

C-635

Doc# 663381
Book 2596 Page 143

Doc# 663381 Fees: \$66.00
12/12/2007 11:00AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEARNE BRUNSON, COUNTY CLERK

GENERAL NOTES

WATER AND SEWER TO BE PROVIDED BY THE CITY OF SPRINGTOWN.

ALL CORNERS ARE 1/2" IRONS SET CAPPED LONE STAR RPLS 5746 UNLESS OTHERWISE NOTED.

THIS REPLAT DOES NOT ALTER OR REMOVE ANY RESTRICTIONS OR COVENANTS PREVIOUSLY SET FORTH.

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480200000-C EFFECTIVE DATE: JAN. 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

OWNERS ACKNOWLEDGMENT AND DEDICATION

WHEREAS, Springtown Area Senior Citizen Committee, Inc. being the owner of the following described real property.

1.986 acre being all of Lot 1, J.S. HODGES No. 690 ADDITION, according to the Plat thereof recorded in Plat Cabinet A, Slide 768, Plat Records, Parker County, Texas and being a portion of that certain Tract I and Tract II conveyed to Roy B. Robertson by deed recorded in Volume 1460, Page 1899, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found in the East line of F.M. Highway No. 51 said iron being for the Northwest corner of said Lot 1, J.S. Hodges No. 690 Addition;

THENCE S 89°10'00" E, 467.95 feet to a 1/2" iron set;

THENCE S 00°50'00" W, 181.05 feet to a 1/2" iron set;

THENCE N 89°10'00" W, 483.83 feet to a 1/2" iron set in the East line of said F.M. Highway No. 51 said iron being in a curve to the right;

THENCE with the East line of said F.M. Highway No. 51 and with said curve to the right whose radius is 1445.66 feet and whose central angle is 07°12'28" and whose chord bears N.05°50'46"E., 181.75 feet being an arc length of 181.87 feet to the POINT OF BEGINNING and containing 1.986 acre or 86506 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Springtown Area Senior Citizen Committee Inc. does hereby adopt this plat as Lot 1R, J.S. HODGES No. 690 ADDITION an Addition to the City of Springtown, Parker County, Texas and does hereby dedicate any and or all streets, easements shown hereon to the public's use forever.

WITNESS MY HAND ON THIS THE 15th day of October, 2007.

Julia Moseley
Julia Moseley
President, Springtown Area Senior Citizen Committee Inc.

STATE OF TEXAS
COUNTY OF PARKER

Springtown Area Senior Citizen Committee Inc. being the dedicator and owner of the attached plat does hereby certify that the aforesaid property is within the City Limits of Springtown, Parker County, Texas.

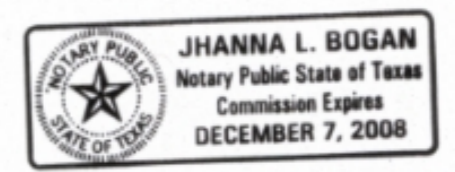
Julia Moseley
Julia Moseley
President, Springtown Area Senior Citizen Committee Inc.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared, Julia Moseley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the 15th day of October, 2007.

