

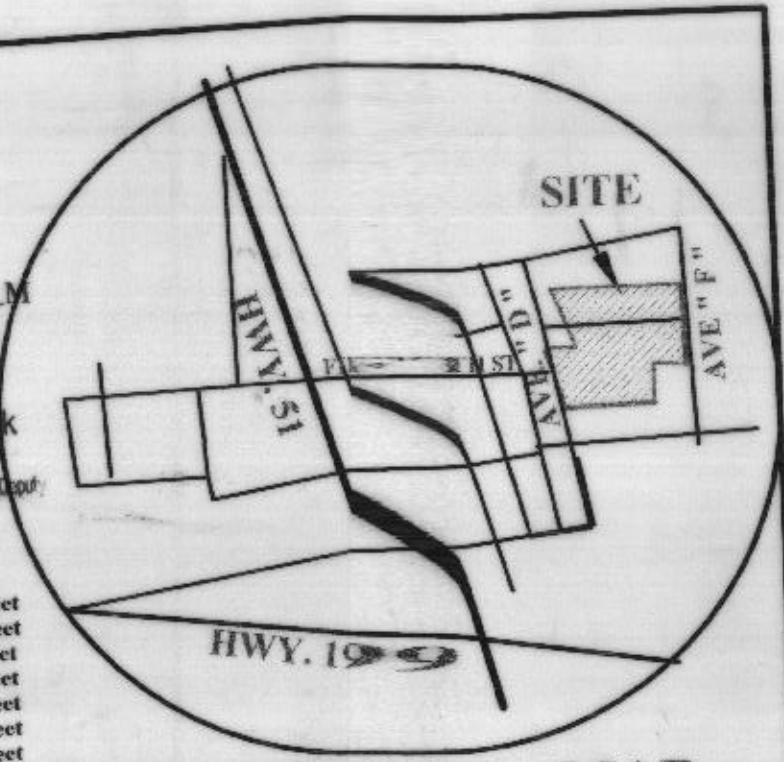
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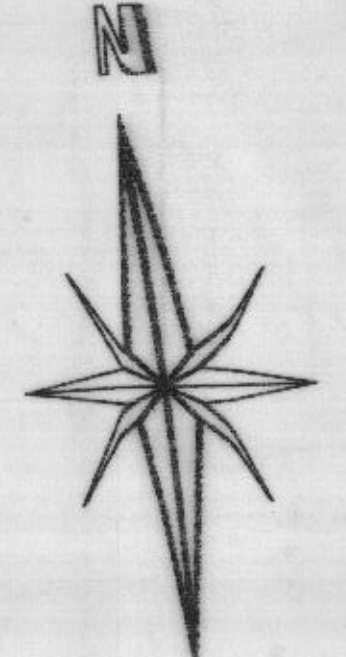
RECEIVED AND FILED FOR RECORD 2:20 O'Clock

JAN 14 2000

Jeane Brunson, Co. Clerk PARKER COUNTY, TEXAS



VICINITY MAP



# FINAL PLAT

## " ESTATES OF SPRINGTOWN "

BEING A REPLAT OF LOTS 1 THRU 6, BLOCK 1, AND LOTS 1 THRU 8, BLOCK 4, SUMMER TREE ESTATES RECORDED IN PLAT CABINET B, SLIDE 184, PLAT RECORDS, PARKER COUNTY, TEXAS, AND ALSO LOTS 2 THRU 4, BLOCK 1, LOTS 5 THRU 17, BLOCK 2, LOTS 1 THRU 4, BLOCK 3, LOTS 1 THRU 7, BLOCK 4, AND LOTS 1 AND 2, BLOCK 5, COLLEGE HILLS ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 359A, PAGE 44, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING IN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, SAID TRACT BEING THOSE TRACTS CONVEYED TO THE ROUTH DEVELOPMENT GROUP AND RECORDED IN BOOK 1811, PAGE 931-932, BOOK 1811, PAGE 977-978, AND BOOK 1812, PAGE 208-209, R.R.P.C.T. (See field note description.)

