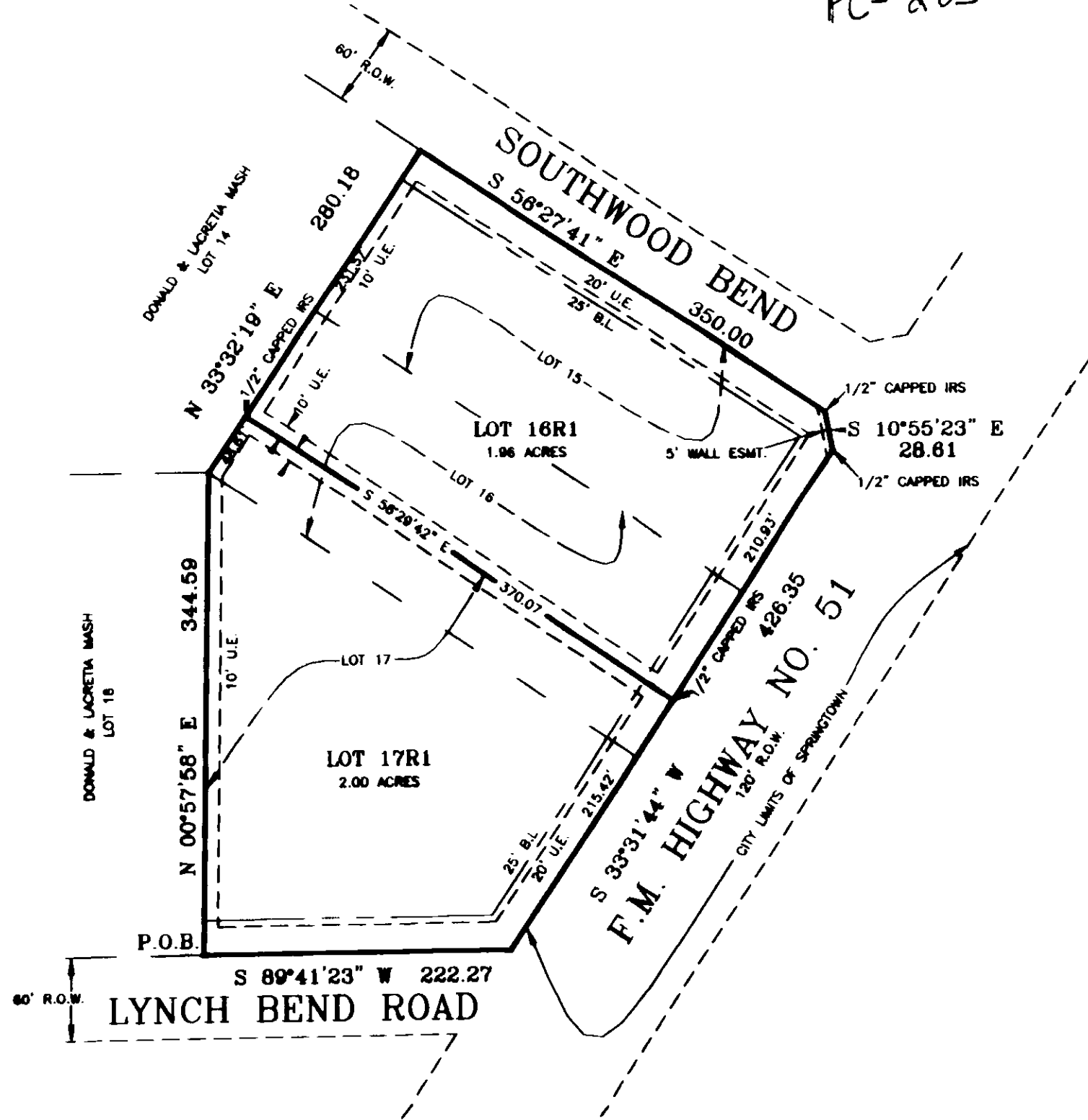


PC-205



Doc 00542864 Bk OR Vol 2290 Pg 359

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON Jan 12, 2005 at 09:28

Document Number: 00542864

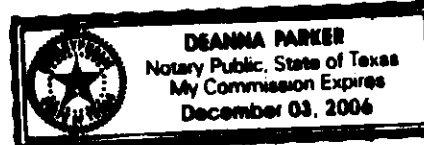
Acres: 3.06

By: Jeanine Morris

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Jan 12, 2005

Jean Brunson, County Clerk
Parker County



STATE OF TEXAS
COUNTIES OF PARKER AND TARRANT

This instrument was acknowledged before me on this the 15th day of December, 2004, by Jeanine Lindsey and Gina Lindsey Carpenter who personally appeared before me.

Deanna Parker
Notary Public State of Texas

12-03-06
My Commission Expires

GENERAL NOTES:

NOTE: ALL CORNERS ARE CAPPED IRONS FOUND UNLESS OTHERWISE NOTED.

