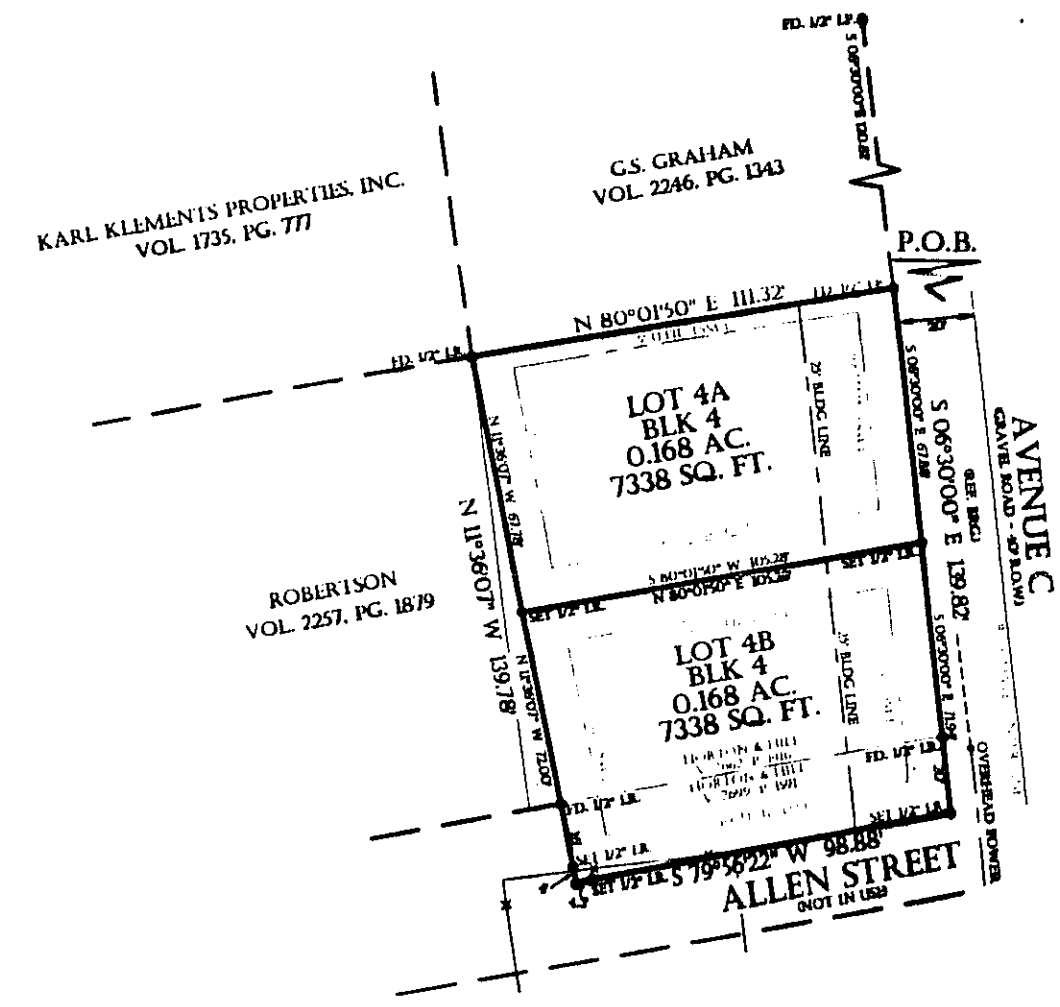


NOTES:

- 1 THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "C" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 4837075L DATED SEPTEMBER 21, 2004.
- 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 BASEMENT.
- 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 BASEMENTS SHOWN ON THE PLAT AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID BASEMENTS FOR THE PURPOSES 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 ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED.

