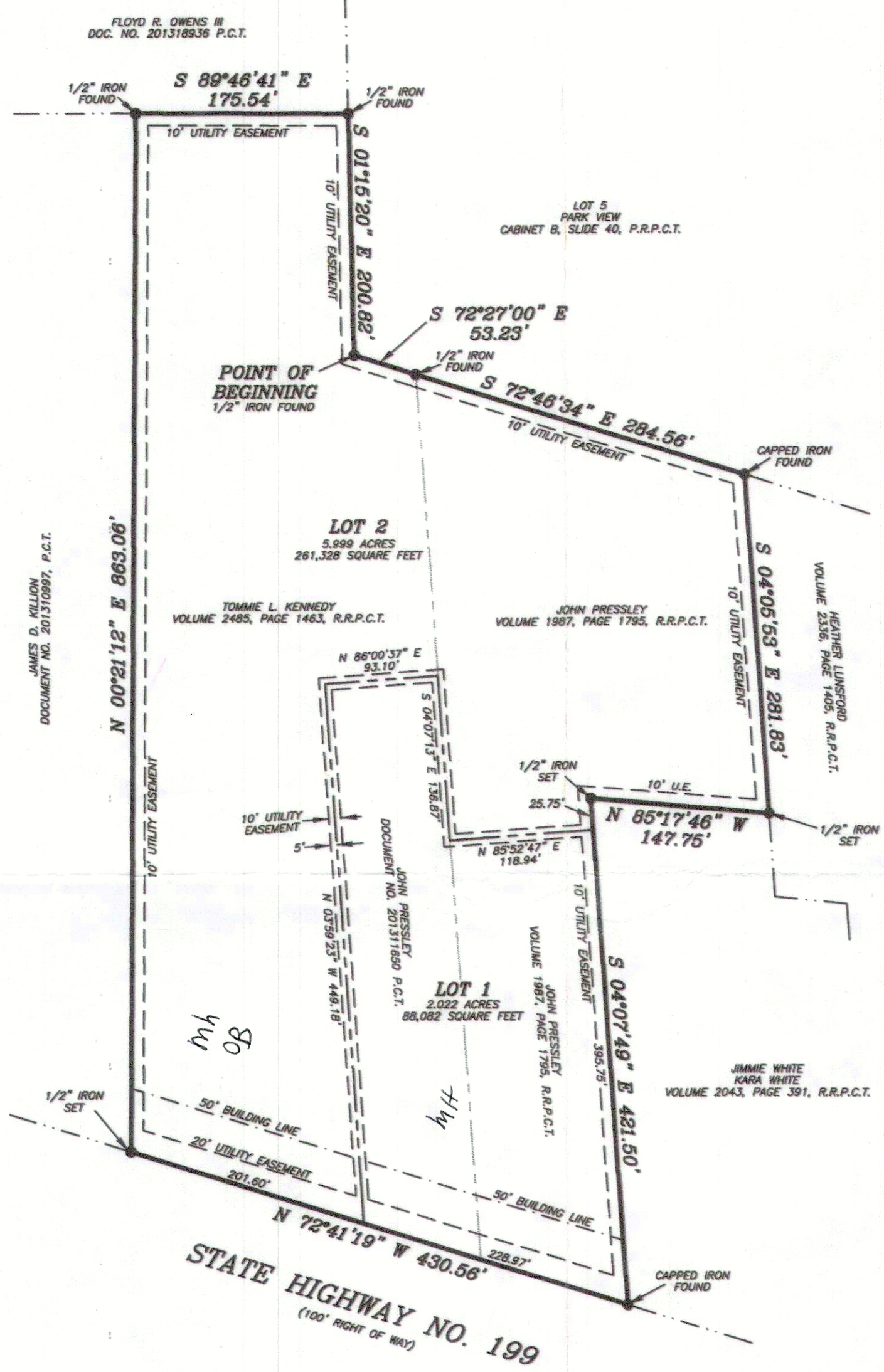
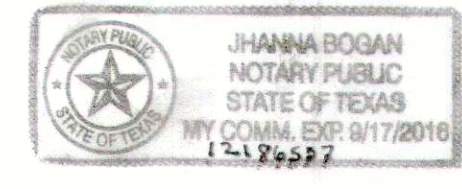


STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared John Pressley, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20<sup>th</sup> day of May, 2016.

*Channa Bogan*  
 Channa Bogan  
 Notary Public State of Texas



ABCT. NO.: 16348  
 SCH. DIST.: SP  
 CITY: J-5  
 MAP NO.:

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Jeane Brunson*  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

201612798  
 05/14/2016 11:47 AM  
 Fee: 76.00

BASES OF BEARING ALONG THE SOUTH LINE OF VOLUME 1987, PAGE 1795, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL PROPERTY CORNERS ARE 1/2" IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367CD175-E, DATED SEPTEMBER 26, 2006, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THERE SHALL BE NO TREE, SHRUB, PLANT, SIGN, SOIL, FENCE, RETAINER WALL OR OTHER VIEW OBSTRUCTION HAVING A HEIGHT GREATER THAN TWO (2) FEET WITHIN THE SIGHT TRIANGLE. THIS HEIGHT SHALL BE MEASURED ABOVE A LINE DRAWN BETWEEN THE TOP OF CURB OR EDGE OF PAVEMENT OF BOTH STREETS AT THE POINT WHERE THE REFERENCED LINE INTERSECTS THE TOP OF CURB OR EDGE OF PAVEMENT.

**D-565**

**OWNER/DEVELOPER**

TOMMIE L. KENNEDY  
 P.O. BOX 1927  
 SPRINGTOWN, TEXAS, 76082

JOHN PRESSLEY  
 P.O. BOX 1554  
 SPRINGTOWN, TEXAS, 76082

**PLANNING & ZONING COMMISSION**  
 CITY OF SPRINGTOWN, TEXAS

March 3, 2016  
 APPROVAL DATE

*Sarah Cockburn*  
 CHAIRMAN

*Alonna L. Zanetti*  
 SECRETARY

**CITY COUNCIL**  
 CITY OF SPRINGTOWN, TEXAS

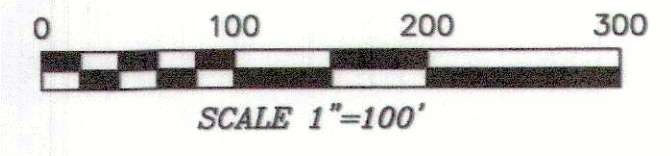
March 24, 2016  
 APPROVAL DATE

*John Taylor*  
 MAYOR

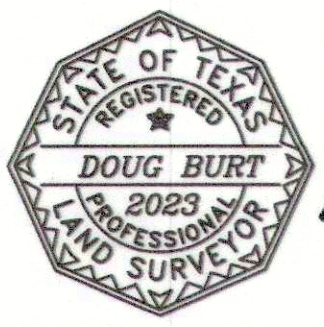
*Channa Bogan*  
 CITY SECRETARY

21392.001.000.00  
 21392.001.004.00  
 21392.001.004.50  
 21392.001.017.00

Plat Showing Lots 1 & 2,  
 PRESSLEY ADDITION,  
 located in the E.T.J. of the City of Springtown, Parker County,  
 Texas and being 8.021 acres of land situated in the T. & P. RR.  
 CO. SURVEY, Abstract No. 1392, Parker County, Texas.



**NRB SURVEYING**  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 RSB# 817-584-9027  
 NLR# 817-406-6439  
 FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 FEBRUARY 9, 2016