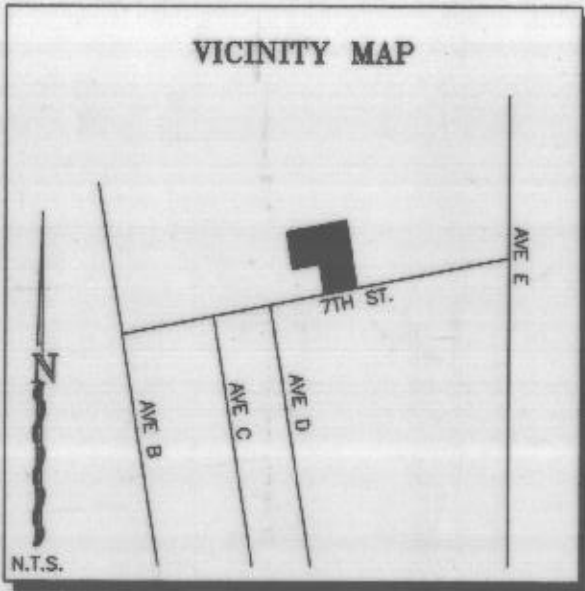
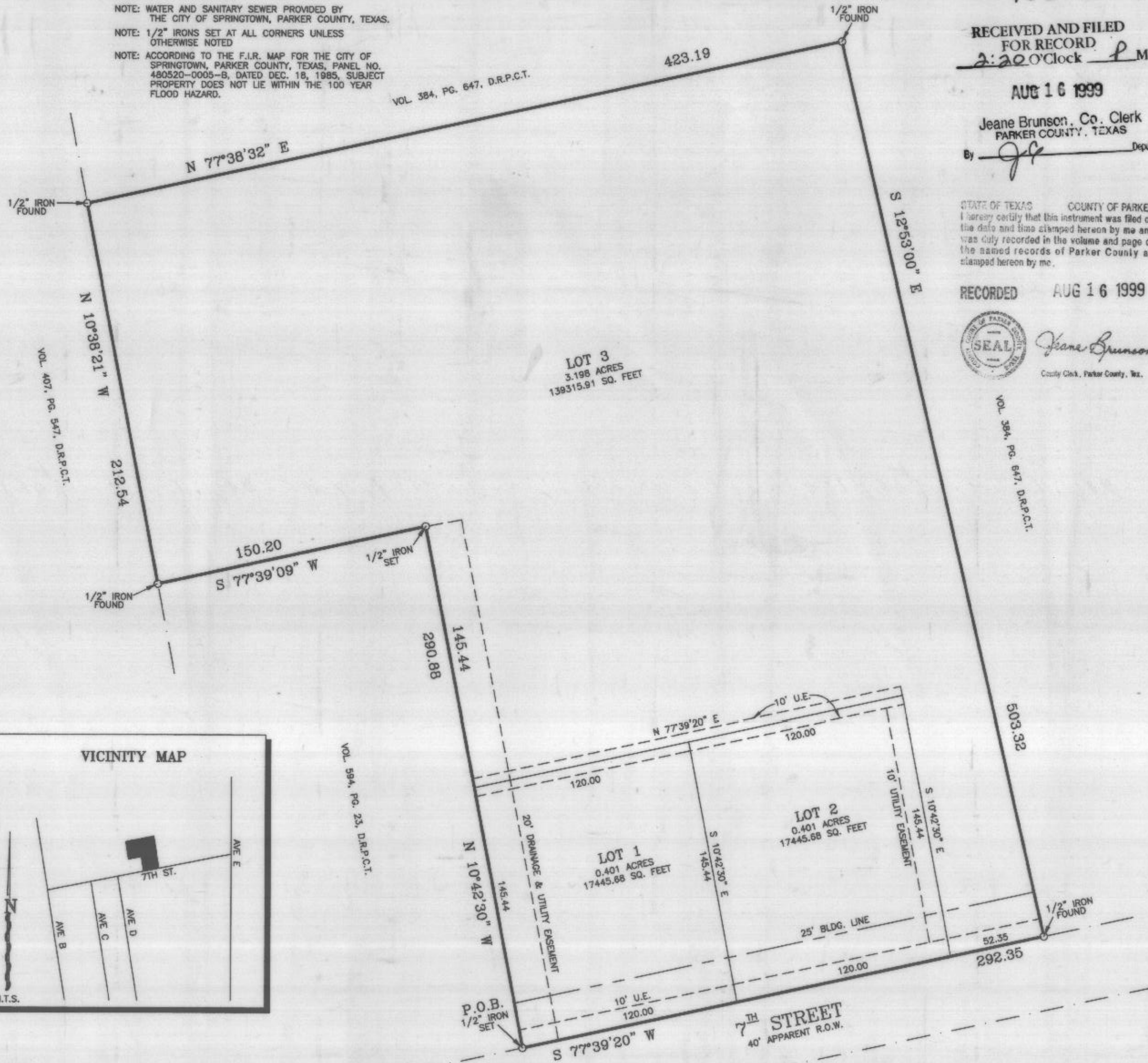


