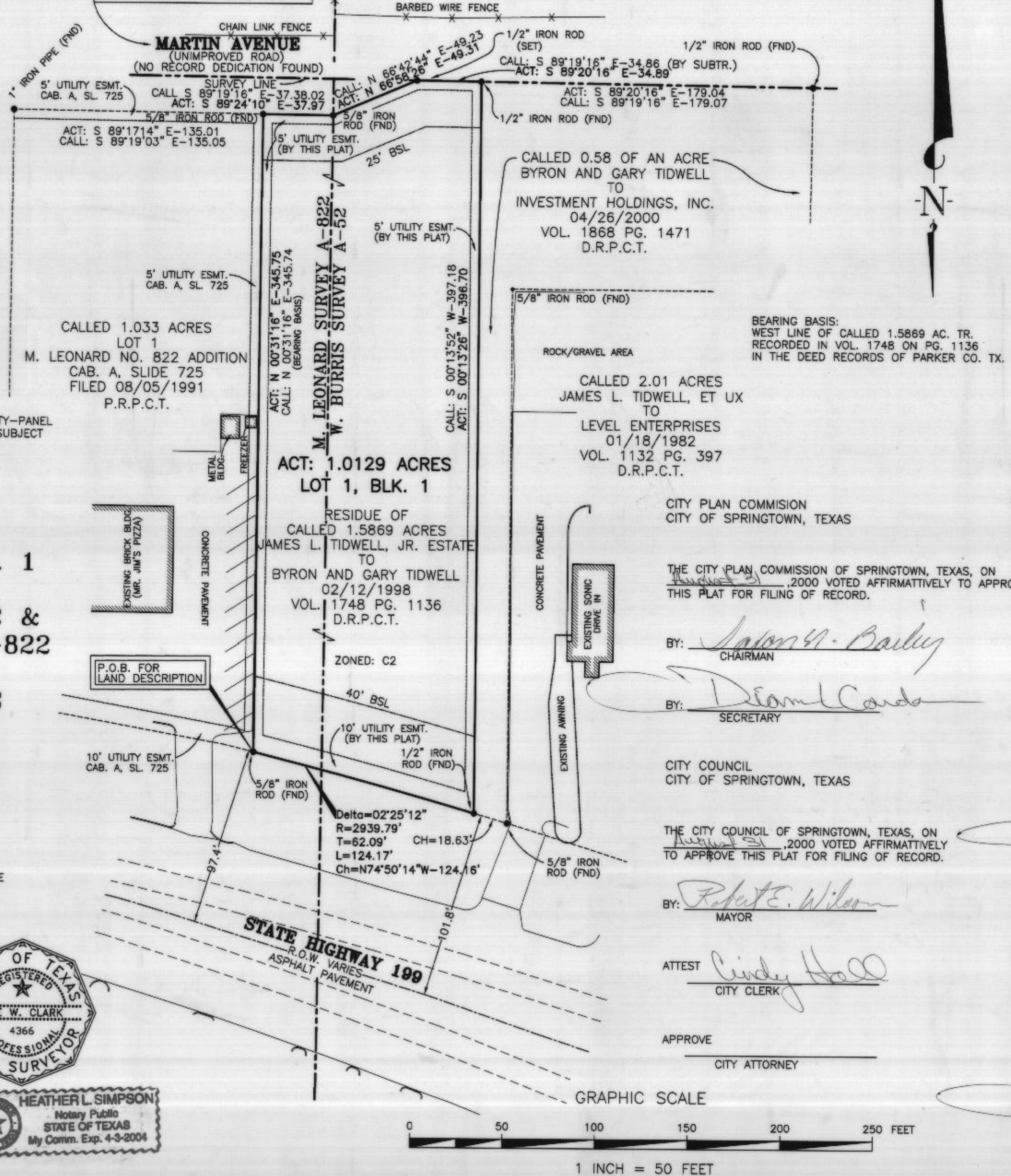


R. HANEY SURVEY A-691

J. FREEMAN SURVEY A-472

NOTE: STREET NAME CHANGED FROM "B" STREET TO MARTIN AVE. BY CITY ORDINANCE # 355, 11/16/1995



STATE OF TEXAS
COUNTY OF PARKER

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LAND DESCRIPTION - 1.0129 ACRE
W. BURRIS SURVEY A - 52
M. LEONARD SURVEY A - 822
CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE W. BURRIS SURVEY A - 52 AND THE M. LEONARD SURVEY A - 822, CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS AND BEING PART OF A CALLED 1.5869 ACRE TRACT AS DESCRIBED BY DEED FROM JAMES L. TIDWELL, JR. ESTATE TO BYRON AND GARY TIDWELL, DATED FEBRUARY 12, 1998 AND RECORDED IN VOLUME 1748 ON PAGE 1136 IN THE DEED RECORDS OF PARKER COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD (FOUND) FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 1.5869 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 1 OF THE M. LEONARD NO. 822 ADDITION AS SHOWN ON A PLAT OF SAME NAME RECORDED IN CABINET A, SLIDE 725 IN THE PLAT RECORDS OF PARKER COUNTY TEXAS AND BEING IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199;

