

**GENERAL NOTES:**

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, TEXAS.

25' BUILDING LINE ALONG ALL FRONT LOT LINES.  
 15' BUILDING LINE ALONG ALL REAR LOT LINES.  
 10' BUILDING LINE ALONG ALL SIDE LOT LINES.

15' UTILITY EASEMENT ALONG ALL FRONT LOT LINES.  
 10' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.

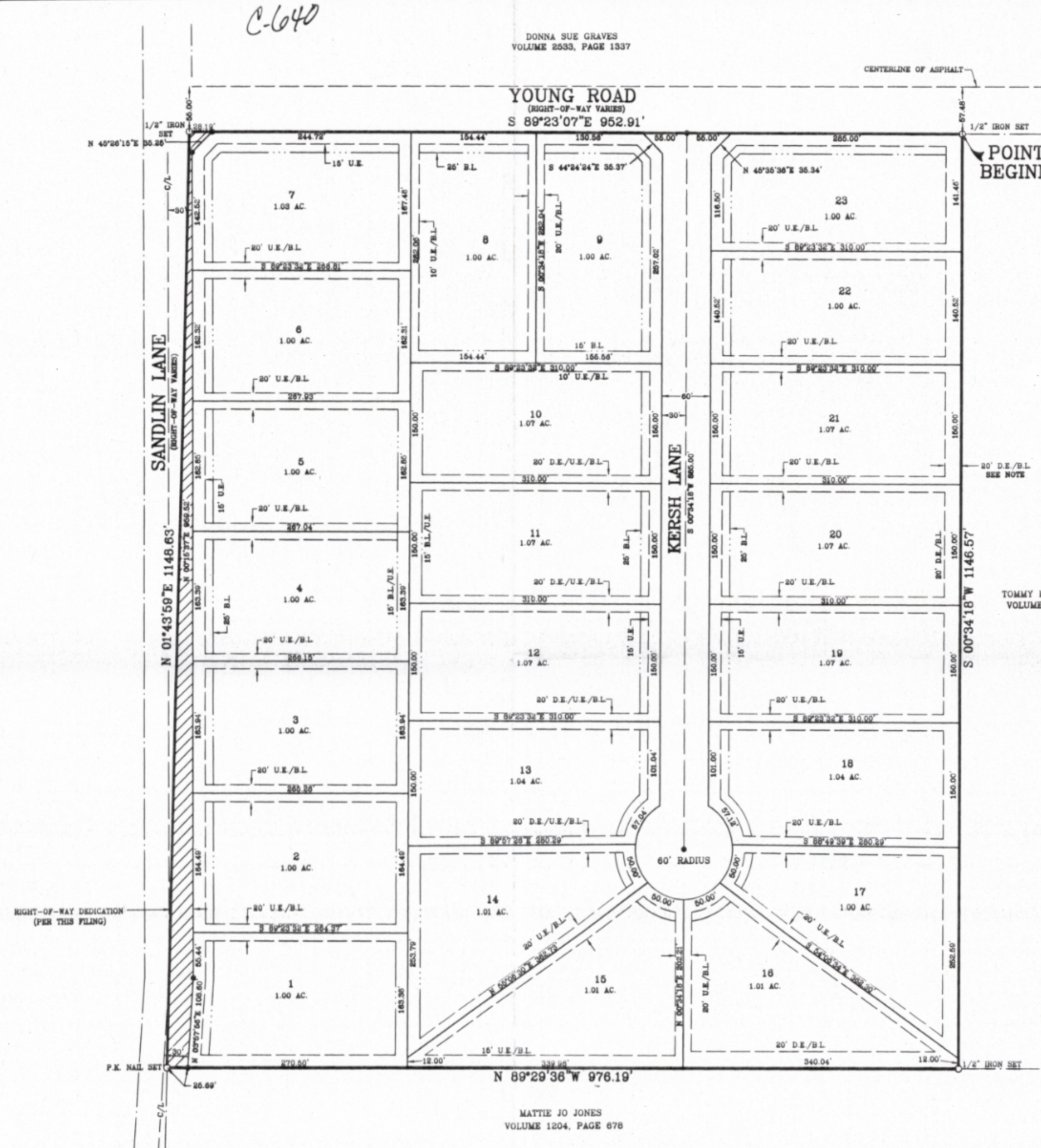
WATER PROVIDED BY WALNUT CREEK WATER CO.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4805200050-B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

**DRAINAGE EASEMENT MAINTENANCE**

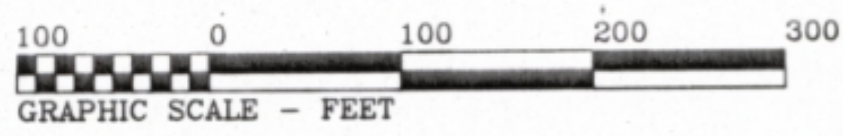
The drainage flume traversing from south to North along the east boundary line of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to the drainage way. The City of Springtown and Parker County will not be responsible for the maintenance, erosion control, and/or operation of said drainage way. Property owners shall keep the adjacent drainage way traversing their property clean and free of debris, silt or other substances that would result in unsanitary conditions, and the City shall have the right-of-entry for the purpose of inspecting the maintenance work by the property owners. This drainage way is subject to storm water overflow and/or bank erosion. The City of Springtown shall not be liable for any damages resulting from the occurrence.



OWNER/DEVELOPER: M & T CAPITAL, LLC  
 P.O. BOX 1168,  
 SPRINGTOWN, TEXAS 76082  
 VOLUME 2569, PAGE 1541

ACCT. NO.: 17577  
 SCH. DIST.: 3P  
 CITY: CO  
 MAP NO.: J-7

FINAL Plat  
 Lots 1 thru 23, Block 1,  
**SOUTH TIMBERS ADDITION,**  
 an Addition in Parker County, Texas,  
 Being 25.41 acres of land situated in the  
 T. CASSIDAY SURVEY, Abst. No. 273  
 and the  
 R. THROCKMORTON SURVEY, Abst. No. 1329,  
 Parker County, Texas.



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

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_