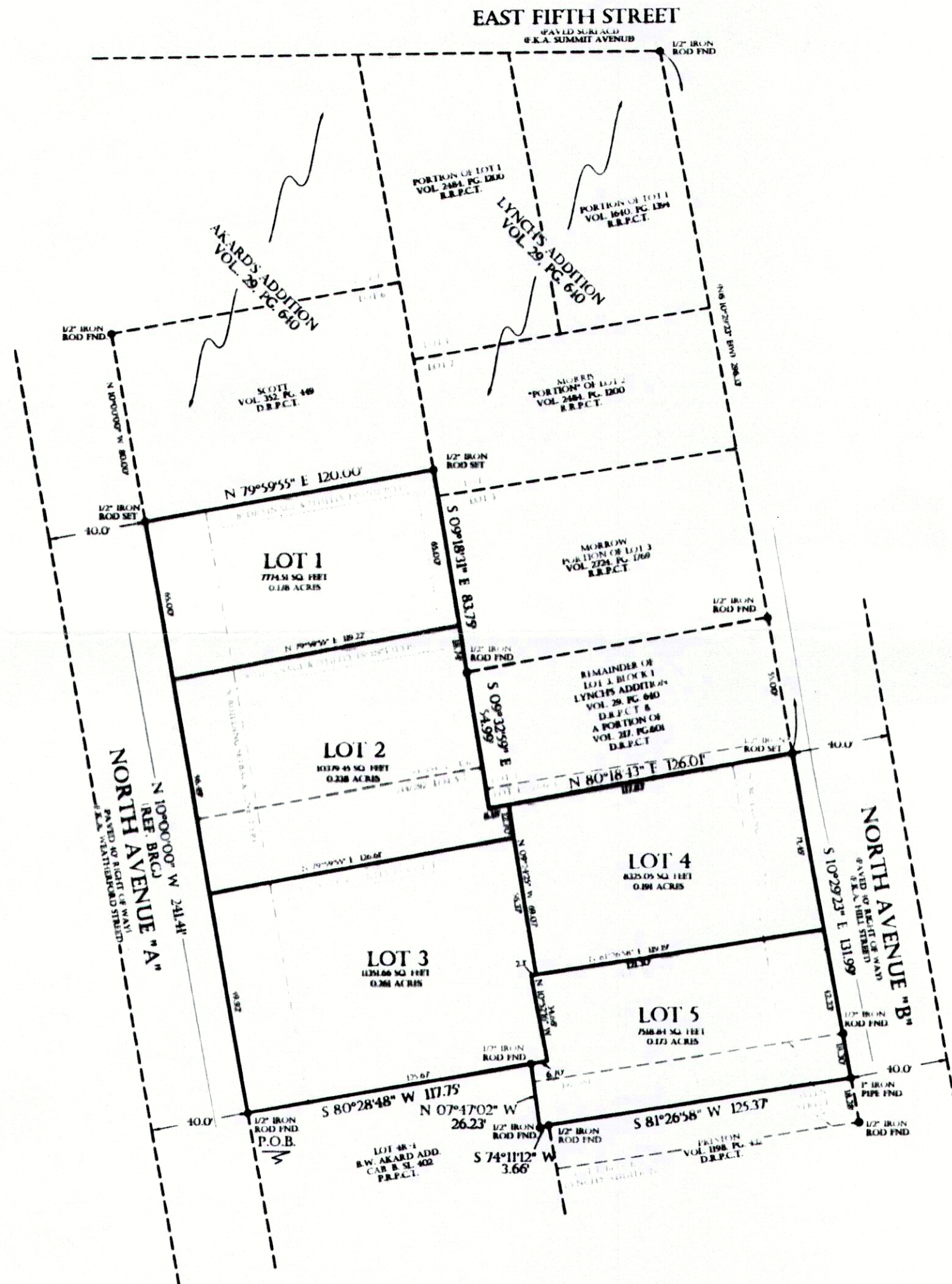


NOTES

- 1 THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.L.R.M. COMMUNITY PANEL #8367C009E, DATED SEPTEMBER 26, 2008.
- 2 BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF SPRINGTOWN ZONING ORDINANCE.
- 3 NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.
- 4 ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF SPRINGTOWN, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS REPRESENTATIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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 PROCURING THE PERMISSION OF ANYONE.
- 5 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS, AND APPROVAL IS OBTAINED FROM THE CITY OF SPRINGTOWN.
- 6 EXISTING ZONING FOR THIS PROPERTY IS "SF-2" SINGLE FAMILY RESIDENTIAL PER THE CITY OF SPRINGTOWN.
- 7 ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