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Book 2785 Page 631

Doc# 747648 Fees: \$66.00
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Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRONC 8/10/10 10:43AM



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DARRELL HORTON & LAURA HILL, BEING THE SOLE OWNER OF A CERTAIN 0.337 ACRE TRACT OF LAND BEING A PORTION OF ALLEN STREET AND LOT 4, BLOCK 4, LYNCH ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, AS RECORDED IN VOLUME 29, PAGE 641, DEED RECORDS, PARKER COUNTY, TEXAS; BEING THAT CERTAIN HORTON TRACT AS DESCRIBED IN VOLUME 2662, PAGE 1916, REAL RECORDS, PARKER COUNTY, TEXAS, AND THE NORTH ONE HALF OF ALLEN STREET (ABANDONED) AS RECORDED IN VOLUME 2699, PAGE 1591, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT NORTHEAST CORNER OF SAID LOT 4A, IN THE WEST RIGHT OF WAY OF AVENUE C (A GRAVEL ROAD) FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;
THENCE S 06°30'00" E ALONG THE WEST RIGHT OF WAY LINE OF SAID AVENUE C, PASSING A FOUND 1/2" IRON ROD AT 119.82 FEET AND IN ALL 139.82 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S 79°56'22" W ALONG THE SOUTHERN BOUNDARY LINE OF THE NORTH ONE HALF PORTION OF SAID ALLEN STREET PASSING A SET 1/2" IRON ROD AT 94.60 FEET AND IN ALL 98.88 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 11°38'07" W PASSING A FOUND 1/2" IRON ROD AT 4.00 FEET AND AT 20.00 FEET AND IN ALL 139.78 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRAHAM IN VOLUME 2246, PAGE 1343, R.R.P.C.T. FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE N 80°01'50" E 111.32 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID GRAHAM TRACT TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT DARRELL HORTON & LAURA HILL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 4A AND 4B, BLOCK 4, LYNCH ADDITION, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 6th DAY OF August, 2010.
Darrell Horton
DARRELL HORTON
Laura Hill
LAURA HILL

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Darrell Horton 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 6th DAY OF August, 2010.
Dina Slator
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 Laura Hill 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 6th DAY OF August, 2010.
Dina Slator
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, 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.

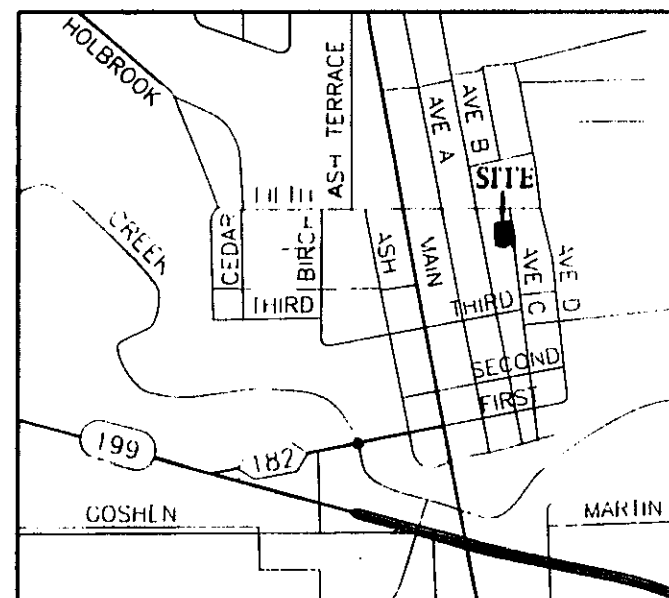
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
817-594-0400 - JNO80820R2 - APRIL 23, 2010



ACCT. NO: 14750
SCH. DIST: SP
CITY: SP
MAP NO.: K15

CITY OF SPRINGTOWN
July 22, 2010
APPROVAL DATE
Dina Slator
MAYOR
Anna Logan
CITY SECRETARY

PLANNING & ZONING
July 1, 2010
APPROVAL DATE
Sarah Cockburn
CHAIRMAN
Dina Slator
PLANNING SECRETARY



REVISED PLAT
LOT 4A & LOT 4B
BLOCK 4
LYNCH ADDITION
AN ADDITION TO THE
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
BEING A 0.337 ACRE TRACT OUT OF
THE LYNCH ADDITION, AS RECORDED IN
VOLUME 29, PAGE 641, D.R.P.C.T.
APRIL 23, 2010
CARTER SURVEYING
& MAPPING
Weatherford, TX 76086
110 A Palo Pinto Street
817-594-0400 FAX: 817-594-0403

OWNER/DEVELOPER:
DARRELL HORTON
P.O. BOX 683
SPRINGTOWN, TEXAS, 76082
817-223-1765

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



1" = 50'

PLAT CABINET D, SLIDE 80, DATE _____