

C 708

STATE OF TEXAS
COUNTY OF PARKER

NOW ALL MEN BY THESE PRESENTS, That Ronrell Enterprises Co., LLC, acting by and through its duly authorized agent, is the owner of the following described real property, to wit:

Description for a 3.91 acre tract of land, said tract being a portion of SUNNYSIDE ADDITION, an Addition to the City of Springtown, Parker County, Texas according to the plat recorded in Volume 29, Page 641, Deed Records, Parker County, Texas, said tract also being all of those certain tracts of land described in deed to Ronrell Enterprises Co., LLC, recorded in Volume 2481, Page 40, Real Records, Parker County, Texas and Volume 2495, Page 132, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found, said iron being by deed call, S 10°00'00" E, 250.00 feet from the intersection of North Ash Street and Third Street, said iron being for the Northeast corner of said Volume 2481, Page 40 and for the Southeast corner of that certain tract of land described in deed to Dennis W. Cotten and wife Arlene Cotten, recorded in Volume 1569, Page 306, Real Records, Parker County, Texas;

THENCE S 09°48'42" E, with the West line of said North Ash Street, 149.23 feet to a 1/2" iron found, said iron being for the Southeast corner of said Volume 2481, Page 40 and for the Northeast corner of that certain tract of land described in deed to Fundamental Baptist Church of Springtown, Texas, Inc., recorded in Volume 1537, Page 418, Real Records, Parker County, Texas;

THENCE S 09°00'00" W, with the common line of said Volume 2481, Page 40 and said Volume 1537, Page 418, 599.79 feet to a capped iron found, said iron being for the Southwest corner of said Volume 2481, Page 40 and for the Northwest corner of said Volume 1537, Page 418 and being in the East line of that certain tract of land described in deed to Richard Timothy Hornsby and wife Donna Hawthorne Hornsby, recorded in Volume 1506, Page 1629;

THENCE N 00°03'54" E, with the common line of said Volume 2481, Page 40 and said Volume 1506, Page 1629, 152.40 feet to a capped iron found, said iron being for the Northwest corner of said Volume 2481, Page 40 and for the Northeast corner of said Volume 1506, Page 1629 and being in the South line of said Volume 2495, Page 132;

THENCE S 80°04'57" W, with the common line of said Volume 2495, Page 132 and said Volume 1506, Page 1629, 50.00 feet to a 1/2" iron set, said iron being for the Southwest corner of said Volume 2495, Page 132 and for the Southeast corner of that certain tract of land described in deed to Paul Schniebs, Jr. and wife Pamela Schniebs, recorded in Volume 1054, Page 251, Real Records, Parker County, Texas;

THENCE N 02°49'41" E, with the common line of said Volume 2495, Page 132 and said Volume 1054, Page 251, 272.92 feet to a 1/2" iron set, said iron being for the Northwest corner of said Volume 2495, Page 132;

THENCE N 80°49'47" E, with the North line of said Volume 2495, Page 132 and with the South line of West Third Street, 283.73 feet to a 1/2" iron set, said iron being for the Northeast corner of said Volume 2495, Page 132 and for the Northwest corner of that certain tract of land described in deed to Donald F. Coffee and wife Ellen E. Coffee, recorded in Volume 723, Page 747, Real Records, Parker County, Texas;

THENCE S 09°05'32" E, with the East line of said Volume 2495, Page 132, and with the West line of said Volume 723, Page 747, passing the Southwest corner of said Volume 723, Page 747 and the Northwest corner of that certain tract of land described in deed to Jo Jean Newkirk, recorded in Volume 1729, Page 918, Real Records, Parker County, Texas, continuing with the West line of said Volume 1729, Page 918, passing the Southwest corner of said Volume 1729, Page 918 and the Northwest corner of said Volume 1569, Page 306, and continuing with the West line of said Volume 1569, Page 306, 262.52 feet to a 1/2" iron set, said iron being for the Southeast corner of said Volume 2495, Page 132 and for the Southwest corner of said Volume 1569, Page 306 and being in the North line of said Volume 2481, Page 40;

THENCE N 80°04'57" E, with the common line of said Volume 2481, Page 40 and said Volume 1569, Page 306, 283.51 feet to the POINT OF BEGINNING and containing 3.91 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WPC Investments, Ltd., does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1 thru 10, Block A &
Lots 1 thru 6, Block B
WALNUT BEND 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 9th day of July, 2008.

Darrell Odum
Darrell Odum
(President Ronrell Enterprises Co., LLC.)

LISA HORTON
Notary Public State of Texas
Commission Expires
MARCH 29, 2011

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared before me, Darrell Odum, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of July, 2008.