Doc# 787140
Book 2899 Page 1127



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS MARGARET SCOTT & WILLIAM COY THOMPSON, BEING THE OWNERS OF A CERTAIN 104 ACRE TRACT OF LAND BEING A PORTION OF AKARD ADDITION AND LYNCH'S ADDITION, BOTH BEING ADDITIONS TO THE CITY OF SPRINGTOWN, AS RECORDED IN VOLUME 29, PAGE 640, DEED RECORDS, PARKER COUNTY, TEXAS, BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 24, PAGE 292; VOLUME 21, PAGE 601; VOLUME 24, PAGE 34; AND THE NORTH PORTION OF ALLEN STREET (ABANDONED) AS RECORDED IN VOLUME 392, PAGE 587, DEED RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF NORTH AVENUE "A" (A PAVED SURFACE) AND THE NORTHWEST CORNER OF LOT 48-L B.W. AKARD ADDITION TO THE CITY OF SPRINGTOWN, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 402, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 10°00'00" W ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH AVENUE "A" 74.11 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 392, PAGE 587, DEED RECORDS, PARKER COUNTY, TEXAS BEARS N 10°00'00" W 80.00 FEET.

THENCE N 79°59'55" E 120.00 FEET TO A SET 1/2" IRON ROD IN THE WEST LINE OF A TRACT OF LAND RECORDED IN VOLUME 2484, PAGE 1200, REAL RECORDS PARKER COUNTY, TEXAS FOR THE MOST NORTHERLY CORNER OF THIS TRACT.

THENCE S 09°18'31" E PASSING THE SOUTHWEST CORNER OF SAID VOLUME 2484, PAGE 1200 AND THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 2724, PAGE 1769, REAL RECORDS, PARKER COUNTY, TEXAS, BEARS S 09°18'31" E 120.00 FEET TO THE SOUTHWEST CORNER OF SAID VOLUME 2724, PAGE 1769 FOR AN ANGLE POINT IN AN EAST LINE OF THIS TRACT.

THENCE S 09°32'59" E ALONG THE CALLED DIVISION LINE OF SAID LYNCH'S ADDITION AND SAID AKARD ADDITION 54.99 FEET TO A SET 1/2" IRON ROD FOR AN INTERIOR 91.1 CORNER OF THIS TRACT.

THENCE N 80°18'43" E 126.01 FEET TO A SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF NORTH AVENUE "B" (A PAVED SURFACE) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 10°29'23" E ALONG THE WEST RIGHT OF WAY OF SAID NORTH AVENUE "B" 119.9 FEET TO A FOUND 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VOLUME 392, PAGE 497, THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 1998, PAGE 434, DEED RECORDS, PARKER COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 81°26'58" W 125.37 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID VOLUME 1998, PAGE 434 AND IN THE EAST LINE OF SAID B.W. AKARD ADDITION FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT.

THENCE S 4°11'12" W 3.66 FEET TO A FOUND 1/2" IRON ROD IN EAST LINE OF SAID B.W. AKARD ADDITION FOR THE MOST SOUTHERLY CORNER OF THIS TRACT.

THENCE N 07°47'02" W 26.23 FEET ALONG THE EAST LINE OF SAID B.W. AKARD ADDITION TO A FOUND 1/2" IRON ROD FOR AN INTERIOR 91.1 CORNER OF THIS TRACT.

THENCE S 80°28'48" W ALONG THE NORTH LINE OF SAID B.W. AKARD ADDITION 117.5 FEET TO THE POINT OF BEGINNING.