LOT	AREA
1	11,476.5 Sq. Feet
2	11,476.5 Sq. Feet
3	11,698.711 Sq. Feet
4	9,738.265 Sq. Feet
5	11,048.319 Sq. Feet
6	13,647.359 Sq. Feet
7	13,647.359 Sq. Feet
8	11,402.399 Sq. Feet
9	8,626.946 Sq. Feet
10	8,573.446 Sq. Feet
11	11,362.805 Sq. Feet
12	13,027.378 Sq. Feet
13	13,027.378 Sq. Feet
14	11,453.084 Sq. Feet
15	8,208.685 Sq. Feet
16	9,573.811 Sq. Feet
17 THRU 33	8,641.901 Sq. Feet Each.
34	6,772.187 Sq. Feet
35	10,483.604 Sq. Feet
36	10,649.608 Sq. Feet
37	11,798.033 Sq. Feet
38	12,544.844 Sq. Feet
39	12,499.719 Sq. Feet
40	12,454.594 Sq. Feet
41	21,163.573 Sq. Feet
42	9,105.029 Sq. Feet
43	9,016.522 Sq. Feet
44	8,928.015 Sq. Feet
45	9,020.680 Sq. Feet
46	14,563.755 Sq. Feet
47	14,321.284 Sq. Feet
48	14,727.705 Sq. Feet
49	14,418.20 Sq. Feet
50	10,066.913 Sq. Feet
51	8,773.965 Sq. Feet
52	17,727.888 Sq. Feet
53	17,044.704 Sq. Feet
54	11,675.868 Sq. Feet
55	11,623.936 Sq. Feet
56	11,613.936 Sq. Feet
PARK	73,583.454 Sq. Feet

### FIELD NOTES

FIELD NOTES of 18.102 acre tract of land consisting of the following: Lots 1 thru 6, Block 1, and Lots 1 thru 8, Block 4, Summer Tree Estates, recorded in Plat Cabinet B, Slide 184, Plat Records, Parker County, Texas, and also Lots 2 thru 4, Block 1, Lots 5 thru 17, Block 2, Lots 1 thru 4, Block 3, Lots 1 thru 7, Block 4, and Lots 1 and 2, Block 5, College Hills Estates, according to the plat recorded in Volume 359A, Page 44, of the Deed Records, Parker County, Texas, and also a part of 5th Street, College Hills of the Deed Records, Parker County, Texas, and being a part of the Terrace, College Hills Court, Avenue E, and Summer Tree Lane, and being a part of the R.W. Haney Survey, Abstract 691, and the Joseph Ward Survey, Abstract 1608, Parker County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found concrete monument in the east line of the R.W. Haney Survey, Abstract 691, said point being the SE corner of Lot 2, Block 4, College Hills Estates; THENCE N 89 deg. 40 min. W, 245.8 ft. to a found concrete monument for a corner; THENCE S 01 deg. 43 min. E, 435.3 ft. to a found concrete monument for a corner being the SE corner of Lot 2, Block 5, College Hills Estates; THENCE S 85 deg. 47 min. W, 410.0 ft. to the SE corner of Lot 1, Block 1, College Hills Estates, said point also being the SW corner of Lot 4, Block 1, College Hills Estates; THENCE N 7 deg. 08 min. W, 115.0 ft. to a set 1/2" iron rod being the NE corner of Lot 1, Block 1, College Hills Estates; THENCE S 85 deg. 47 min. W, 147.5 ft. to a set 1/2" iron rod for a corner, said point being the NW corner of Lot 1, Block 1, College Hills Estates, and being in the EBL of Avenue D; THENCE with the EBL of the above mentioned Avenue D, N 07 deg. 08 min. W, 111.9 ft., and N 09 deg. 41 min. W, 70.81 ft. to a 1/2" iron rod for a corner, said point being the SW corner of Lot 4, Block 2, College Hills Estates;