Lisa Horton
Notary Public
Parker County, Texas

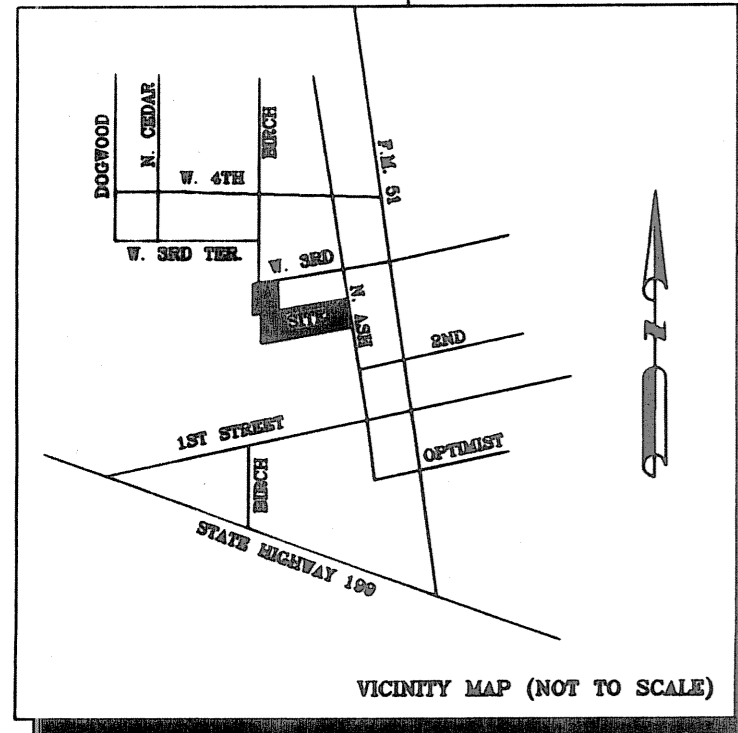
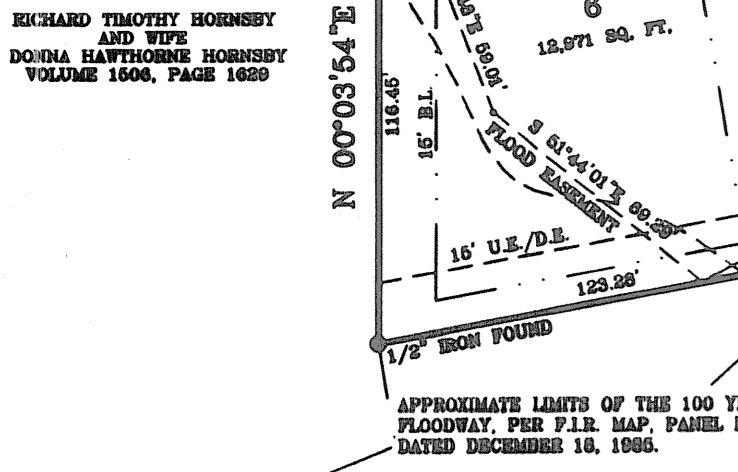
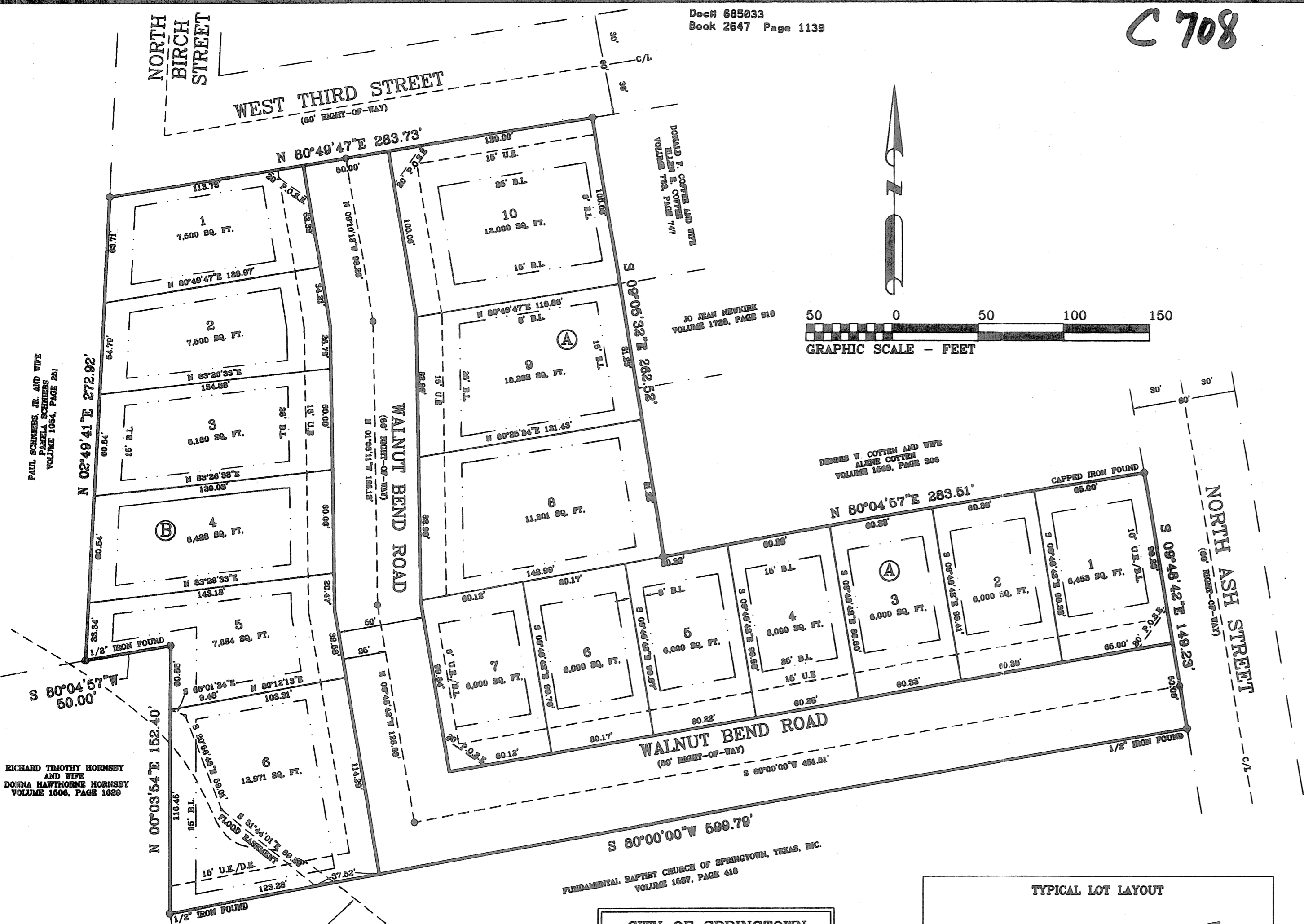
Doc# 685033 Fees: \$66.00
07/09/2008 3:50PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TICONE ADAMS COUNTY CLERK

