

B 725

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, We James F. Farquhar et ux Lajuana J. Farquhar being the owners of that certain tract of land recorded in Vol. 1955, Pg. 909, Official Records, Parker County, Texas and being described by metes and bounds as follows:

Description for a 2.57 acre tract of land out of the WILLIAM COPELAND SURVEY, Abstract No. 242, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 482, Pg. 58, D.R.P.C.T., and being the same tract of land recorded in Vol. 1955, Pg. 909, Official Records, Parker County, Texas.

Beginning at a 1/2" iron found in the West line of Dogwood Street, said iron being by deed call, 400 feet East, and 102.21 feet, N 20°10'22" W, from the Southwest corner of the East 1/2 of said COPELAND SURVEY;

THENCE S 19°38'27" E, with the West line of said Dogwood Street, 27.14 feet to a 1/2" iron found;

THENCE S 89°57'09" W, 154.60 feet to a 1/2" iron set;

THENCE S 20°20'28" E, 75.00 feet to a 1/2" iron found;

THENCE S 89°49'03" W, 625.81 feet to a concrete monument found;

THENCE N 00°19'59" W, 200.94 feet to a 1/2" iron set;

THENCE N 89°45'10" E, 349.36 feet to a concrete monument found;

THENCE S 87°20'47" E, 44.43 feet to a 2" steel fence post;

THE NCE S 20°58'39" E, 74.74 feet to a 2" steel fence post;

THENCE N 80°07'49" E, 150.87 feet to a 1/2" iron found;

THENCE S 21°40'27" E, 75.26 feet to a 1/2" iron found;

THENCE N 85°36'20" E, 149.89 feet to the POINT OF BEGINNING and containing 2.57 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, James F. Farquhar et ux Lajuana J. Farquhar do hereby dedicate this Plat as Lot 1, Block 1, FARQUHAR'S MUD HILL, 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 HANDS IN PARKER COUNTY, TEXAS, on this the 13th day of August, 2002.

*James F. Farquhar*  
James F. Farquhar

*Lajuana J. Farquhar*  
Lajuana J. Farquhar

STATE OF TEXAS  
COUNTY OF PARKER

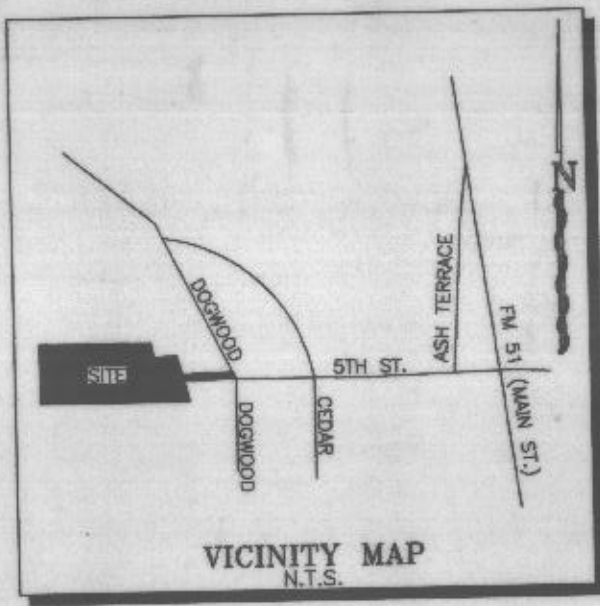
This instrument was acknowledged before me on this the 13th day of August, 2002 by James F. Farquhar et ux Lajuana J. Farquhar, who personally appeared before me.

*Diana L. Carda*  
Notary Public State of Texas



FINAL PLAT  
SHOWING  
LOT 1, BLOCK 1  
FARQUHAR'S MUD HILL

AN ADDITION TO THE CITY OF  
SPRINGTOWN PARKER COUNTY, TEXAS, AND  
BEING 2.57 ACRES OUT OF THE WILLIAM  
COPELAND SURVEY, ABSTRACT NO. 242,  
PARKER COUNTY, TEXAS.



STRICKLAND  
VOL. 482, PG. 60, D.R.P.C.T.

STRICKLAND  
VOL. 482, PG. 60, D.R.P.C.T.

STRICKLAND  
VOL. 482, PG. 60, D.R.P.C.T.

BARRY  
VOL. 1313, PG. 501, D.R.P.C.T.

JENKINS  
VOL. 1872, PG. 366, D.R.P.C.T.

NEIGHBORS  
VOL. 1313, PG. 1165, D.R.P.C.T.

BAILEY  
VOL. 1566, PG. 275, D.R.P.C.T.

APPROXIMATE LIMITS OF 100 YEAR FLOOD HAZARD PER F.I.R. MAP 480521-0005-B, FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, DATED DEC. 18, 1985 AND THE F.I.R. MAP 480520-0090-B, FOR PARKER COUNTY, TEXAS, DATED SEPT. 27, 1991. BY SCALE

Doc Bk Vol Pg  
00454779 OR 2034 636

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Aug 20, 2002 at 09:58A

Document Number: 00454779

Amount: .00

By  
Patricia Nelson

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

Aug 20, 2002

JEROME BRANSON, COUNTY CLERK  
PARKER COUNTY

GENERAL NOTES:

NOTE: ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

NOTE: A PORTION OF SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.

NOTE: A PORTION SUBJECT PROPERTY IS ZONED SF2 PER CITY ZONING MAP.

NOTE: 25' BUILDING LINE ALONG FRONT LOT LINE.  
20' BUILDING LINE ALONG REAR LOT LINE.  
10' BUILDING LINE INSIDE ALL SIDE LOT LINES.  
10' UTILITY EASEMENT ALONG FRONT LOT LINE.  
5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

OWNER: JAMES F. ET UX LAJUANA FARQUHAR  
704 DOGWOOD ST.  
SPRINGTOWN, TEXAS, 76082  
VOL. 1955, PG. 909, O.R.W.C.T.

CITY OF SPRINGTOWN  
PLANNING & ZONING  
June 6, 2002  
APPROVAL DATE  
*[Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY

CITY OF SPRINGTOWN  
CITY COUNCIL  
July 18, 2002  
APPROVAL DATE  
*[Signature]*  
MAYOR  
*[Signature]*  
SECRETARY

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*  
16/AUGUST/2001

PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_



SCALE 1"=100'

DKB &  
ASSOCIATES, LLC  
323 E. HWY. NO. 199  
SPRINGTOWN, TEXAS, 76082  
220-5888 FAX: 220-2678