THENCE with the SBL of Lot 4, Block 2, College Hills Estates, and with a curve to the right, said curve having the following data: Radius 607.63 ft., Chord S 86 deg. 07 min. 39 sec. E, 133.53 ft. a distance of 133.8 ft. to a 1/2" iron rod for a corner, being the SE corner of Lot 1, Block 2, College Hills Estates; THENCE N 09 deg. 41 min. W, with the EBL of Lots 4, 3, 2, and 1, Block 2, College Hills Estates, a total distance of 474.86 ft. to a found 1/2" iron rod for a corner; THENCE N 88 deg. 57 min. 27 sec. E, 59.37 ft. to a found concrete monument for a corner;

THENCE N 07 deg. 40 min. 27 sec. W, 243.15 ft. to a set 1/2" iron rod for a corner; THENCE N 88 deg. 27 min. 57 sec. W, 62.4 ft. to a 1/2" iron rod for a corner, being the SW corner of Lot 1, Block 4, Summer Tree Estates; THENCE N 11 deg. 23 min. W, with the WBL of said Lot 1, Block 4, 215.48 ft. to a 1/2" iron rod for a corner, being the NW corner of said Lot 1, Block 4; THENCE East, with the north line of said Block 4, Summer Tree Estates, 853.5 ft. to a found 1/2" iron rod being the NE corner of Lot 8, Block 4, Summer Tree Estates, said point being in the WBL of Avenue E;

THENCE South, with the WBL of Avenue E, 734.32 ft. to the place of beginning and containing 18.102 acres of land, more or less. NOTE: A part of the above described acreage is in the occupancy of some platted streets that are to be abandoned by the city of Springtown by the acceptance of this replat.

**BUILDING SETBACK REQUIREMENTS:**  
NOTE: All setback building lines will be as follows:  
Front setback - 25ft.  
Side setback - 8ft.  
Rear setback - 20'  
Unless otherwise noted on the plat and/or indicated in the subdivision restrictive covenants.

**UTILITY EASEMENT REQUIREMENTS:**  
Note: There shall exist a 10' Utility and Drainage easement along the rear and side lot lines of all outside perimeter lots. There shall exist a 10' Utility and Drainage easement along the front of all lots. There shall exist a 5' Utility and Drainage easement along the side and rear of all interior lot lines. Unless otherwise noted on the plat and/or indicated in the subdivision restrictive covenants.

Any development upon any lot, parcel, tract, or replat of Estates of Springtown is subject to all subdivision regulations of the City of Springtown including, but not limited to, provisions for drainage and storm water control as well as sanitary sewer and accompanying easements and appurtenances.

