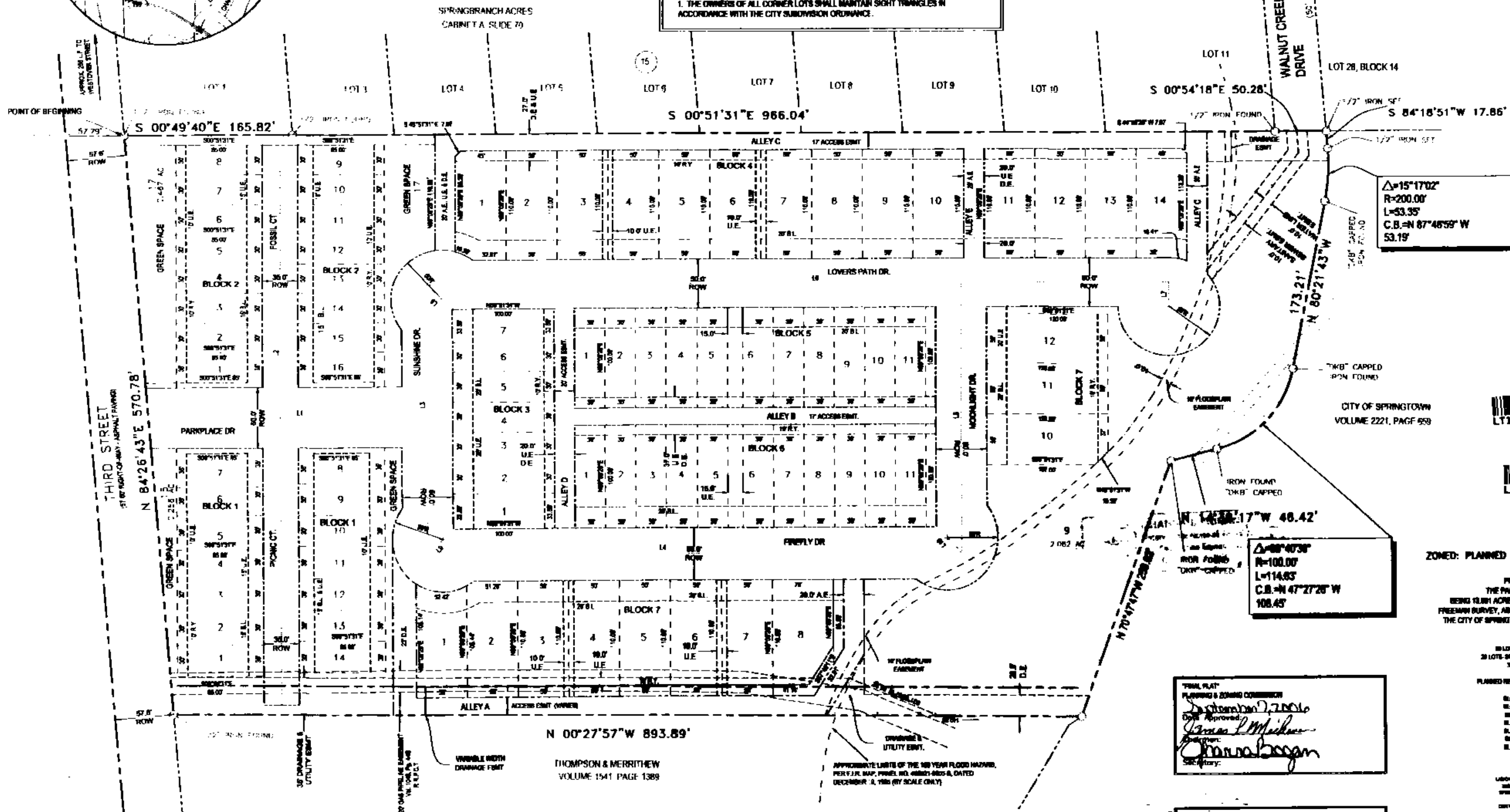
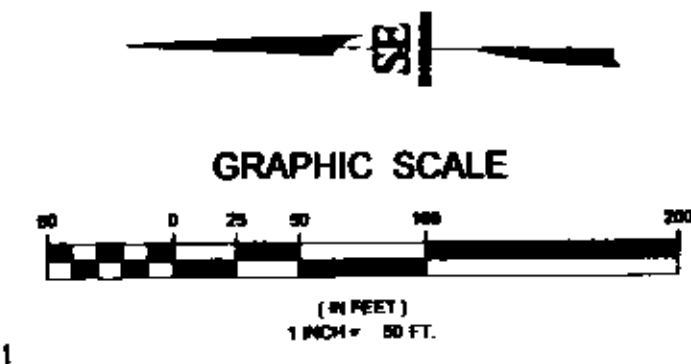


FINISHED FLOOR ELEVATIONS NOTE
 ALL FINISHED FLOOR ELEVATIONS FOR ALL RESIDENTIAL BUILDINGS SHALL BE 2 FEET ABOVE THE 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION OF THE 100 YEAR FLOODPLAIN.

