

File name: C:\DATA\00050A\00050A.DWG
 Plot date: 09/28/00 at 15:02

APPROVED BY THE PLANNING AND ZONING COMMISSION
 OF THE CITY OF SPRINGTOWN, TEXAS
 DATE: October 19, 2000
 CHAIRMAN: [Signature]
 CITY SECRETARY: [Signature]

APPROVED BY THE CITY COUNCIL OF THE CITY OF
 SPRINGTOWN, TEXAS
 DATE: 10-19-00
 MAYOR: [Signature]
 CITY SECRETARY: [Signature]

NOTE:
 THE OWNERS OF ALL CORNERS LOTS SHALL MAINTAIN
 SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY
 SUBDIVISION ORDINANCE.

DRAINAGE ESM'T. SCHEDULE

LINE	BEARING	DISTANCE
L1	N 84°30'45" E	50.00
L2	S 05°29'15" E	10.00
L3	S 84°30'45" W	20.00
L4	S 05°29'15" E	4.09
L5	S 39°02'15" W	68.08
L6	N 84°27'37" E	104.21
L7	S 05°57'45" E	10.00
L8	S 84°27'37" W	107.22
L9	S 05°57'45" E	223.51
L10	S 50°57'45" E	72.72
L11	S 05°57'45" E	83.67
L12	N 84°02'15" E	25.00
L13	S 05°57'45" E	368.24
L14	S 50°57'45" E	97.87
L15	N 50°57'45" W	113.29
L16	N 05°57'45" W	393.09
L17	N 84°02'15" E	25.00
L18	N 05°57'45" W	79.52
L19	N 50°57'45" W	72.72
L20	N 05°57'45" W	169.53
L21	S 84°02'15" W	30.00
L22	N 05°57'45" W	20.00
L23	N 84°02'15" E	30.00
L24	N 05°57'45" W	49.22
L25	N 39°02'15" E	72.39
L26	S 84°30'45" W	20.00
L27	N 05°29'15" W	10.00

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS, Springtown Independent School District, acting by and through the undersigned, its duly authorized agent, is the sole owner of 19.478 acres of land situated in the Joseph Ward Survey, Abstract No. 1608 and the J.A. Freeman Survey, Abstract No. 472, City of Springtown, Parker County, Texas, being the same tracts of land conveyed to Springtown I.S.D. as recorded in Volume 391, Page 117, and Volume 425, Page 200, Deed Records of Parker County, Texas, Trustees of the Springtown I.S.D. as recorded in Volume 170, Page 472, Deed Records of Parker County, Texas, Trustees of Springtown I.S.D. No. 3-A, Volume 266, Page 479, Deed Records of Parker County, Texas and the Springtown I.S.D. No.3, Volume 268, Page 79, Deed Records of Parker County, Texas; said 19.478 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south R-0-W line of East 3rd Street, said iron also being the northeast corner of the aforementioned Springtown I.S.D. tract recorded in Volume 425, Page 200, Deed Records of Parker County, Texas, and the northwest corner of a tract of land conveyed to Thompson & Merrithew as recorded in Volume 1541, Page 1389, Deed Records of Parker County, Texas;

THENCE SOUTH, leaving said R-0-W line along common line of said tracts, 778.90 feet to the centerline of Walnut Creek;

THENCE along the most southerly line of said Springtown I.S.D. property and the meander of said creek the following courses & distances:

- N 85° 29' 56" W, 159.11 feet;
- S 59° 45' 11" W, 266.78 feet;
- N 88° 04' 58" W, 124.75 feet;
- S 47° 57' 56" W, 134.95 feet;
- S 37° 52' 43" W, 74.47 feet;
- N 84° 33' 22" W, 43.19 feet;

THENCE N 09° 42' 19" W, leaving said creek along the most easterly west line of the aforementioned Springtown I.S.D. tract recorded in Volume 268, Page 79, Deed Records of Parker County, Texas, 362.01 feet to a 1/2 inch iron rod set with plastic cap stamped Landes & Associates, Inc. (hereinafter all 1/2 inch iron rods set bear the same description) in the south line of the aforementioned Springtown I.S.D. tract recorded in Volume 170, Page 476, Deed Records of Parker County, Texas;