THENCE NORTH 00 DEG. 31 MIN. 16 SEC. EAST WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 1.5869 ACRE TRACT, A DISTANCE OF 345.75 FEET TO A 5/8 INCH IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF SAID 1.5869 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF MARTIN AVENUE (UNIMPROVED);

THENCE SOUTH 89 DEG. 24 MIN. 10 SEC. EAST WITH THE NORTH LINE OF SAID 1.5869 ACRE TRACT AND WITH THE SOUTH LINE OF MARTIN AVENUE, A DISTANCE OF 37.97 FEET TO A 5/8 INCH IRON ROD (FOUND) FOR AN ANGLE CORNER IN SAME AND BEING ON OR NEAR THE EAST LINE OF THE M. LEONARD SURVEY A - 822 AND THE WEST LINE OF THE W. BURRIS SURVEY A - 52;

THENCE NORTH 66 DEG. 58 MIN. 26 SEC. EAST CONTINUING WITH THE NORTH LINE OF SAID 1.5869 ACRE TRACT AND THE SOUTH LINE OF SAID MARTIN AVENUE, A DISTANCE OF 49.31 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER IN SAME;

THENCE SOUTH 89 DEG. 20 MIN. 16 SEC. EAST CONTINUING WITH THE NORTH LINE OF SAID 1.5869 ACRE TRACT AND THE SOUTH LINE OF SAID MARTIN AVENUE, A DISTANCE OF 34.89 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER IN SAME AND BEING THE NORTHWEST CORNER OF A CALLED 0.58 OF AN ACRE TRACT AS DESCRIBED BY DEED FROM BYRON AND GARY TIDWELL TO INVESTMENTS HOLDINGS, INC., DATED APRIL 26, 2000 AND RECORDED IN VOLUME 1868 ON PAGE 1471 IN SAID DEED RECORDS;

THENCE SOUTH 00 DEG. 13 MIN. 26 SEC. WEST WITH THE WEST LINE OF SAID 0.58 OF AN ACRE TRACT, A DISTANCE OF 396.70 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE SOUTHWEST CORNER OF SAME AND BEING IN THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199 AND IN A CURVE TO THE LEFT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199 AND ALONG SAID CURVE TO THE LEFT, HAVING A DELTA OF 02 DEG. 25 MIN. 12 SEC., A RADIUS OF 2,939.79 FEET, A TANGENT OF 62.09 FEET, A CHORD WHICH BEARS NORTH 74 DEG. 50 MIN. 14 SEC. WEST - 124.16 FEET AND AN ARC LENGTH OF 124.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.0129 ACRES OR 44,122 SQ. FT. OF LAND.

AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, McDONALD'S ADDITION No. 1, AN ADDITION TO THE CITY OF SPRINGTOWN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND RIGHTS OF WAY SHOWN FOR THE PURPOSE AND USE THEREIN EXPRESSED OR SHOWN HEREON.

WITNESS, MY HAND, THIS THE 31st DAY OF August, 2000.

BY: *Byron Tidwell*
OWNER/AUTHORIZED SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF Texas, THIS THE 31st DAY OF August, 2000

NOTARY



WITNESS, MY HAND, THIS THE 31st DAY OF August, 2000.

BY: *Gary S. Tidwell*
OWNER/AUTHORIZED SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF Texas, THIS THE 31st DAY OF August, 2000

NOTARY



THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE: _____

FINAL PLAT McDONALD'S ADDITION No. 1 1.0129 ACRES WM. BURRIS SURVEY A-52 & MARY LEONARD SURVEY A-822 CITY OF SPRINGTOWN PARKER COUNTY, TEXAS

OWNERS:
BYRON TIDWELL AND GARY TIDWELL
P.O. BOX 55
SPRINGTOWN, TEXAS 76082

I, JOE W. CLARK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4366, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2000.

GIVEN UNDER MY HAND AND SEAL THIS THE 9th DAY OF August, 2000.

Joe W. Clark
JOE W. CLARK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4366



SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 9th DAY OF August, 2000

Heather L. Simpson
NOTARY



THE CITY PLAN COMMISSION OF SPRINGTOWN, TEXAS, ON August 31, 2000 VOTED AFFIRMATIVELY TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: *James E. Bailey*
CHAIRMAN

BY: *Diana L. Carda*
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

THE CITY COUNCIL OF SPRINGTOWN, TEXAS, ON August 31, 2000 VOTED AFFIRMATIVELY TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: *Rafael E. Wilson*
MAYOR

ATTEST *Cindy Hall*
CITY CLERK

APPROVE _____
CITY ATTORNEY

GRAPHIC SCALE



1 INCH = 50 FEET

| REVISIONS | DATE | BY |
|---|----------|-----|
| ISSUED/ADDRESS CITY COMMENTS | 08/08/00 | JWC |
| CHANGE STREET NAME TO MARTIN AVE., FIELDNOTES | 08/09/00 | JWC |
| REVISE DRAWING TO 18" X 24" SIZE | 08/09/00 | JWC |
| | | |
| | | |

FINAL PLAT
McDONALD'S ADDITION No. 1
WM. BURRIS SURVEY A-52 &
MARY LEONARD SURVEY A-822
CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS



Summit Surveying, Ltd.

Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544

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PROJECT MGR.
JWC
PROJECT TECH.
JWC
CHECKED BY

JOB NO.
00-042