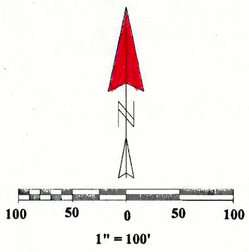
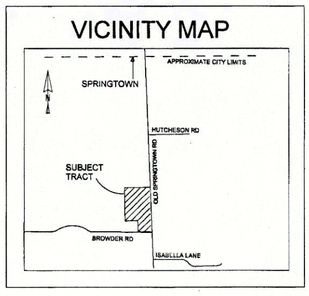
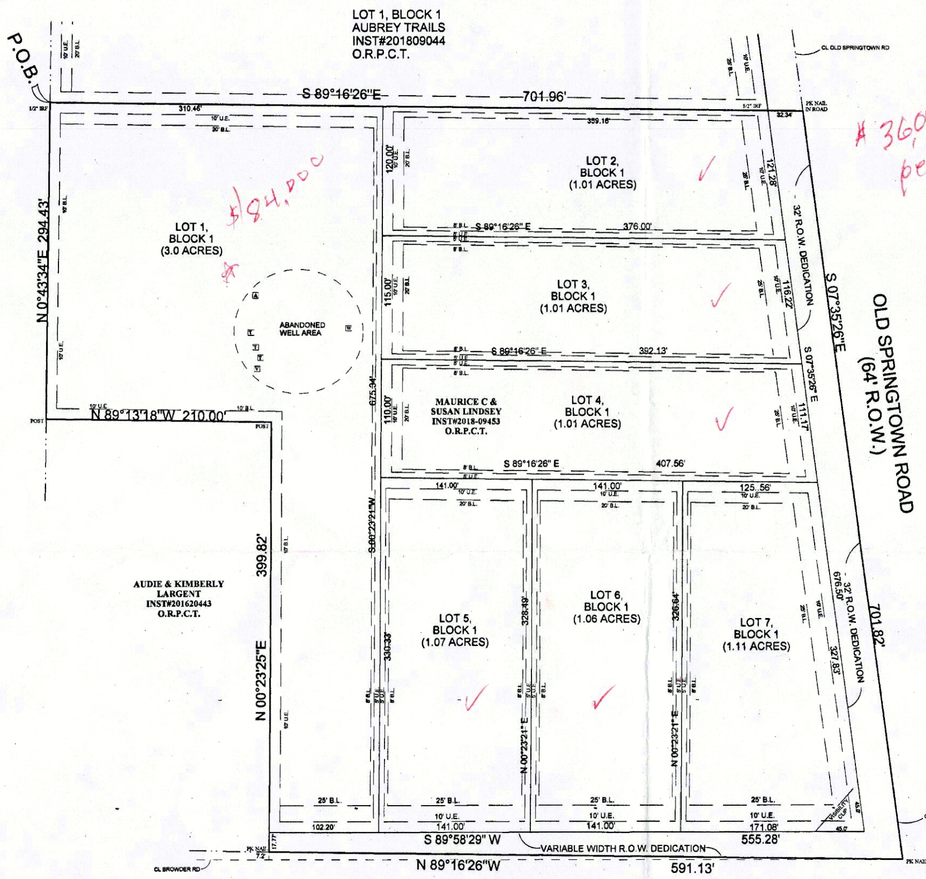
201810996 PLAT Total Pages: 1





UTILITY LEGEND

S	SEPTIC
R	TELEPHONE RISER
C	BURIED CABLE MARKER
WV	WATER VALVE
A	AIR CONDITIONER
W	WATER LINE SIGN
PP	POWER POLE
FH	FIRE HYDRANT
IRF	IRON ROD FOUND
G	GAS MARKER
G	GAS METER
W	WATER METER
T	TRANSFORMER



$84,000

36000 per lot

UTILITY EASEMENTS:

ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING PARKER COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURRING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT RESTRICTION:

NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE PARKER COUNTY COMMISSIONER'S COURT, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

NOTICE:

DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.

PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF PARKER COUNTY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE GENE BROWDER TRACT AS DESCRIBED IN VOLUME 2018, PAGE 20 O.R.P.C.T.
2. ALL LOTS WILL HAVE SEPTIC
3. ALL LOTS HAVE WALNUT CREEK SUD FOR WATER
4. THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF SPRINGTOWN, TEXAS.
5. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48367C0175E, PANEL 175 OF 575 PARKER COUNTY TEXAS. EFFECTIVE DATE: SEPTEMBER 26, 2008.
6. THIS DEVELOPMENT LIES WITHING THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
7. GROSS AREA = 10.06 ACRES
   ROW DEDICATION = 0.79 ACRES
   NET RESIDENTIAL AREA = 9.27 ACRES

SURVEYORS CERTIFICATE

I, the undersigned, a Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

5/4/18

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
223 CR 1260
Decatur, Tx 76234