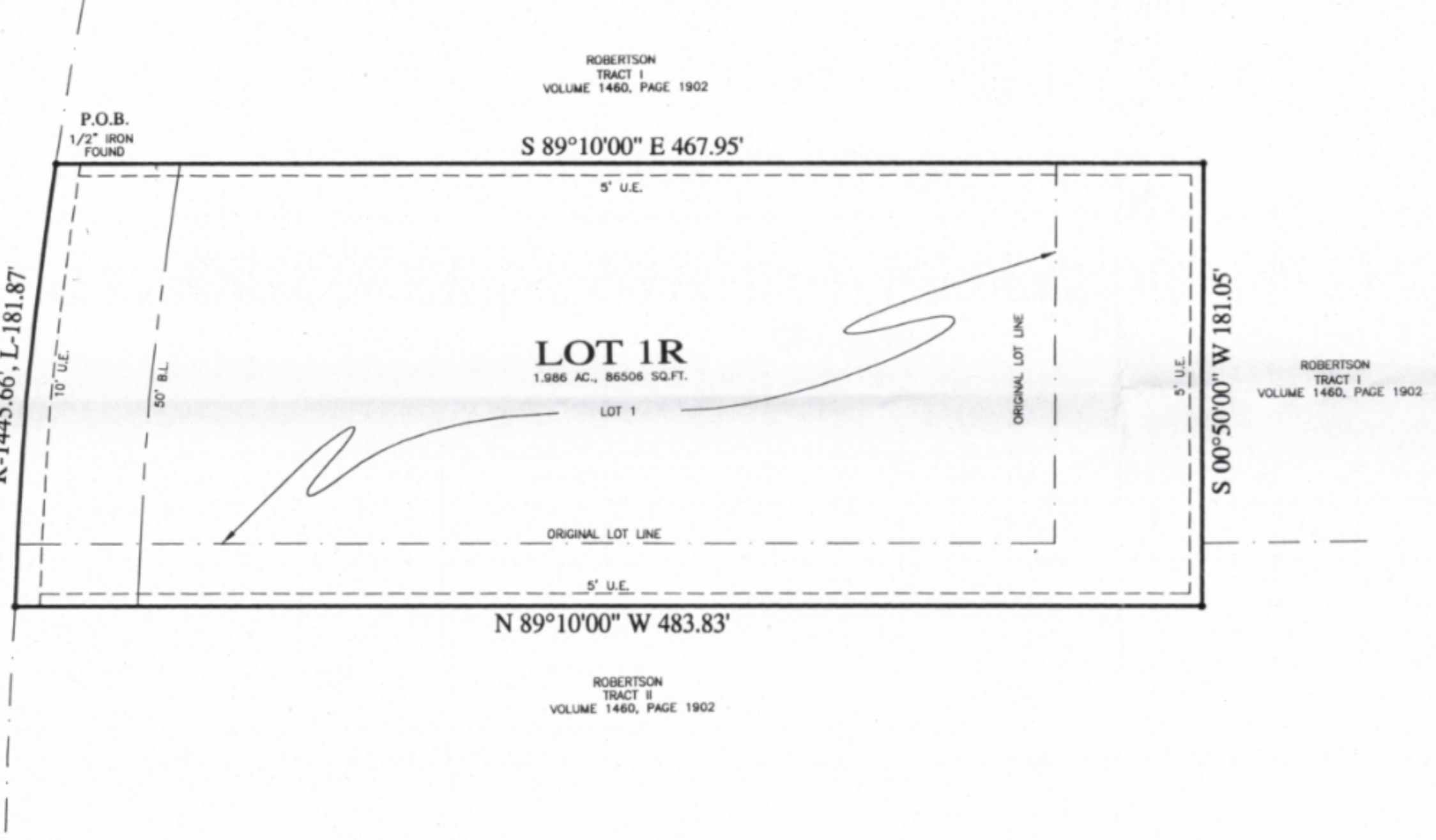
Jhanna L. Bogan
Notary Public in and for the State of Texas



PLANNING & ZONING
CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
PLAT APPROVAL DATE
THIS 2nd DAY OF August 2007.
BY: *James L. Michener* PLANNING & ZONING CHAIRMAN
BY: *Jhanna Bogan* SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
PLAT APPROVAL DATE
THIS 18th DAY OF Oct 2007.
BY: *Daphne Hughes* MAYOR
BY: *Jhanna Bogan* CITY SECRETARY

OWNER/DEVELOPER:
SPRINGTOWN AREA SENIOR CITIZEN COMMITTEE INC.
1070 N. MAIN
SPRINGTOWN, TEXAS 76082
VOLUME 1699, PAGE 890



This is to certify that I, JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having platted 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 that survey made by me or under my direction and supervision.

JERRY ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5746
SURVEYED/MAY/2007



LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181
07119

FINAL PLAT
SHOWING
J.S. HODGES No. 690 ADDITION
LOT 1R
BEING A REPLAT OF LOT 1 J.S. HODGES No. 690
ADDITION, AN ADDITION TO THE CITY OF
SPRINGTOWN, PARKER COUNTY, TEXAS.

ACCT. NO.: 13585
SCH. DIST.: SP
CITY: SP
MAP NO.: K-5