TERRY HUGHES LAND SURVEYING.  
WEATHERFORD, TEXAS, 76087

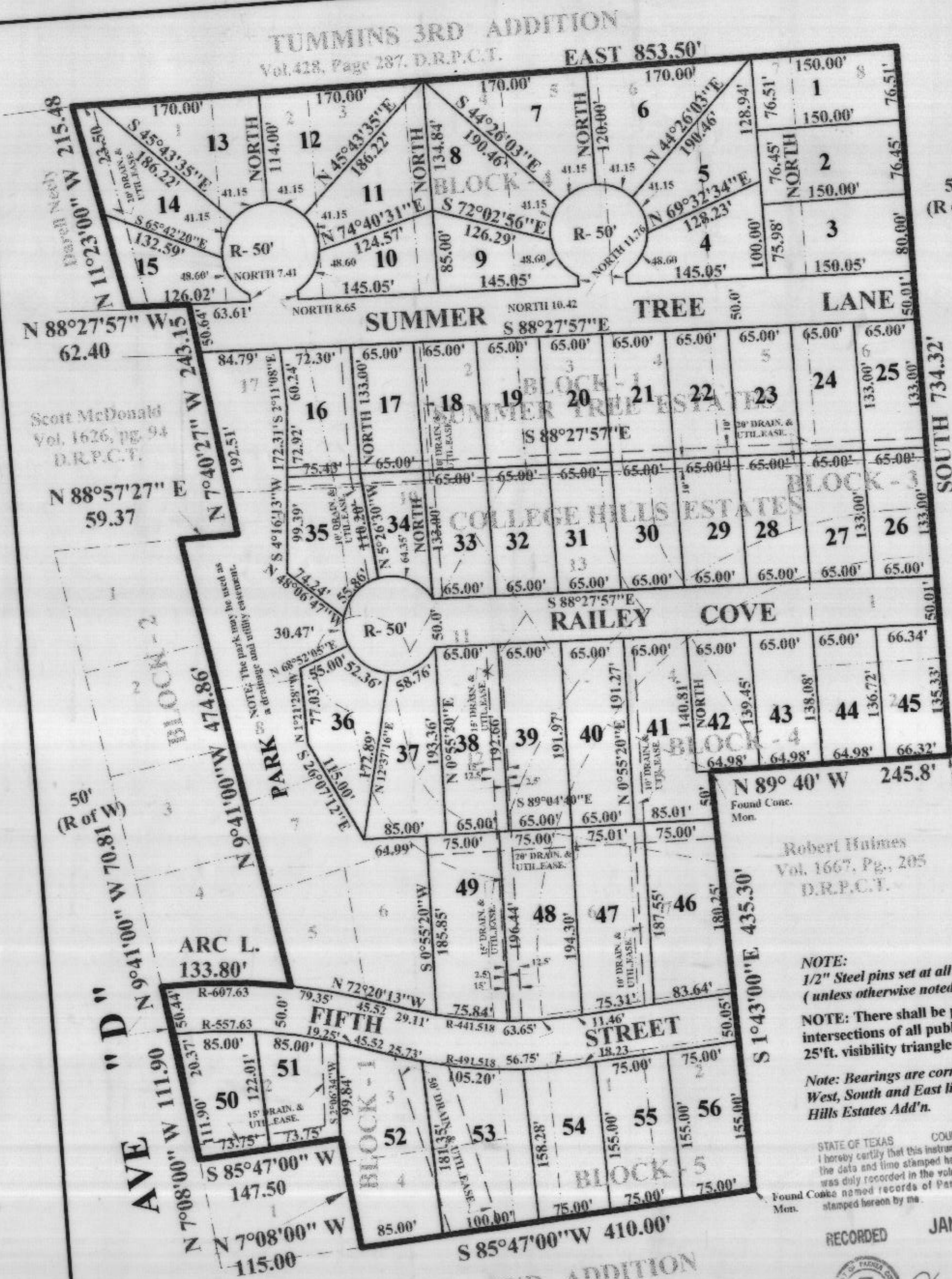
146 MARIAH DRIVE  
PHONE 817-597-5273

I, *Terry Hughes*, certify that this map was prepared from field notes of an original ground survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date 7-22-1999 No. 17,872

PTM2 D:\17872.ZAY  
PTM2 C:\SIGHTSRV\17872.ZAK

SHEET 1 of 2



Robert Humes  
Vol. 1667, Pg. 205  
D.R.P.C.T.

NOTE: 1/2" Steel pins set at all corners. (unless otherwise noted).

NOTE: There shall be provided at the intersections of all public streets, 25'ft. visibility triangles.

Note: Bearings are correlated with the West, South and East lines of College Hills Estates Add'n.

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 public records of Parker County as shown and stamped hereon by me.

RECORDED JAN 14 2000



Jeane Brunson  
County Clerk, Parker County, Tex.

\*\*\*\*\* THIS TRACT Does not APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, FIA FLOOD HAZARD BOUNDARY MAP.

NO. 480521 0005

This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey and is not intended to imply that adjoining tracts referenced on this document have been actually surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged.

