

AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND BEING A PORTION OF VOL. 2128, PG. 431, O.R.P.C.T., AND BEING OUT OF THE I.A. FREEMAN SURVEY, ABSTRACT NO. 472.

CHURCHILL ESTATES  
PHASE I  
FINAL PLAT  
SHOWING  
LOTS 1 THRU 9, BLOCK 1  
LOTS 1 THRU 7, BLOCK 2  
LOTS 19 THRU 30, BLOCK 3

Description for an 8.95 acre tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 2128, P.C. 431, O.R.P.C.T., and being a portion of that certain tract of land recorded in Vol. 1520, P.C. 1234, D.R.P.C.T., said iron being recorded in Vol. 503, P.C. 315, D.R.P.C.T., and for the Northeast corner of that certain tract of land recorded in Vol. 503, P.C. 315, D.R.P.C.T., and for the Northeast corner of that certain tract of land recorded in Vol. 1520, P.C. 1234, D.R.P.C.T., and being a portion of that certain tract of land recorded in Vol. 503, P.C. 315, D.R.P.C.T., being the owners of a tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 2128, P.C. 431, O.R.P.C.T., said iron being recorded in Vol. 503, P.C. 315, D.R.P.C.T., and for the Northeast corner of that certain tract of land recorded in Vol. 1520, P.C. 1234, D.R.P.C.T., and being a portion of that certain tract of land recorded in Vol. 503, P.C. 315, D.R.P.C.T., being with the general line of an existing fence, 332.13 feet to a 1/2" capped iron set; THENCE N 87°52'00" E, 109.85 feet to a 1/2" capped iron set; THENCE N 87°52'50" E, 50.01 feet to a 1/2" capped iron set; THENCE N 89°48'00" E, 878.25 feet to a 1/2" capped iron set; THENCE S 00°12'00" W, 110.00 feet to a 1/2" capped iron set; THENCE S 89°48'00" E, 28.92 feet to a 1/2" capped iron set; THENCE S 89°48'00" E, 28.92 feet to a 1/2" capped iron set; THENCE S 00°12'00" W, 322.32 feet to a point in East Third Street; THENCE S 84°05'00" W, with said East Third Street, 254.82 feet to a point, said point being for the Southeast corner of Vol. 1904, P.C. 1987, R.R.P.C.T.; THENCE N 01°10'12" W, with the East line of said Vol. 1904, P.C. 1987, 222.30 feet to a 1/2" iron found at the Northeast corner of said Vol. 1904, P.C. 1987; THENCE S 87°18'33" W, with the North line of said Vol. 1904, P.C. 1987, 191.36 feet to a 1/2" iron found at the Northwest corner of said Vol. 1904, P.C. 1987; THENCE S 01°10'12" E, with the West line of said Vol. 1904, P.C. 1987, 233.10 feet to a point in said East Third Street, said point being for the Southwest corner of said Vol. 1904, Page 1987; THENCE S 84°05'00" W, with said East Third Street, 184.68 feet to a point, said point being for the Southeast corner of Vol. 416, P.C. 306; THENCE N 06°38'19" W, with the East line of said Vol. 416, P.C. 306, 185.97 feet to a 1/2" iron found at the Northeast corner of said Vol. 416, P.C. 306; THENCE S 83°21'41" W, with the North line of said Vol. 416, P.C. 306, 70.04 feet to a 1/2" capped iron set, at the Northwest corner of said Vol. 416, P.C. 306; THENCE S 06°38'19" E, with the West line of said Vol. 416, P.C. 306, 185.09 feet to a point in said East Third Street, said point being for the Southwest corner of said Vol. 416, P.C. 306; THENCE S 84°05'00" W, with said East Third Street, 45.61 feet to a point, said being for the Southeast corner of Vol. 1282, P.C. 638, D.R.P.C.T.; THENCE N 01°17'17" W, with the East line of said Vol. 1282, P.C. 638, 246.69 feet to a 1/2" capped iron set for the Northeast corner of said Vol. 1282, P.C. 638; THENCE S 82°10'18" W, with the North line of said Vol. 1282, P.C. 638, 105.00 feet to a 1/2" capped iron set for the Northwest corner of said Vol. 1282, P.C. 638; THENCE S 01°10'41" E, with the West line of said Vol. 1282, P.C. 638, 34.51 feet to a 1/2" capped iron set, said iron being for the Northeast corner of said Vol. 1282, P.C. 638; THENCE S 84°05'00" W, with the North line of said Vol. 1520, P.C. 1234, 208.75 feet to the POINT OF BEGINNING and containing 8.95 acres of land.