SCALE: 1"=50'

NOTE: 25' FRONT BUILDING LINE.
 NOTE: 10' FRONT UTILITY EASEMENT.
 NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN, PARKER COUNTY, TEXAS.
 NOTE: ZONING SF2
 NOTE: ELECTRIC SERVICE PROVIDED BY T.U. ELECTRIC.
 NOTE: WATER AND SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
 NOTE: 1/2" IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
 NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 480520-0005-B, DATED DEC. 18, 1985, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

VOL. 384, PG. 647, D.R.P.C.T.



369685
PC B-401

RECEIVED AND FILED FOR RECORD
2:20 O'Clock P.M.

AUG 16 1999

Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *JF* Dept.

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.

RECORDED AUG 16 1999



Jeane Brunson
County Clerk, Parker County, Tex.

VOL. 384, PG. 647, D.R.P.C.T.

DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, I Royce Douglas Hughes et ux, Laura Hughes being the owners of a tract of land out of the R.W. HANEY SURVEY, Abstract No. 691, Parker County, Texas, said tract being recorded in Vol. 1807, Pg. 780, Deed Records, Parker County, Texas, said tract also being a portion of that certain tract of land recorded in Vol. 384, Pg. 647, Deed Records, Parker County, Texas.

BEGINNING at a 1/2" iron set in the North line of 7th Street, said iron being by deed call, N 10°39' W 13.2 feet and N 77°39'20" E 150.0 feet from the Southwest corner of said Vol. 384, Pg. 647, said iron also being for the Southeast corner of that certain tract of land recorded in Vol. 594, Pg. 23, Deed Records, Parker County, Texas;

THENCE N 10°42'30" W, 290.88 feet to a 1/2" iron set;
 THENCE S 77°39'09" W, 150.20 feet to a 1/2" iron found;
 THENCE N 10°38'21" W, 212.54 feet to a 1/2" iron found;
 THENCE N 77°38'32" E, 423.19 feet to a 1/2" iron found;
 THENCE S 12°53'00" E, 503.32 feet to a 1/2" iron found in the North line of said 7th Street;
 THENCE S 77°39'20" W, with the North line of said 7th Street, 292.35 feet to the POINT OF BEGINNING and containing 4.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Royce Douglas Hughes et ux, Laura Hughes do hereby adopt this plat designating the hereinabove described real property as Lots 1 through 3, HUGHES ESTATES, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and/or easements shown hereon.

WITNESS OUR HANDS IN PARKER COUNTY, TEXAS, on this the 16 day of August, 1999.

Royce Douglas Hughes
Royce Douglas Hughes

Laura Hughes
Laura Hughes

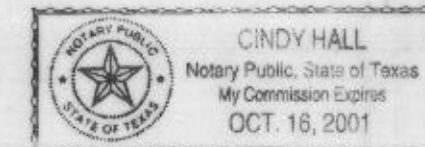
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Royce Douglas Hughes et ux Laura Hughes, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 16 day of August, 1999.

Cindy Hall
Notary Public, State of Texas

10-16-2001
My Commission Expires



FINAL PLAT
OF
LOTS 1 THROUGH 3
HUGHES ESTATES

AN ADDITION TO THE CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS, AND BEING
4.00 ACRES OUT OF THE R.W.
HANEY SURVEY, ABSTRACT NO.
691, PARKER COUNTY, TEXAS.

OWNER/DEVELOPER: DOUG HUGHES
P.O. BOX 445
SPRINGTOWN, TEXAS 76082
VOL. 1807, PG. 780,
D.R.P.C.T.

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

AVENUE D

CITY OF SPRINGTOWN
PLANNING & ZONING

6-3-99
APPROVAL DATE

Allen R. Stevens
CHAIRMAN
Cindy Hall
SECRETARY

CITY OF SPRINGTOWN
CITY COUNCIL

June 17, 1999
APPROVAL DATE

Roberta Wilson
MAYOR
Cindy Hall
SECRETARY

THIS PLAT FILED IN CABINET B, SLIDE # 401, DATE: 8/16/99



This is to certify that I, Doug Burt, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents said survey made by me or under my direction and supervision.

21/APRIL/1999