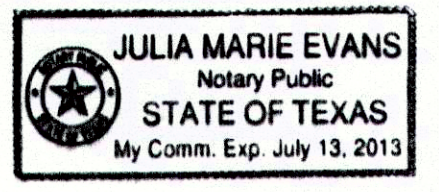
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT MARGARET SCOTT & WILLIAM COY THOMPSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-5 SCOTT ADDITION AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 29 DAY of Feb. 2012
 Margaret Scott
 William Coy Thompson

STATE OF TEXAS
COUNTY OF ~~PARKER~~ Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME BY 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.

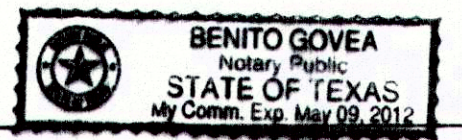
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF Feb. 2012
 Julia Marie Evans
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME BY 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 29 DAY OF Feb. 2012
 Benito Govea
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

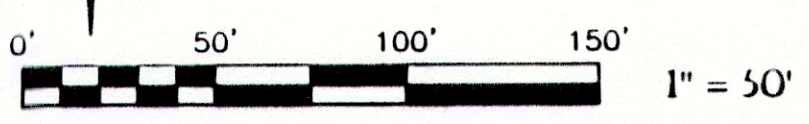
THIS IS TO CERTIFY THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SPRINGTOWN. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY, MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Milton Rucker
 MILTON RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4278
 817-594-0400 - JUILIORI - NOVEMBER 21, 2011

OWNER/DEVELOPER:
MARGARET SCOTT
438 SEAWIND
LAKEWAY, TEXAS 78734

WILLIAM COY THOMPSON
210 APPLE DR.
SPRINGTOWN, TX 76092

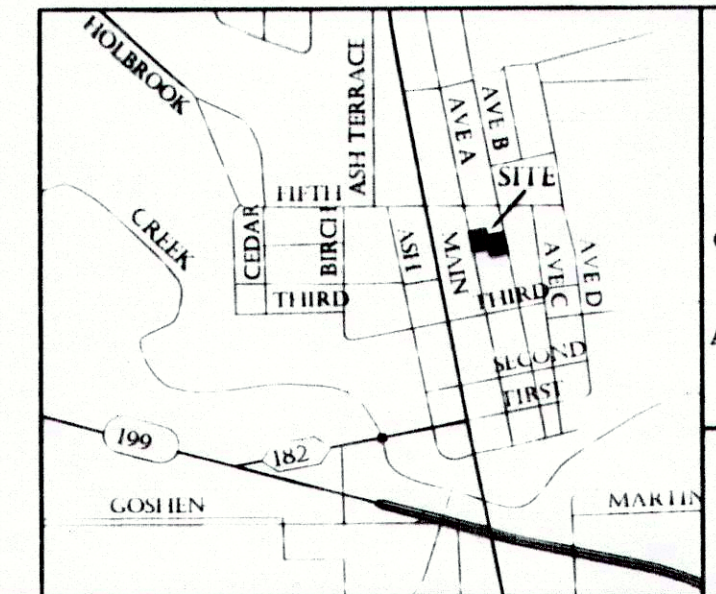
SURVEYOR:
MILTON RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400



Doc# 787140 Fees: \$66.00
 03/05/2012 3:51PM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 PLAT CABINET D, SLIDE 169, DATE 3/5/12

CITY OF SPRINGTOWN
 February 23, 2012
 APPROVAL DATE
 Mayor
 City Secretary

PLANNING & ZONING
 February 23, 2012
 APPROVAL DATE
 Chairman
 Planning Secretary



FINAL PLAT
 LOTS 1 - 5
 SCOTT ADDITION
 AN ADDITION TO THE
 CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
 BEING A 104 ACRE TRACT OUT OF
 LYNCH'S ADDITION & AKARD'S ADDITION
 AS RECORDED IN VOLUME 29, PAGE 640, D.R.P.C.T.
 NOVEMBER 22, 2011

CARTER SURVEYING
 & MAPPING
 Weatherford, TX 76086
 110 A Palo Pinto Street
 817-594-0400 FAX: 817-594-0403