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, THE CAYMAN GROUP, L.P., being the owners of a tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 2128, P.C. 431, O.R.P.C.T., said iron being recorded in Vol. 503, P.C. 315, D.R.P.C.T., and for the Northeast corner of that certain tract of land recorded in Vol. 1520, P.C. 1234, D.R.P.C.T., and being a portion of that certain tract of land recorded in Vol. 503, P.C. 315, D.R.P.C.T., being the owners of a tract of land out of the J.A. FREEMAN SURVEY, Abstract No. 472, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 2128, P.C. 431, O.R.P.C.T., and being a portion of that certain tract of land recorded in Vol. 503, P.C. 315, D.R.P.C.T., being with the general line of an existing fence, 332.13 feet to a 1/2" capped iron set; THENCE N 87°52'00" E, 109.85 feet to a 1/2" capped iron set; THENCE N 87°52'50" E, 50.01 feet to a 1/2" capped iron set; THENCE N 89°48'00" E, 878.25 feet to a 1/2" capped iron set; THENCE S 00°12'00" W, 110.00 feet to a 1/2" capped iron set; THENCE S 89°48'00" E, 28.92 feet to a 1/2" capped iron set; THENCE S 89°48'00" E, 28.92 feet to a 1/2" capped iron set; THENCE S 00°12'00" W, 322.32 feet to a point in East Third Street; THENCE S 84°05'00" W, with said East Third Street, 254.82 feet to a point, said point being for the Southeast corner of Vol. 1904, P.C. 1987, R.R.P.C.T.; THENCE N 01°10'12" W, with the East line of said Vol. 1904, P.C. 1987, 222.30 feet to a 1/2" iron found at the Northeast corner of said Vol. 1904, P.C. 1987; THENCE S 87°18'33" W, with the North line of said Vol. 1904, P.C. 1987, 191.36 feet to a 1/2" iron found at the Northwest corner of said Vol. 1904, P.C. 1987; THENCE S 01°10'12" E, with the West line of said Vol. 1904, P.C. 1987, 233.10 feet to a point in said East Third Street, said point being for the Southwest corner of said Vol. 1904, Page 1987; THENCE S 84°05'00" W, with said East Third Street, 184.68 feet to a point, said point being for the Southeast corner of Vol. 416, P.C. 306; THENCE N 06°38'19" W, with the East line of said Vol. 416, P.C. 306, 185.97 feet to a 1/2" iron found at the Northeast corner of said Vol. 416, P.C. 306; THENCE S 83°21'41" W, with the North line of said Vol. 416, P.C. 306, 70.04 feet to a 1/2" capped iron set, at the Northwest corner of said Vol. 416, P.C. 306; THENCE S 06°38'19" E, with the West line of said Vol. 416, P.C. 306, 185.09 feet to a point in said East Third Street, said point being for the Southwest corner of said Vol. 416, P.C. 306; THENCE S 84°05'00" W, with said East Third Street, 45.61 feet to a point, said being for the Southeast corner of Vol. 1282, P.C. 638, D.R.P.C.T.; THENCE N 01°17'17" W, with the East line of said Vol. 1282, P.C. 638, 246.69 feet to a 1/2" capped iron set for the Northeast corner of said Vol. 1282, P.C. 638; THENCE S 82°10'18" W, with the North line of said Vol. 1282, P.C. 638, 105.00 feet to a 1/2" capped iron set for the Northwest corner of said Vol. 1282, P.C. 638; THENCE S 01°10'41" E, with the West line of said Vol. 1282, P.C. 638, 34.51 feet to a 1/2" capped iron set, said iron being for the Northeast corner of said Vol. 1282, P.C. 638; THENCE S 84°05'00" W, with the North line of said Vol. 1520, P.C. 1234, 208.75 feet to the POINT OF BEGINNING and containing 8.95 acres of land.

