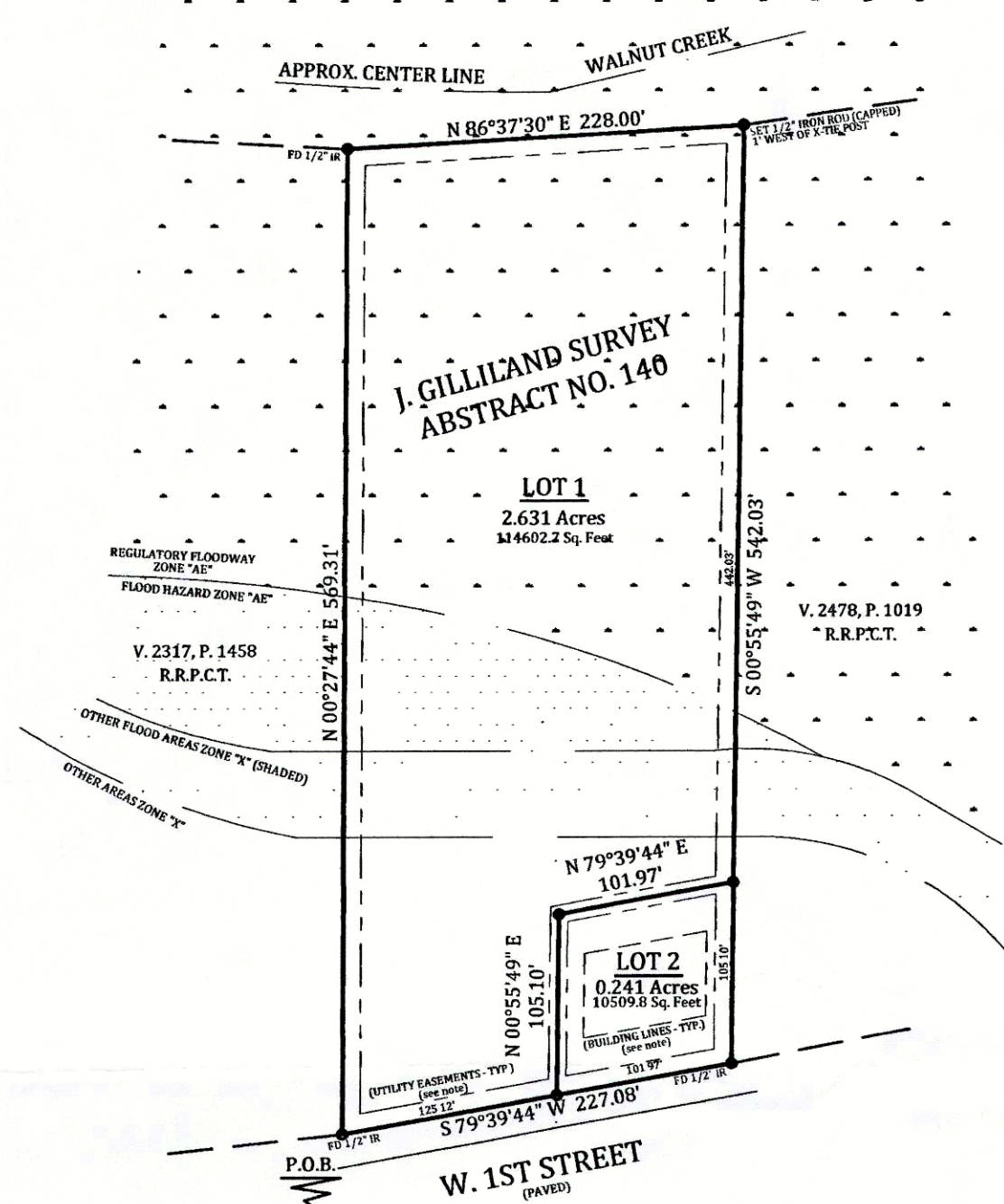


NOTES:

- 1) PORTIONS OF THIS TRACT APPEAR TO BE LOCATED WITHIN FLOOD HAZARD ZONE "AE" - AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOOD PLAIN WITH BASE FLOOD ELEVATIONS DETERMINED; OTHER AREAS, ZONE "X" (SHADED) - AREAS DETERMINED TO BE LOCATED INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN; OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN; AND THE NORTHERN PORTION APPEARS TO LIE WITHIN A REGULATORY FLOODWAY ZONE "AE" ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0175E, DATED SEPTEMBER 26, 2008.
- 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "CARTER-WFORD", UNLESS OTHERWISE NOTED.
- 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE CITY OF SPRINGTOWN'S USE THEREOF. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 8) THIS TRACT IS CURRENTLY ZONED SF-1 RESIDENTIAL.
- 9) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
- 10) THIS ADDITION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- 11) BUILDING LINES EXCLUSIVE TO "LOT 2" SHALL EXIST PER THIS PLAT AS FOLLOWS: 30' FRONT; 25' REAR; 15' SIDE.
- 12) THERE SHALL EXIST WITH THIS PLAT A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE ENTIRE PROPERTY AND A 10' UTILITY EASEMENT CENTERED (5' EACH SIDE) ON THE DIVIDING BOUNDARY LINE OF THE HEREIN SHOWN "LOT 1" AND "LOT 2" AS SHOWN.
- 13) ANY PROPOSED RESIDENCE TO BE BUILT UPON THE HEREIN SHOWN "LOT 2" SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 12" INCHES HIGHER THAN THE HIGHEST POINT OF THE ADJACENT ASPHALT STREET.



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, LEONARD W & JANICE P PRINGLE, BEING THE SOLE OWNER OF A CERTAIN 2.872 ACRE (125,113± SQ. FT.) TRACT OF LAND OUT OF THE J. GILLILAND SURVEY, ABSTRACT NO. 140, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED IN DOCUMENT NO. 201327580, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTH CALLED BOUNDARY LINE OF W. 1ST STREET (PAVED), AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERTSON IN V. 2317, P. 1458, R.R.P.C.T., FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 00°27'44" E 569.31 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID ROBERTSON TRACT, IN THE CALLED SOUTH BANK OF WALNUT CREEK, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 86°37'30" E 228.00 FEET ALONG THE CALLED SOUTH BANK OF SAID WALNUT CREEK TO A SET 1/2" IRON ROD (CAPPED), AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TRENTON IN V. 2478, P. 1019, R.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT. WHENCE A X-TIE POST BEARS 1.0' EAST.

THENCE S 00°55'49" W 542.03 FEET TO A FOUND 1/2" IRON ROD IN THE CALLED NORTH BOUNDARY LINE OF SAID W. 1ST STREET, AT THE SOUTHWEST CORNER OF SAID TRENTON TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 79°39'44" W 227.08 FEET ALONG THE CALLED NORTH BOUNDARY LINE OF SAID W. 1ST STREET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEONARD W & JANICE P PRINGLE, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, PRINGLES ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF SPRINGTOWN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF SPRINGTOWN'S USE THEREOF. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SPRINGTOWN, TEXAS.

WITNESS, MY HAND, THIS THE 31 DAY OF Aug, 2016.

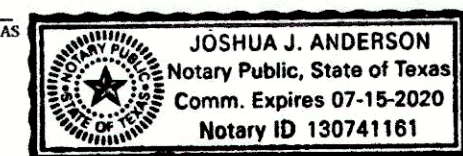
BY: *Leonard W. Pringle* NAME/TITLE
Janice Pringle NAME/TITLE

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LEONARD W. PRINGLE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31 DAY OF Aug, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SPRINGTOWN.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
JULY 2016 - JN131130P

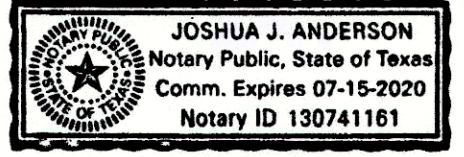


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LEONARD W. PRINGLE, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31 DAY OF Aug, 2016.

