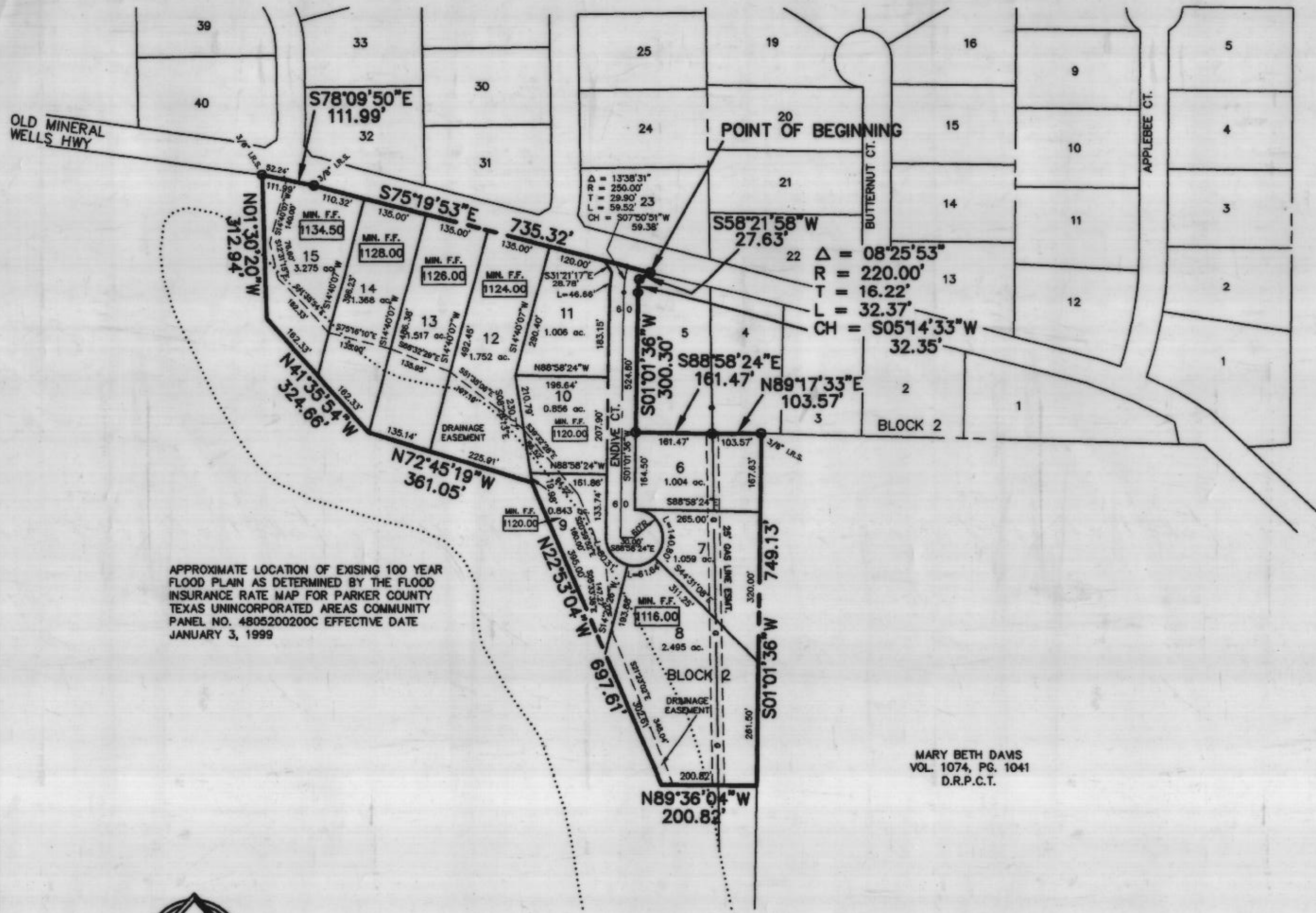


I, William L. Boomer, Registered Professional Land Surveyor Number 2559, State of Texas do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

