

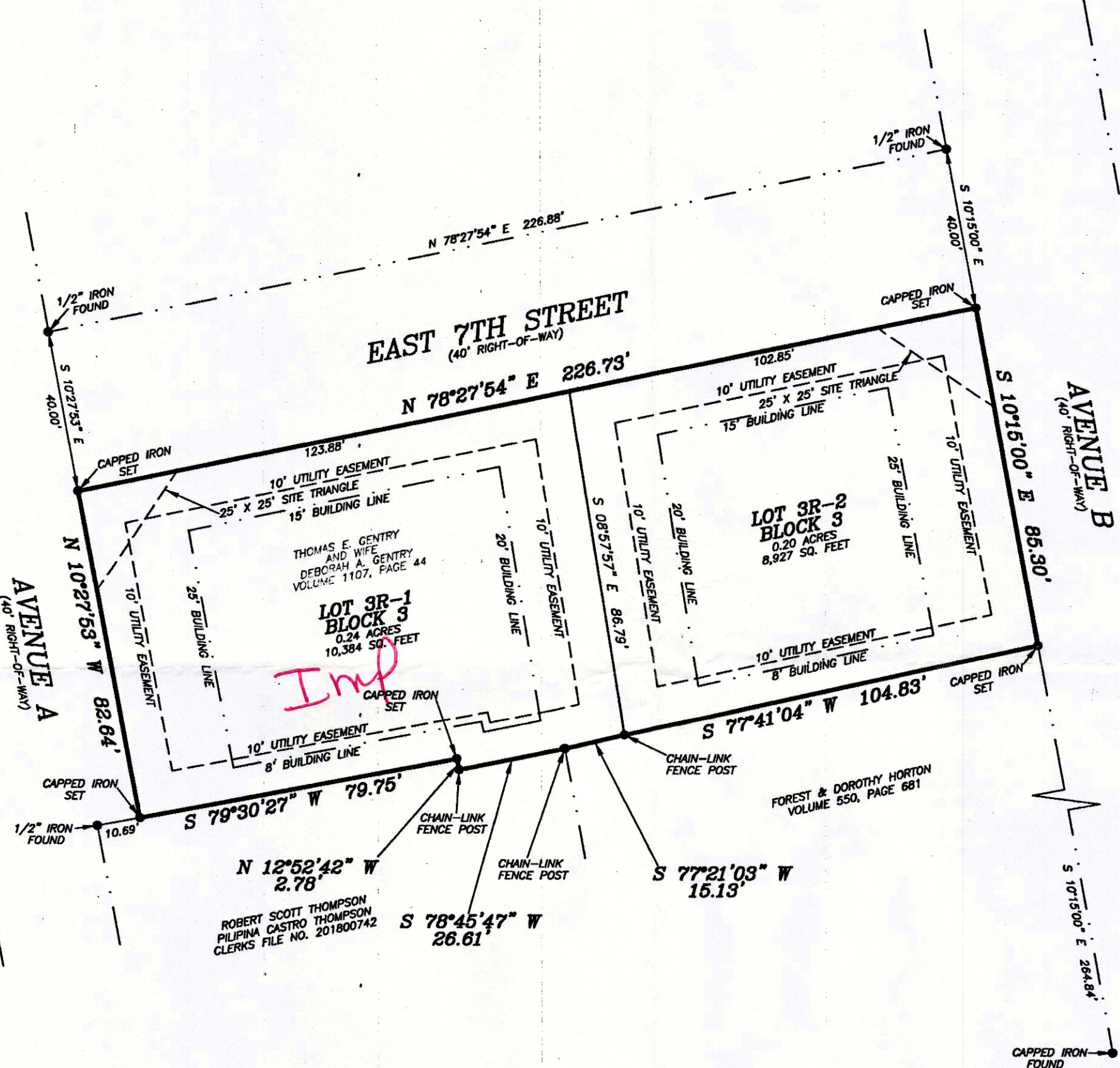
BASE BEARING PER THE WEST LINE OF AVENUE B

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

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

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.



STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, Thomas E. Gentry and wife Deborah A. Gentry, are the owners of the following described real property to wit:

Description for a 0.44 acre tract of land, said tract being a portion of Lot 3, Block 3, Tummins First Addition, an Addition to the City of Springtown, Parker County, Texas, according to the plat recorded in Volume 29, Page 641, Plat Records, Parker County, Texas, said tract being the same tract of land described in deed to Thomas E. Gentry and wife Deborah A. Gentry, recorded in Volume 1107, Page 44, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northwest corner of said Lot 3, Block 3 and being at the intersection of the South line of East 7th Street and the East line of Avenue A;

THENCE N 78°27'54" E, with the South line of said East 7th Street, 226.73 feet to a capped iron set at the intersection of the South line of said East 7th Street and the West line of Avenue B;

THENCE S 10°15'00" E, with the West line of said Avenue B, 85.30 feet to a capped iron set;