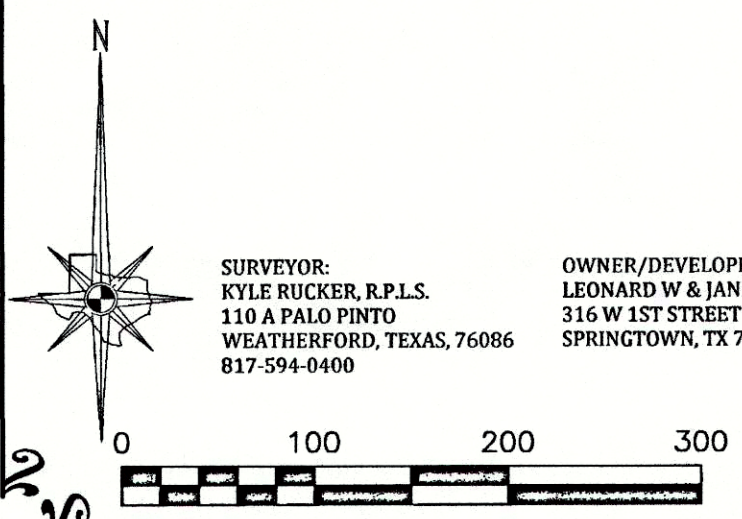
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 116362
SCH. DIST.: 3D
CITY:
MAP NO.: K-5

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS
8/4/2016
APPROVAL DATE
Sarah Coakburn
CHAIRMAN
Heidi L. Jones
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS
8/25/2016
APPROVAL DATE
Frank White
MAYOR
Donna Brown
CITY SECRETARY

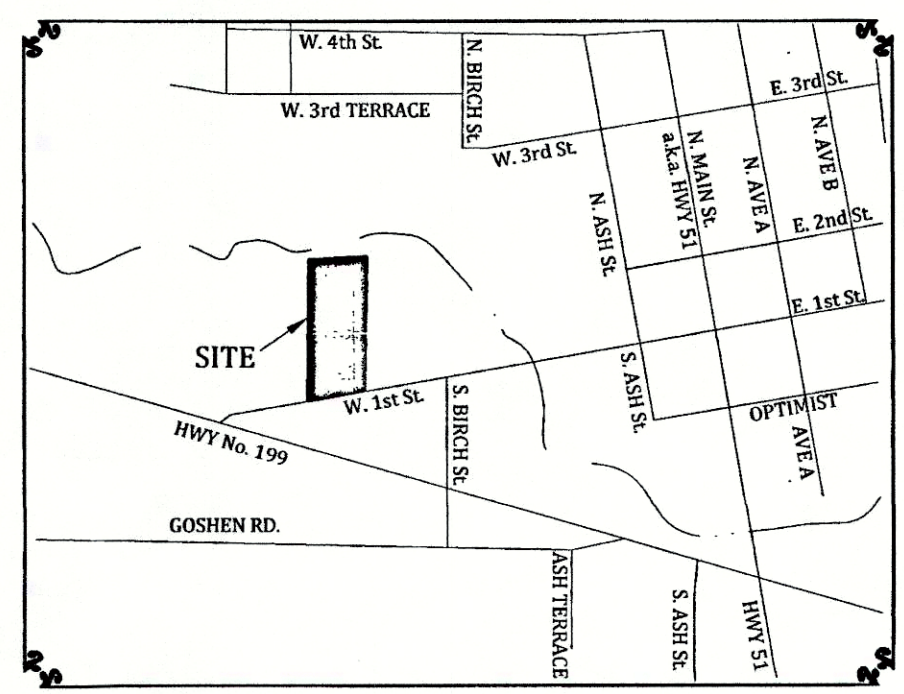


SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
LEONARD W & JANICE P PRINGLE
316 W 1ST STREET
SPRINGTOWN, TX 76082

D-606

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201620484
09/09/2016 02:02 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



PLAT SHOWING OF
LOTS 1 & 2
PRINGLES ADDITION
BEING A 2.872 ACRE ADDITION TO THE CITY
OF SPRINGTOWN, PARKER COUNTY, TEXAS,
OUT OF THE J. GILLILAND SURVEY, ABSTRACT
NO. 140, PARKER COUNTY, TEXAS.

JULY 2016
CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

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