STATE OF TEXAS REGISTERED TOMMY Q. BURKS 5509 PROFESSIONAL LAND SURVEYOR

SUBDIVISION RESTRICTIONS

1. IF SEWAGE DISPOSAL IS BY MEANS ON-SITE SEWAGE FACILITIES, A PERMIT MUST BE OBTAINED FOR EACH LOT.
2. SEPTIC TANK PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE PARKER COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
3. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY PARKER COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE AND FEDERAL REGULATIONS.
4. ON-SITE SEWAGE FACILITIES, AUTHORIZED APPROVED OR MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
5. A PROPERLY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY, SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT PROPERLY MAINTAINED AND CONTROLLED. THEREFORE, IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER.
6. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED IN ACCORDANCE WITH THE RULES ESTABLISHED BY PARKER COUNTY AND THE TCEQ. DESIGN SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT.
7. ONLY ONE SINGLE-FAMILY RESIDENCE OR DUPLEX SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY.
8. BUILDINGS TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH THEY FRONT AND/OR ABUT SHALL BE BUILT SUCH THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE BUILDING. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDINGS THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
9. NO BUILDINGS SHALL BE BUILT IN A 100-YEAR FLOOD PLAIN UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION IS COMPLIED WITH. IN NO CASE SHALL THE MINIMUM FINISHED FLOOR ELEVATION BE LESS THAN 2-FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.
10. ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
11. ANY DRIVEWAY CULVERTS, IF NECESSARY, ARE TO BE INSTALLED BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE POLICIES OF PARKER COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY CULVERT BE LESS THAN 18-INCHES IN DIAMETER ON A PROPOSED ROAD.
12. THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX (6") INCHES BELOW THE OUTSIDE EDGE OF THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND ENTERING THE ROADWAY.
13. ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON THIS LOT.

OWNED AND DEVELOPED BY:
Maurice and Susan Jeanine Lindsey
181 BROWDER RD
SPRINGTOWN, TEXAS 76082
PHONE 817-980-2400
(Inst#2018-09453 O.R.P.C.T.)

STATE OF TEXAS
COUNTY OF PARKER

OWNERS ACKNOWLEDGEMENT AND DEDICATION

Maurice and Susan Jeanine Lindsey, are the owners of 10.061 acres situated in and being a portion of the James Leonard Survey, Abstract No. 813, Parker County, Texas as recorded in Instrument #2018-09453 Official Records of Parker County, Texas and being all that certain lot, tract or parcels of land described as 1.93 acre tract described by deed to Gene Browder, recorded in Volume 1821, Page 751, Real Records, Parker County, Texas and a portion of the 22.0 acres described by deed to Gene Browder, recorded in Volume 2018, Page 20, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING from a 3/4 inch iron rod found at the northwest corner of said 22.0 acre tract, said iron being called by deed to be North, 1377.2 feet and west, 1242.9 feet from the southeast corner of said James Leonard Survey; Thence South 00 degrees 43 minutes 34 seconds West, on or about a fence, 666.86 feet to an iron rod found and Point of Beginning;

Thence South 89 degrees 16 minutes 26 seconds East, at 676.34 feet passing an iron rod found and in all 701.96 feet to a "PK" found in Old Springtown Road;

Thence South 07 degrees 35 minutes 26 seconds East, with said Old Springtown Road, 701.82 feet to a "PK" found in the intersection of Browder Road and said Old Springtown Road;

Thence North 89 degrees 16 minutes 26 seconds West, with said Browder Road, 591.13 feet to a "PK" found;

Thence North 00 degrees 23 minutes 25 seconds East, at 16.0 feet passing a post and in all on or about a fence, 399.82 feet to a post;

Thence North 89 degrees 13 minutes 18 seconds West, on or about a fence, 210.00 feet to a post;

Thence North 00 degrees 43 minutes 34 seconds East, on or about a fence, 294.44 feet to the Point of Beginning and containing 10.061 acres of land.

And designated herein as Lots 1 thru 7, Block 1 Lindsey Square Addition a subdivision to Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Maurice Lindsey
May 7, 2018
Date

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Maurice Lindsey, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of May, 2018

Notary Public
Commission expires: 9/17/2020

JHANNA BOGAN
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 9/17/2020
NOTARY ID 1218653-7

And designated herein as Lots 1 thru 7, Block 1 Lindsey Square Addition a subdivision to Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Susan Jeanine Lindsey
May 7, 2018
Date

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Susan Jeanine Lindsey, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of May, 2018

Notary Public
Commission expires: May 7, 2018

JHANNA BOGAN
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 9/17/2020
NOTARY ID 1218653-7

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201810996
05/11/2018 11:51 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE PLANNING AND ZONING COMMITTEE OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS ON _____, 2018. VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____ CHAIRMAN

ATTEST: _____ SECRETARY

ACCT. NO.: 14481
SCH. DIST.: SP
CITY:
MAP NO.: K-4

THE CITY COUNCIL OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS ON _____, 2018. VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____ MAYOR

ATTEST: N/A CITY SECRETARY

FINAL PLAT
OF
LOTS 1-7, BLOCK 1
OF THE
LINDSEY SQUARE ADDITION
IN THE
JAMES LEONARD SURVEY, ABSTRACT NO. 813
SITUATED IN THE
PARKER COUNTY, TEXAS
PROPSED USAGE: RESIDENTIAL
10.06 ACRES
SPRINGTOWN ETJ

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
817/228-5577
E-MAIL: blsurvey98@yahoo.com
MAY 2018

E-79 20813.001.000-00 20813.001.000-50 20813.001.002-00

18039