William L. Boomer R.P.L.S. No. 2559

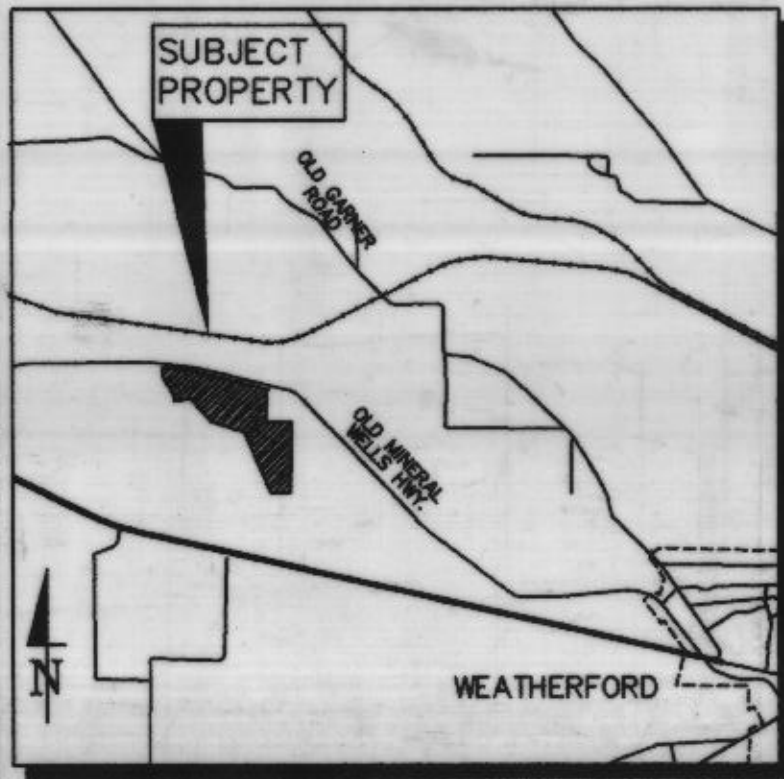
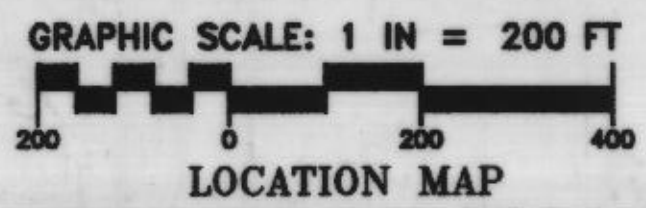


APPROXIMATE LOCATION OF EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY TEXAS UNINCORPORATED AREAS COMMUNITY PANEL NO. 4805200200C EFFECTIVE DATE JANUARY 3, 1999

MARY BETH DAVIS
VOL. 1074, PG. 1041
D.R.P.C.T.

12-9-02

Doc 00465010 Bk OR Vol 2063 Pg 657
FILED AND RETURNED OFFICIAL PUBLIC RECORDS On: Dec 11, 2002 at 09:48A
Document Number: 00465010 Amount \$5.00
By Leam Franklin
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 same records of Parker County as stamped hereon by me.
Dec 11, 2002
JEROME BRUNSON, COUNTY CLERK PARKER COUNTY



LAND USE DATA:
TOTAL LAND AREA --- 14.301 ACRES
R-O-W DEDICATION --- 614.32 L.F. or 1.009 AC.
TOTAL LOTS --- 10
EST. POPULATION --- 35
MIN. LOT SIZE --- 0.843 ACRES
PROPOSED LAND USE - RESIDENTIAL

- GENERAL NOTES:
- UTILITY EASEMENTS WILL BE 8.0' INSIDE ALL FRONT, REAR AND SIDE LOT LINES, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR STREETS HAVE A MINIMUM OF 60.0' WIDTH.
 - ALL CUL-DE-SACS HAVE A MINIMUM 60.0' RADIUS.
 - ALL FRONT BUILDING LINES WILL BE 25.0 FEET. ALL SIDE YARD BUILDING LINES WILL BE 10.0 FEET. ALL REAR BUILDING LINES WILL BE 10.0 FEET. ALL BUILDING LINES ADJACENT TO EXISTING COUNTY ROADS WILL BE:
SIDE YARDS - 15.0'
FRONT YARDS - 40.0'

MIN. F.F. FF DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

BM. SQUARE CUT ON SOUTHEAST CORNER HEADWALL, NORTHEAST CORNER OR CULVERT ON OLD MINERAL WELLS HIGHWAY APPROXIMATELY 260' WEST OF THE NORTHWEST CORNER LOT 15, BLK. 2
ELEV. 1135.86

NOTE: HOUSES WERE EXISTING ON LOTS 9 AND 10, BLOCK 2 PRIOR TO THE PREPARATION OF THIS FINAL PLAT.

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, this the 11th day of December, 2002.
Absent
County Judge
Shirley Adams
Commissioner Precinct #1
Clayton D. Adams
Commissioner Precinct #3
Judge Pro Tem:
Walter D. Adams
Commissioner Precinct #2
Shirley Adams
Commissioner Precinct #4

NOTE: ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVE, AND POINTS OF TANGENCY WERE PHYSICALLY SET. SAID POINTS WERE MARKED WITH ONE-HALF (1/2) INCH DIAMETER IRON RODS DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED ON THE PLAT.

PCB-758

OWNERS:
BEA LISTELLO
LOTS 9, 10 & 12
W.C.W., L.P.
LOTS 6-8, 11, 12-15
3220 SOUTHLAKE BLVD. SUITE C
SOUTHLAKE, TEXAS 76092
(817) 379-6565

FINAL PLAT
LOTS 6-15, BLOCK 2
SPRING GARDEN COMMONS PHASE FOUR

BEING 14.301 ACRES OF LAND IN THE L. LEE SURVEY, ABSTRACT NUMBER 825 PARKER COUNTY, TEXAS
PREPARED AUGUST 8, 2002

LandCon
Engineers · Planners · Surveyors
2501 Parkview Dr., Suite 610, Fort Worth, Texas, 76102-0803
P.O. Box 100247, Fort Worth, Texas, 76185-0247
(817) 335-5065 FAX (817) 335-5067

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E-760 / 99010 / MS / 08-08-02 / FP-SPRINGPH4