CITY OF SPRINGTOWN  
CITY COUNCIL  
APPROVAL DATE  
MAYOR  
SECRETARY

CITY OF SPRINGTOWN  
PLANNING & ZONING  
APPROVAL DATE  
CHAIRMAN  
SECRETARY

08/DECEMBER/2004



TEXAS GEOSPATIAL  
117 JOHN STREET  
ALEDO, TEXAS 76008  
(817)441-6199 FAX: (817)441-6805

NOTE: 30' x 30' SITE TRIANGLE EASEMENT (S.T.E.) THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SITE TRIANGLE EASEMENTS IN ACCORDANCE WITH THE CITY OF SPRINGTOWN SUBDIVISION ORDINANCE.

NOTE: 25' BUILDING LINE ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.  
NOTE: 20' BUILDING LINE ALONG ALL REAR LOT LINES UNLESS OTHERWISE NOTED.  
NOTE: 8' BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

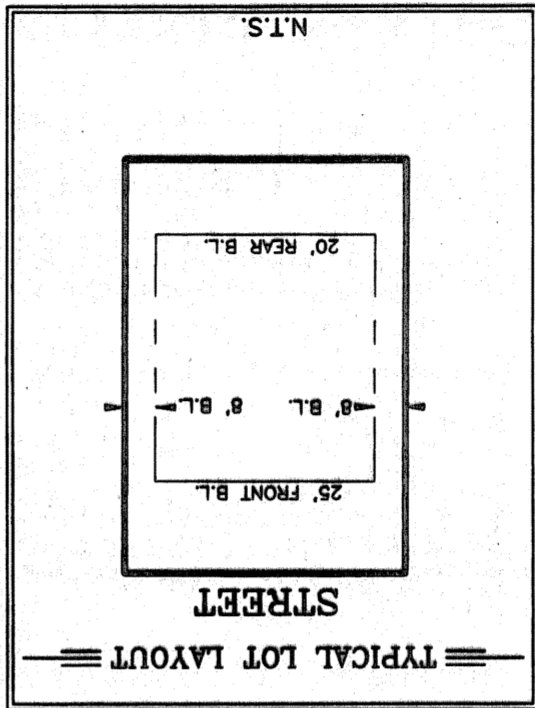
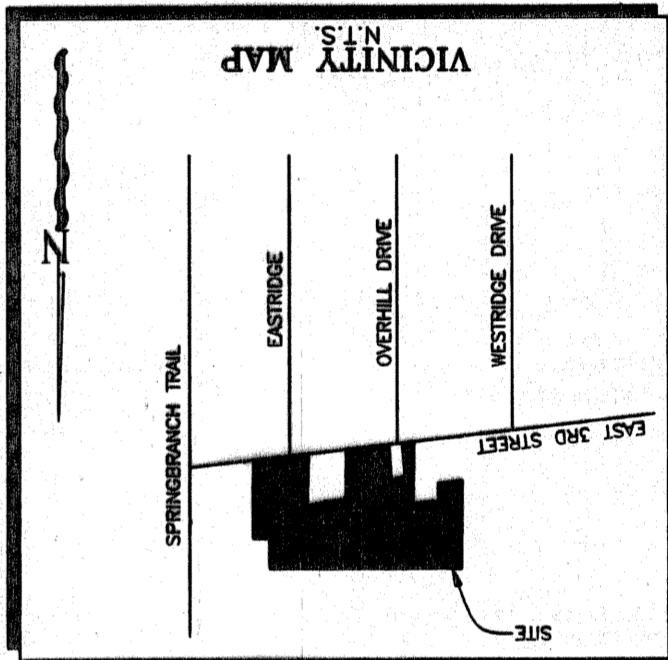
NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.  
NOTE: ACCORDING TO THE F.T.R. MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PAGE NO. 40521-000-3 DATED DEC. 18, 1985 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: SANITARY SEWER PROVIDED BY THE CITY OF SPRINGTOWN  
WATER PROVIDED BY THE CITY OF SPRINGTOWN