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: SUBJECT PROPERTY LIES WITHIN THE ETJ. OF THE CITY OF SPRINGTOWN.

CITY OF SPRINGTOWN
PLANNING & ZONING

APPROVAL DATE: December 14, 2004

CHAIRMAN: [Signature]

SECRETARY: [Signature]

CITY OF SPRINGTOWN
CITY COUNCIL

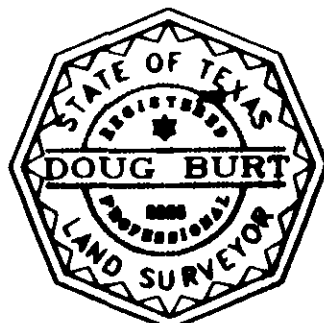
APPROVAL DATE: 12/14/04

MAYOR: [Signature]

CITY SECRETARY: [Signature]

OWNER / DEVELOPER: JEANINE LINDSEY & GINA LINDSEY CARPENTER
111 BROWDER ROAD
SPRINGTOWN, TEXAS 76082
VOL. 1697, PC. 1298, R.R.P.C.T.

DKB &
ASSOCIATES, LLC
1250 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-6888 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
13/OCTOBER/2004

PLAT CABINET PC SLIDE 205

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Jeanine Lindsey and Gina Lindsey Carpenter being the owners of Lots 15, 16 & 17, SOUTHWOOD MANOR, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 194, P.R.P.C.T., and being the same tracts of land recorded in Vol. 1697, Pg. 1298, R.R.P.C.T.

Description for a 3.96 acre tract of land out of the Q.N. ANDERSON SURVEY, Abstract No. 1, Parker County, Texas, said tract being all of Lots 15, 16 & 17, SOUTHWOOD MANOR, an Addition to Parker County, Texas, according to the plat thereof recorded in Plat Cabinet B, Slide 194, P.R.P.C.T., and being the same tract of land recorded in Vol. 1697, Pg. 1298, R.R.P.C.T.

BEGINNING at a capped iron found in the North line of Lynch Bend Road, said iron being for the Southwest corner of said Lot 17, and for the Southeast corner of Lot 18;

THENCE N 00°57'58" E, with the common line of said Lots 17 and 18, 344.59 feet to a capped iron found, said iron being for the Northwest corner of said Lot 17, the Northeast corner of said Lot 18, the Southeast corner of Lot 14, and the most Westerly corner of said Lot 16;

THENCE N 33°32'19" E, with the Southeasterly line of said Lot 14, and with the Northwesterly line of said Lots 16 and 15, 280.18 feet to a capped iron found in the Southwesterly line of Southwood Bend, said iron being for the Northwest corner of said Lot 15, and for the Northeast corner of said Lot 14;

THENCE S 56°27'41" E, with the Northerly line of said Lot 15, and with the Southwesterly line of said Southwood Bend, 350.00 feet to a 1/2" capped iron set;

THENCE S 10°55'23" E, 28.61 feet to a 1/2" capped iron set, said iron being at the intersection of the Southerly line of said Southwood Bend, and the West line of F.M. Highway No. 51;

THENCE S 33°31'44" W, with the East line of said Lots 15, 16 & 17, and with the West line of said F.M. Highway No. 51, 426.35 feet to a capped iron found, said iron being for the Southeast corner of said Lot 17, and being at the intersection of the West line of said F.M. Highway No. 51, and the North line of said Lynch Bend Road;

THENCE S 89°41'23" W, with the South line of said Lot 17, and the North line of said Lynch Bend Road, 222.27 feet to the POINT OF BEGINNING and containing 3.96 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Jeanine Lindsey & Gina Lindsey Carpenter do hereby adopt this plat designating the hereinabove described described real property as Lots 16R and 17R, SOUTHWOOD MANOR, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 15th day of December, 2004.

Gina Lindsey Carpenter Gina Lindsey Carpenter
Jeanine Lindsey Jeanine Lindsey

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the _____ day of _____, 2004 at _____ o'clock _____ M. And duly recorded this the _____ day of _____, 2004 at _____ o'clock _____ M, in _____ Records of said County in Plat Cabinet _____, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____ day of _____, 2004.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 12th day of January, 2005

[Signature] Commissioner
[Signature] Commissioner
[Signature] Commissioner
ABSENT Commissioner

County Judge: [Signature]
ACCT. NO.: 111200
SCH. DIST.: 355
CITY: CO
MAP NO.: 355

Jeane Brunson
Clerk, County Court
Parker County, Texas
By: Jeanine Morris
Deputy

RE-PLAT
LOTS 16R1 & 17R1
SOUTHWOOD MANOR

AN ADDITION TO PARKER COUNTY, TEXAS, AND BEING 3.96 ACRES OF LAND OUT OF THE Q.N. ANDERSON SURVEY, ABSTRACT NO. 1 AND BEING A RE-PLAT OF LOTS 15, 16 AND 17, SOUTHWOOD MANOR PLAT CABINET B, SLIDE 194, P.R.P.C.T.