THENCE S 80° 40' 36" W, along said tract line, 278.28 feet to a point in the east R-0-W line of Avenue D;

THENCE N 05° 09' 14" W, along the said R-0-W line and the most westerly line of said Springtown I.S.D. tract, 659.48 feet to the northwest corner of said tract, in the center of the aforementioned East 3rd Street;

THENCE N 84° 30' 45" E, along the center of East 3rd Street, 715.35 feet to the northeast corner of the aforementioned Springtown I.S.D. tract recorded in Volume 391, Page 117, Deed Records of Parker County, Texas;

THENCE S 00° 06' 56" E, 31.73 feet to a 1/2 inch iron rod set; THENCE N 84° 36' 07" E, along the existing southerly R-0-W line of said East 3rd Street, 387.17 feet to the Point of Beginning and containing 19.478 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Springtown Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Lipstreu & Hinkle Addition, an addition to the City of Springtown, Parker County, Texas and does hereby dedicate to the public's use the streets and easements as shown thereon.

Witness my hand at Springtown, Parker County, Texas, this the 2 day of November, 2000.

By: [Signature]
 Randall Betty, President
 Springtown I.S.D. Board of Trustees

STATE OF TEXAS
 Before me, the undersigned authority, on this day personally appeared Randall Betty of Springtown Independent School District, 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 consideration therein expressed.

Given under my hand and seal of office this 2 day of November, 2000.

[Signature]
 Darlene Pennington

0 100 200 300 Feet
 1" = 100'

NOTARY PUBLIC
 STATE OF TEXAS
 DARLENE PENNINGTON
 Notary Public, State of Texas
 My Commission Expires
 FEB. 14, 2001