PRIVATE OPEN SPACE NOTE
 1. OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY MANDATORY HOME OWNERS ASSOCIATION (H.O.A.).

SITE TRIANGLE NOTE
 1. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

LINE	LENGTH	BEARING
L1	274.04	N00°51'31"W
L2	899.00	N00°02'27"E
L3	207.00	S00°02'27"W
L4	526.00	S00°51'31"E
L5	207.00	N00°02'27"E
L6	700.00	N00°51'31"W
L7	26.00	N00°02'27"E
L8	20.38	S00°51'31"W
L9	21.04	S00°51'31"E
L10	20.38	N00°02'27"E



$\Delta=15'1702'$
 $R=200.00'$
 $L=53.35'$
 $C.B.=N 87^{\circ}48'59'' W$
 $53.19'$

$\Delta=88^{\circ}40'38''$
 $R=100.00'$
 $L=114.83'$
 $C.B.=N 47^{\circ}27'26'' W$
 $108.45'$

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 VOLUME 2221, PAGE 658

ZONED: PLANNED DEVELOPMENT DISTRICT

FINAL PLAT OF
 THE PARKPLACE VILLAGE,
 BEING 12.911 ACRES OF LAND OUT OF THE JOHN
 FREEMAN SURVEY, ABSTRACT NO. 421, AN ADDITION TO
 THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

30 LOTS - 7000 SQUARE
 30 LOTS - SINGLE FAMILY DETACHED
 3 OPEN SPACES

PLANNED RESIDENTIAL DEVELOPMENT

- BLOCK 1 LOTS 1-10
- BLOCK 2 LOTS 1-10
- BLOCK 3 LOTS 1-7
- BLOCK 4 LOTS 1-9
- BLOCK 5 LOTS 1-11
- BLOCK 6 LOTS 1-11
- BLOCK 7 LOTS 1-12

OWNER:
 LAURENCE CHRISTOPHER HARRIS, LLC
 10001 WOODWAY RD
 SPRINGTOWN, TEXAS 75781
 817-528-8888
 CONTACT: W. BOGARDUS

ENGINEER:
 BRITNEY GIBBS FREDERICK, INC.
 10001 WOODWAY RD
 SPRINGTOWN, TEXAS 75781
 817-528-8888
 CONTACT: W. BOGARDUS

SURVEYOR:
 DAVID W. BOGARDUS
 1700 JOHN STREET
 ALLEN, TEXAS 75009
 817-251-8888
 CONTACT: W. BOGARDUS

ACCT. NO.: 14004
 SCH. DIST.: 33
 CITY: SP
 MAP NO.: K-5

FEMA FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 4808210005-B, DATED DECEMBER 18, 1985, PART OF THE SUBJECT PROPERTY LIES ENTIRELY IN THE 100 YEAR FLOOD ZONE.

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE BASED ON RNS (ELEVATION=831.25). PER FEMA FLOOD MAP, FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PANEL NO. 4808210005-B, DATED DECEMBER 18, 1985.

ALLEY NOTES
 1. ALL ALLEYS SHALL BE ONE WAY AND SHALL BE MAINTAINED BY MANDATORY HOME OWNERS ASSOCIATION (H.O.A.)
 2. ALL ALLEY WIDTHS SHALL BE PUBLIC ACCESS, TRAILING AND UTILITY EASEMENTS

LOT AREA SUMMARY NOTE
 SEE SHEET TWO OF TWO OF THIS FINAL PLAT FOR LOT AREA SUMMARY.

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD, PER F.F.I. MAP, PANEL NO. 4808210005-B, DATED DECEMBER 18, 1985 (BY SCALE ONLY)

FINAL PLAT
 PLANNING & ZONING COMMISSION
 Approved: [Signature]
 Date: [Date]
 City Secretary: [Signature]

SPRINGTOWN CITY COUNCIL
 Approved: [Signature]
 Date: [Date]
 City Secretary: [Signature]



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