THENCE S 77°41'04" W, 104.83 feet to a chain-link fence post;

THENCE S 77°21'03" W, 15.13 feet to a chain-link fence post at the Northeast corner of that certain tract of land described in deed to Robert Scott Thompson and Pilipina Castro Thompson, recorded in Clerks File No. 201800742, Real Records, Parker County, Texas;

THENCE S 78°45'47" W, with the North line of said Clerks File No. 201800742, 26.61 feet to a chain-link fence post;

THENCE S 79°30'27" W, with the most Northerly East line of said Clerks File No. 201800742, 2.78 feet to a chain-link fence post at the most Northerly Northeast corner of said Clerks File No. 201800742;

THENCE S 79°30'27" W, with the North line of said Clerks File No. 201800742, 79.75 feet to a capped iron set in the East line of said Avenue A, and from which a 1/2" iron found at the Northwest corner of said Clerks File No. 201800742 bears S 79°30'27" W, 10.69 feet;

THENCE N 10°27'53" W, with the East line of said Avenue A, 82.64 feet to the POINT OF BEGINNING and containing 0.44 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Thomas E. Gentry and wife Deborah A. Gentry, do hereby adopt this plat of the hereinabove described real property as.....

Lots 3R-1 & 3R-2, Block 3, TUMMINS FIRST ADDITION City of Springtown, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 26th day of September 2018.

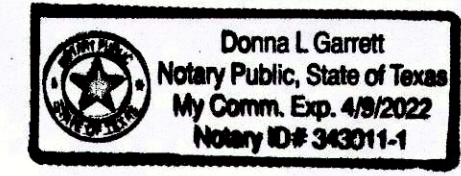
Thomas E. Gentry
Thomas E. Gentry
Deborah A. Gentry
Deborah A. Gentry

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Thomas E. Gentry, 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 26th day of September 2018.

Wanda L. Garrett
Notary Public State of Texas

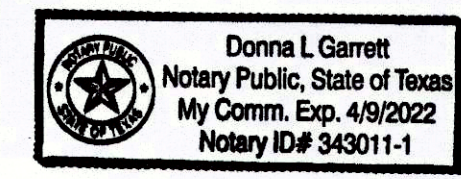


STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Deborah A. Gentry, 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 26th day of September 2018.

Wanda L. Garrett
Notary Public State of Texas

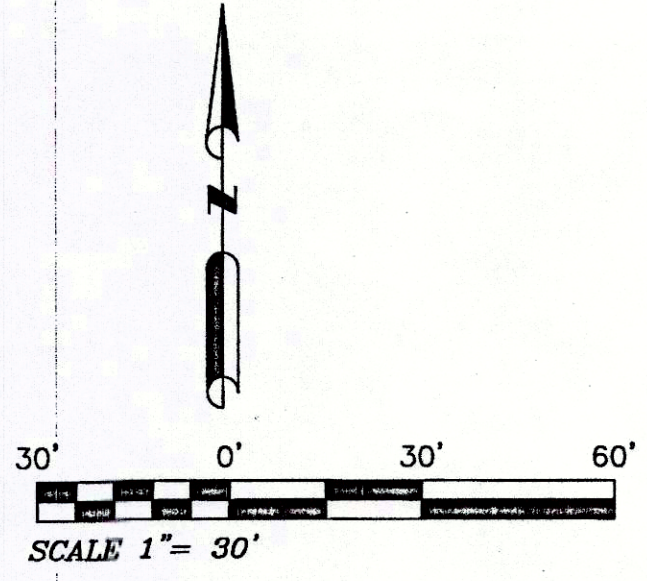


PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

September 6, 2018
APPROVAL DATE
Wanda L. Garrett
CHAIRMAN
Wanda L. Garrett
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

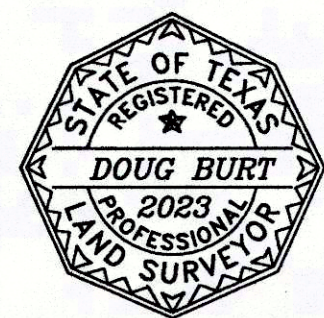
September 20, 2018
APPROVAL DATE
Johnna Bogan
MAYOR
Johnna Bogan
CITY SECRETARY



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Jeanne Brunson

201825244
10/02/2018 02:55 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



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
AUGUST 07, 2018

PLAT REVISION
Showing Lots 3R-1 & 3R-2, Block 3
Tummins First Addition,
an Addition to the City of Springtown and being
0.44 acres of land and being a revision of a
portion of Lot 3, Block 3, Tummins First Addition,
recorded in Volume 29, Page 641, Deed Records,
Parker County, Texas.

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800

OWNER/DEVELOPER:
THOMAS E. GENTRY AND WIFE
DEBORAH A. GENTRY
624 NORTH AVENUE A
SPRINGTOWN, TEXAS 76082

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