RE-PLAT
Lots 1 THRU 10, BLOCK A,
Lots 1 thru 6, Block B,
WALNUT BEND ADDITION

Being a re-plat of a portion of Sunnyside Addition, an Addition to the City of Springtown, Parker County, Texas according to the Plat recorded in Volume 29, Page 641, Deed Records, Parker County, Texas.

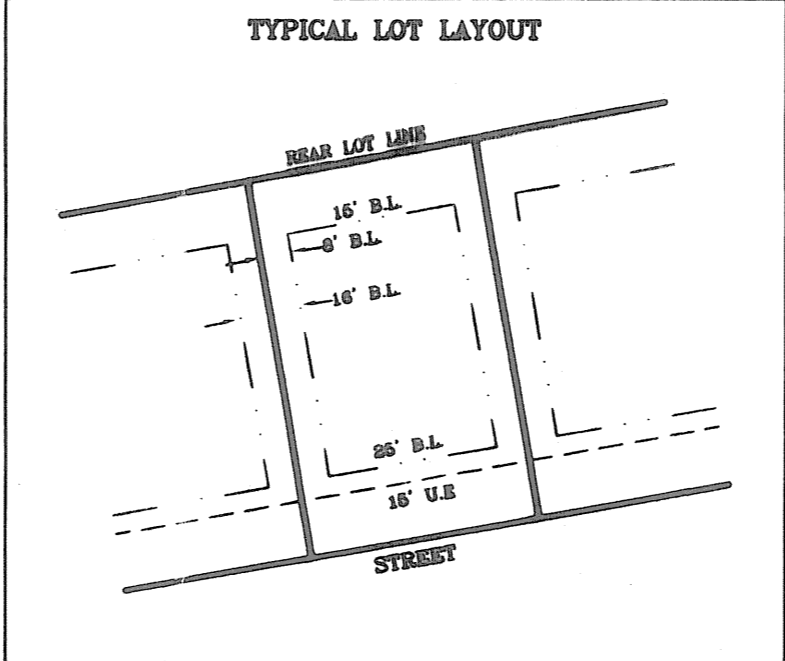
THIS PLAT FILED IN PLAT CABINET _____ SLIDE _____, PLAT RECORDS, PARKER COUNTY, TEXAS.

06580A



CITY OF SPRINGTOWN
PLANNING & ZONING
May 10, 2007
APPROVAL DATE
Sarah Cockburn
CHAIRMAN
Lisa Horton
SECRETARY

CITY OF SPRINGTOWN
CITY COUNCIL
November 15, 2007
APPROVAL DATE
Joanna Bogan
MAYOR
Joanna Bogan
CITY SECRETARY



SUBJECT PROPERTY LIES WITHIN THE R.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
1/2" IRONS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
LOTS 1 THRU 7, BLOCK A ARE ZONED FD.
LOTS 8 THRU 10, BLOCK A ARE ZONED SF2.
LOTS 1 THRU 6, BLOCK B ARE ZONED SF2.

OWNER/DEVELOPER: RONRELL ENTERPRISES CO., LLC.
P.O. BOX 644
SPRINGTOWN, TEXAS 76082

ACCT. NO.: 19004
SCH. DIST.: SP
CITY: SP
MAP NO.: K-5

TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 76008
(317)441-6199 FAX: (317)441-6805



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON-GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023