NOTE: INFORMATION REGARDING ZONING IS PER CITY OF SPRINGTOWN ZONING MAPS.

NOTE: SUBJECT PROPERTY IS ZONED SF-2

NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF SPRINGTOWN.

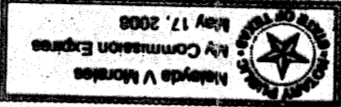


L1	N 88°48'00" E	53.83
L2	N 88°47'00" E	41.10
L3	S 00°13'00" E	10.06

LINE DETAIL

NO.	RADIUS	ARC LING.	DELTA	CH. BRNG.	CH. LING.
C1	25.00	88.40°00"	N 45.28°00" W	34.84	34.84
C2	75.00	116.07	88.40°00"	N 45.28°00" W	104.83
C3	150.00	47.43	181.14°30" N	09°17'51" E	47.43
C4	150.00	47.43	181.14°30" N	09°17'51" E	47.43
C5	150.00	47.43	181.14°30" N	09°17'51" E	47.43
C6	150.00	47.43	181.14°30" N	09°17'51" E	47.43
C7	50.00	36.14	41.24°35" N	20°52'17" W	35.36
C8	50.00	36.14	41.24°35" N	20°52'17" W	35.36

ACT. NO.: 11175  
SCH. DIST.: SP  
CITY: SP  
MAP NO.: K-5



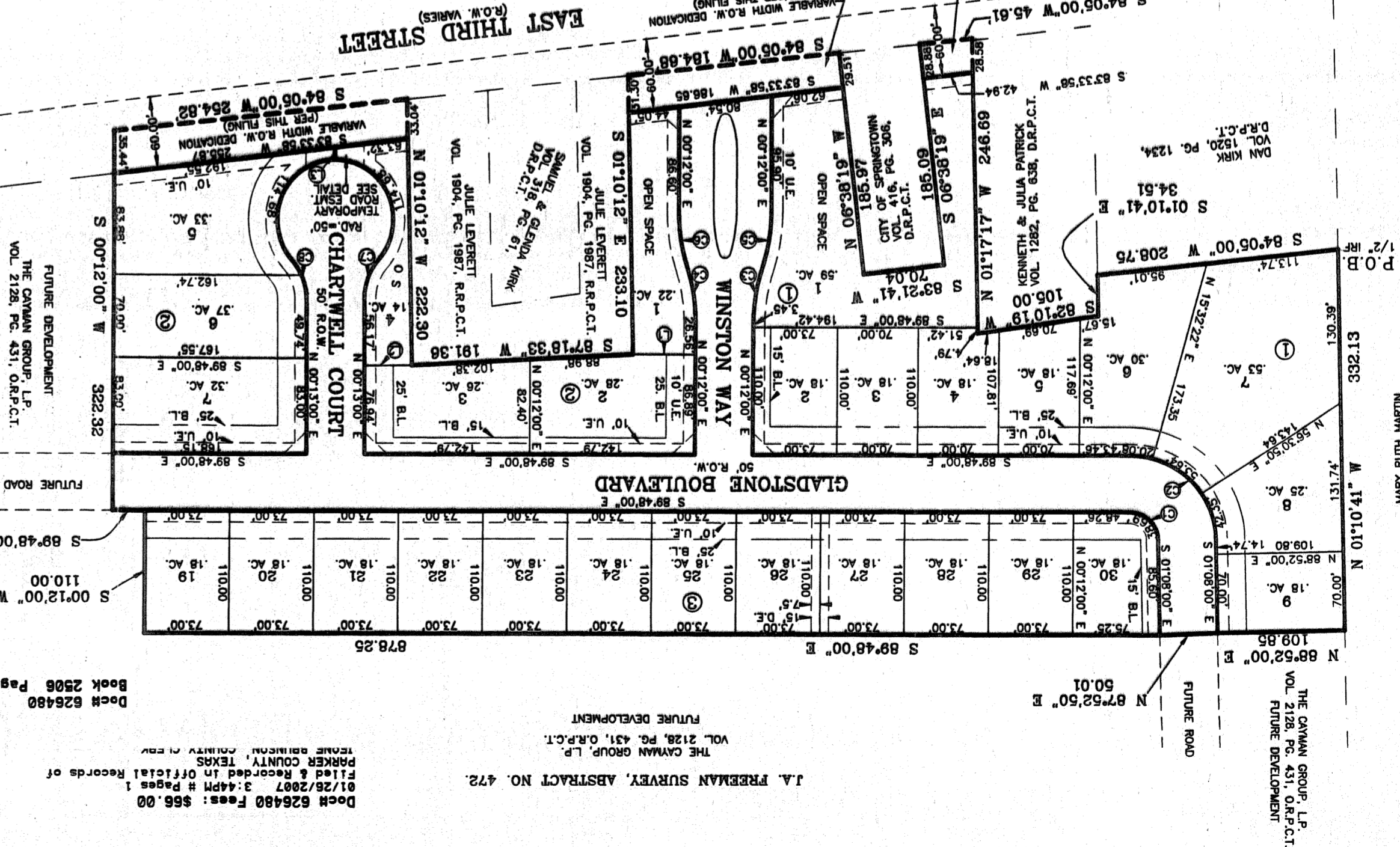
