

Owner:
Ralph R. Pate
Darla Pate
704 Mary Drive
Weatherford, TX 76085

NOTES: PROPERTY CORNERS ARE ALL CAPED T.C.S. PLS 4277 REBAR RODS SET UNLESS OTHERWISE NOTED.
ZONING FOR THESE LOTS IS SP-2 RESIDENTIAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201610204 10:59 AM
Fee: \$ 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

CITY OF SPRINGTOWN
PLANNING & ZONING

APPROVED DATE March 3, 2016

BY: *Sarah Cockburn* CHAIRMAN
BY: *Laura L. Guert* SECRETARY

Note:
According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel Number 46367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

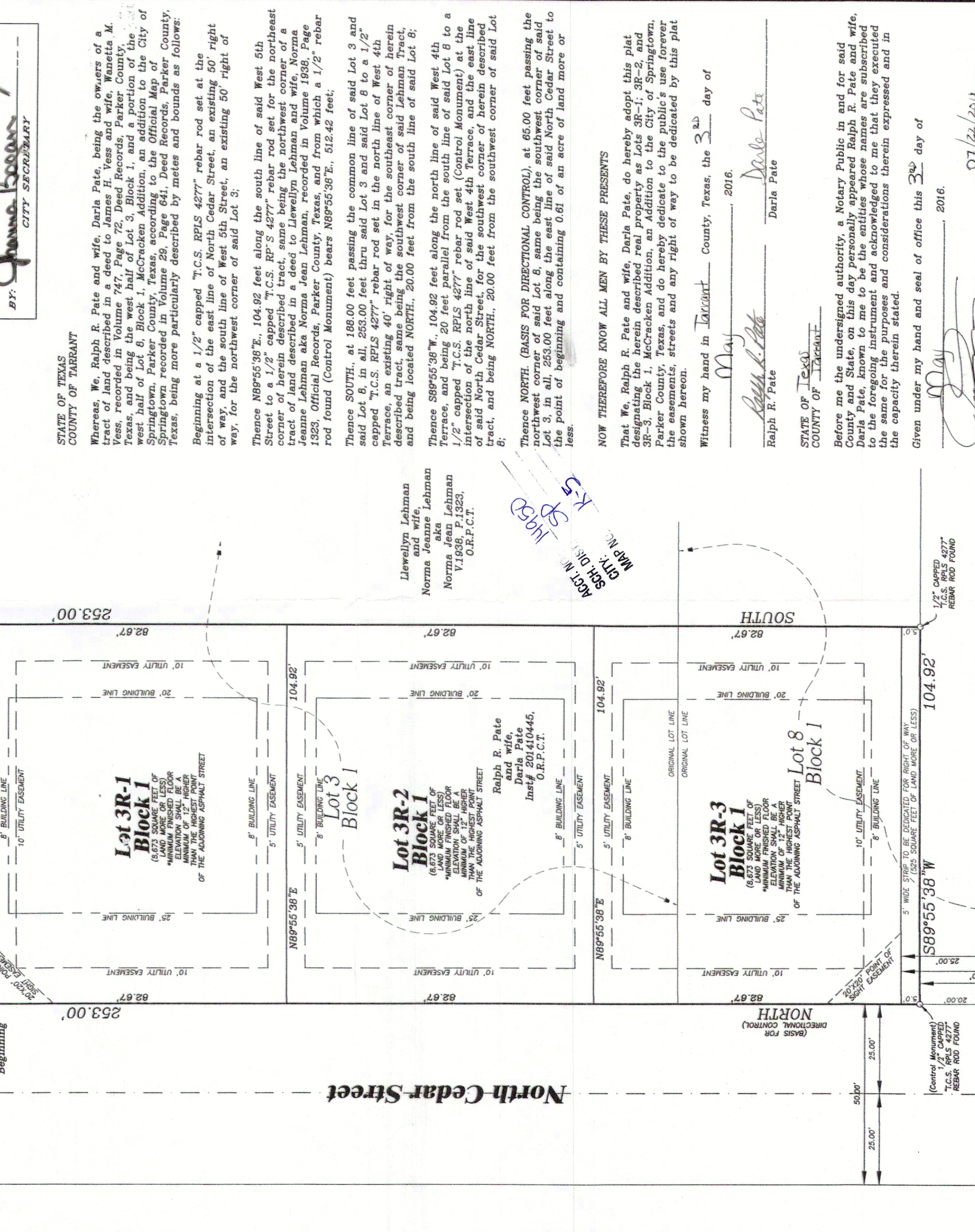
PLAT Total Pages: 1
CITY OF SPRINGTOWN
CITY COUNCIL