Doc 00402667 Bk OR Vol 1897 Pg 1791

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On Nov 14, 2000 at 05:18P

Document Number: 00402667

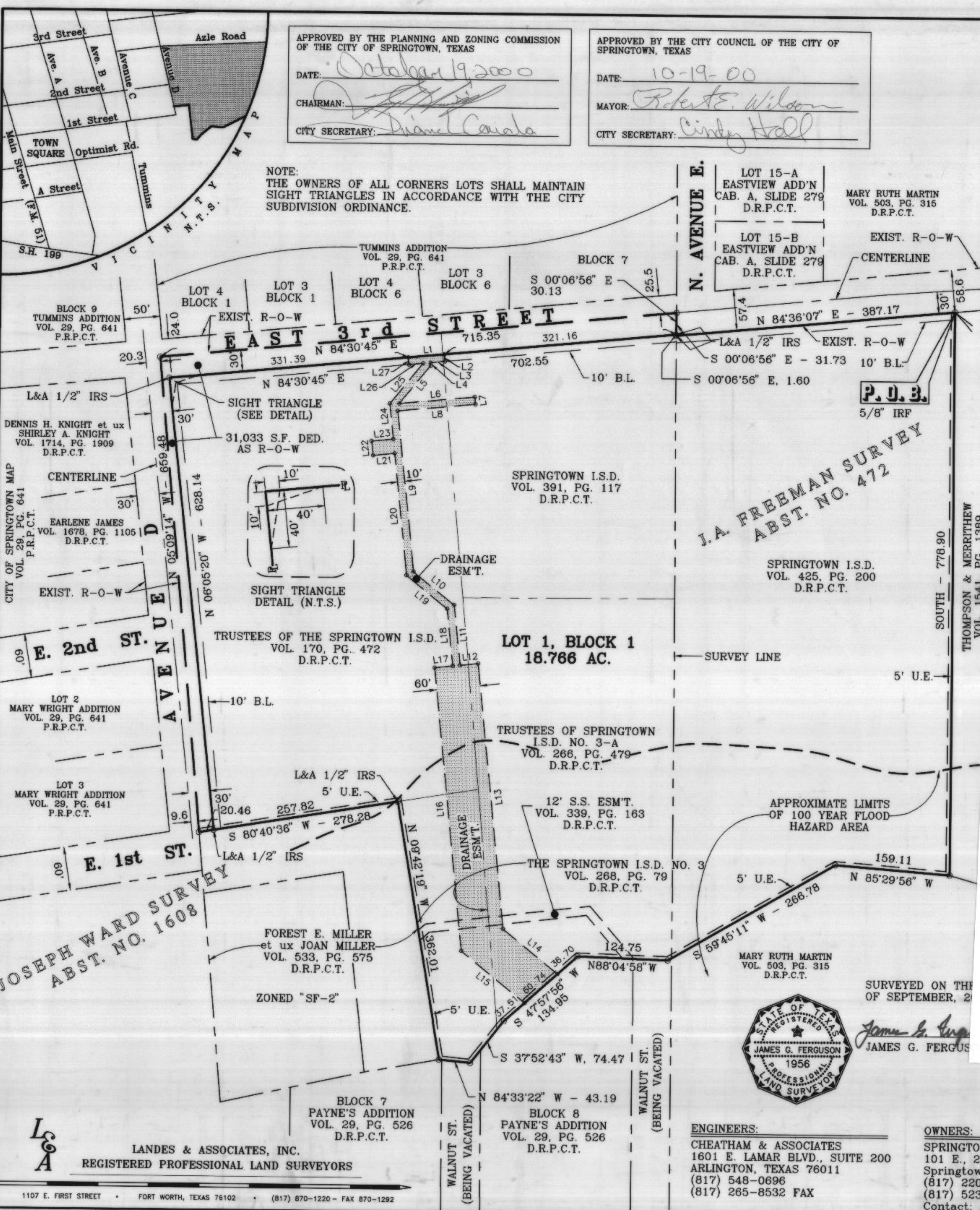
Amount: .00

By: Faye Woody

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.

Nov 14, 2000

Jane Brown, County Clerk
 Parker County



J.A. FREEMAN SURVEY
 ABST. NO. 472

SPRINGTOWN I.S.D.
 VOL. 425, PG. 200
 D.R.P.C.T.

LOT 1, BLOCK 1
 18.766 AC.

TRUSTEES OF SPRINGTOWN
 I.S.D. NO. 3-A
 VOL. 266, PG. 479
 D.R.P.C.T.

12' S.S. ESM'T.
 VOL. 339, PG. 163
 D.R.P.C.T.

THE SPRINGTOWN I.S.D. NO. 3
 VOL. 268, PG. 79
 D.R.P.C.T.

FOREST E. MILLER
 et ux JOAN MILLER
 VOL. 533, PG. 575
 D.R.P.C.T.



SURVEYED ON THE
 OF SEPTEMBER, 2000

[Signature]
 JAMES G. FERGUSON

ENGINEERS:
 CHEATHAM & ASSOCIATES
 1601 E. LAMAR BLVD., SUITE 200
 ARLINGTON, TEXAS 76011
 (817) 548-0696
 (817) 265-8532 FAX

OWNERS:
 SPRINGTOWN I.S.D.
 101 E. 2nd Street
 Springtown, Texas 76082
 (817) 220-7243
 (817) 523-5766 Fax
 Contact: Allen Brown

LANDES & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS

1107 E. FIRST STREET • FORT WORTH, TEXAS 76102 • (817) 870-1220 - FAX 870-1292

A PLAT SHOWING
 LOT 1, BLOCK 1
LIPSTREU & HINKLE ADDITION

AN ADDITION TO THE CITY OF SPRINGTOWN, TEXAS, SITUATED IN THE JOSEPH WARD SURVEY, ABSTRACT NO. 1608 AND THE J.A. FREEMAN SURVEY, ABSTRACT NO. 472, PARKER COUNTY, TEXAS, AND CONTAINING 19.478 ACRES OF LAND.

ONE LOT
 SEPT. 28, 2000

#00050A RF