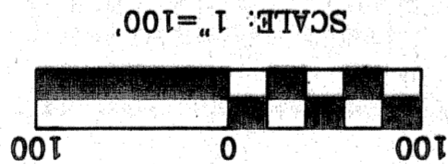
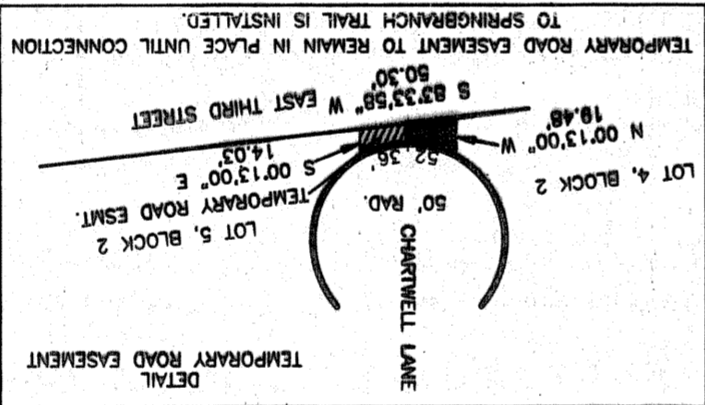
Notary Public State of Texas  
before me,  
This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2007 by Darrell Odom, who personally appeared.

DARRELL ODOM  
(President)  
COUNTY OF PARKER  
STATE OF TEXAS

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

That The Cayman Group, L.P., does hereby adopt this plat designating the hereinabove described real property as Lots 1 thru 9, Block 1, Lots 1 thru 7, Block 2 and Lots 19 thru 30, Block 3 of CHURCHILL ESTATES, Phase I, an addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:



Doc# 626480  
Filed & Recorded in Official Records of Parker County, Texas  
01/26/2007 3:44PM # Pages 1  
THE CAYMAN GROUP, L.P.  
VOL. 2128, PG. 431, O.R.P.C.T.  
FUTURE DEVELOPMENT  
Doc# 2508 Page 1320