APPROVED DATE March 24, 2016

BY: *Ralph W. Clout* MAYOR
BY: *Jeanne Beagan* CITY SECRETARY

West 5th Street

1/2" CAPPED T.C.S. PLS 4277 REBAR ROD FOUND
N89°55'38"E 104.92'
5.12' 42"



West 4th Terrace

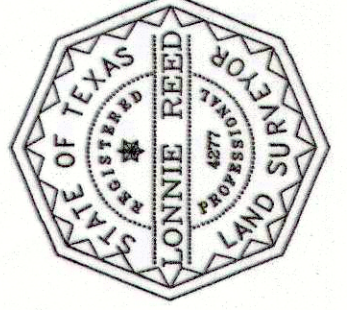
1/2" CAPPED T.C.S. PLS 4277 REBAR ROD FOUND
S89°55'38"W 104.92'
5.0'

West 4th Terrace

Lot 3R-1; 3R-2, and 3R-3, Block 1,

McCracken Addition

An addition to the City of Springtown, Parker County, Texas, and being a re-plot of the west half of Lot 3, Block 1, and a portion of the west half of Lot 8, Block 1, McCracken Addition, according to the Official Map of Springtown, recorded in Volume 29, Page 641, Deed Records, Parker County, Texas, and containing 0.61 of an acre of land more or less.



TRI-COUNTIES SURVEYING
116 LOCUST STREET AZLE TX 76080
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@triconsurveysurveying.com
FIRM REGISTRATION: 100577-00
JOB# 14050075 JOB# 14050077

01-19-2016

THIS PLAT FILED FOR RECORD IN CABINET# D SLIDE# 546 DATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, We, Ralph R. Pate and wife, Darla Pate, being the owners of a tract of land described in a deed to James H. Vess and wife, Wanetia M. Vess, recorded in Volume 747, Page 72, Deed Records, Parker County, Texas, and being the west half of Lot 3, Block 1, and a portion of the west half of Lot 8, Block 1, McCracken Addition, an addition to the City of Springtown, Parker County, Texas, according to the Official Map of Springtown recorded in Volume 29, Page 641, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set at the intersection of the east line of North Cedar Street, an existing 50' right of way, and the south line of West 5th Street, an existing 50' right of way, for the northwest corner of said Lot 3;

Thence N89°55'38"E, 104.92 feet along the south line of said West 5th Street to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northeast corner of herein described tract, same being the northwest corner of a tract of land described in a deed to Llewellyn Lehman and wife, Norma Jeanne Lehman aka Norma Jean Lehman, recorded in Volume 1938, Page 1323, Official Records, Parker County, Texas, and from which a 1/2" rebar rod found (Control Monument) bears N89°55'38"E, 512.42 feet;

Thence SOUTH., at 188.00 feet passing the common line of said Lot 3 and said Lot 8, in all, 253.00 feet thru said Lot 3 and said Lot 8 to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the north line of West 4th Terrace, an existing 40' right of way, for the southeast corner of herein described tract, same being the southwest corner of said Lehman Tract, and being located NORTH., 20.00 feet from the south line of said Lot 8;

Thence S89°55'38"W., 104.92 feet along the north line of said West 4th Terrace, and being 20 feet parallel from the south line of said Lot 8 to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set (Control Monument) at the intersection of the north line of said West 4th Terrace, and the east line of said North Cedar Street, for the southwest corner of herein described tract, and being NORTH., 20.00 feet from the southwest corner of said Lot 8;

Thence NORTH. (BASIS FOR DIRECTIONAL CONTROL), at 65.00 feet passing the northwest corner of said Lot 8, same being the southwest corner of said Lot 3, in all, 253.00 feet along the east line of said North Cedar Street to the point of beginning and containing 0.61 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Ralph R. Pate and wife, Darla Pate, do hereby adopt this plat designating the herein described real property as Lots 3R-1; 3R-2, and 3R-3, Block 1, McCracken Addition, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the easements, streets and any right of way to be dedicated by this plat shown hereon.

Witness my hand in Tarrant County, Texas, the 3rd day of May, 2016.

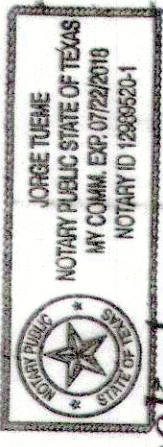
Ralph R. Pate
Ralph R. Pate
Darla Pate
Darla Pate

STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ralph R. Pate and wife, Darla Pate, known to me to be the entities whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of May, 2016.

Notary Public
My Commission Expires 07/22/2018
14950-001-003-1D
PLAT REVISION



ACT. NO. 14950
SGT. DIST. K-5
CITY: DALLAS
MAP NO.