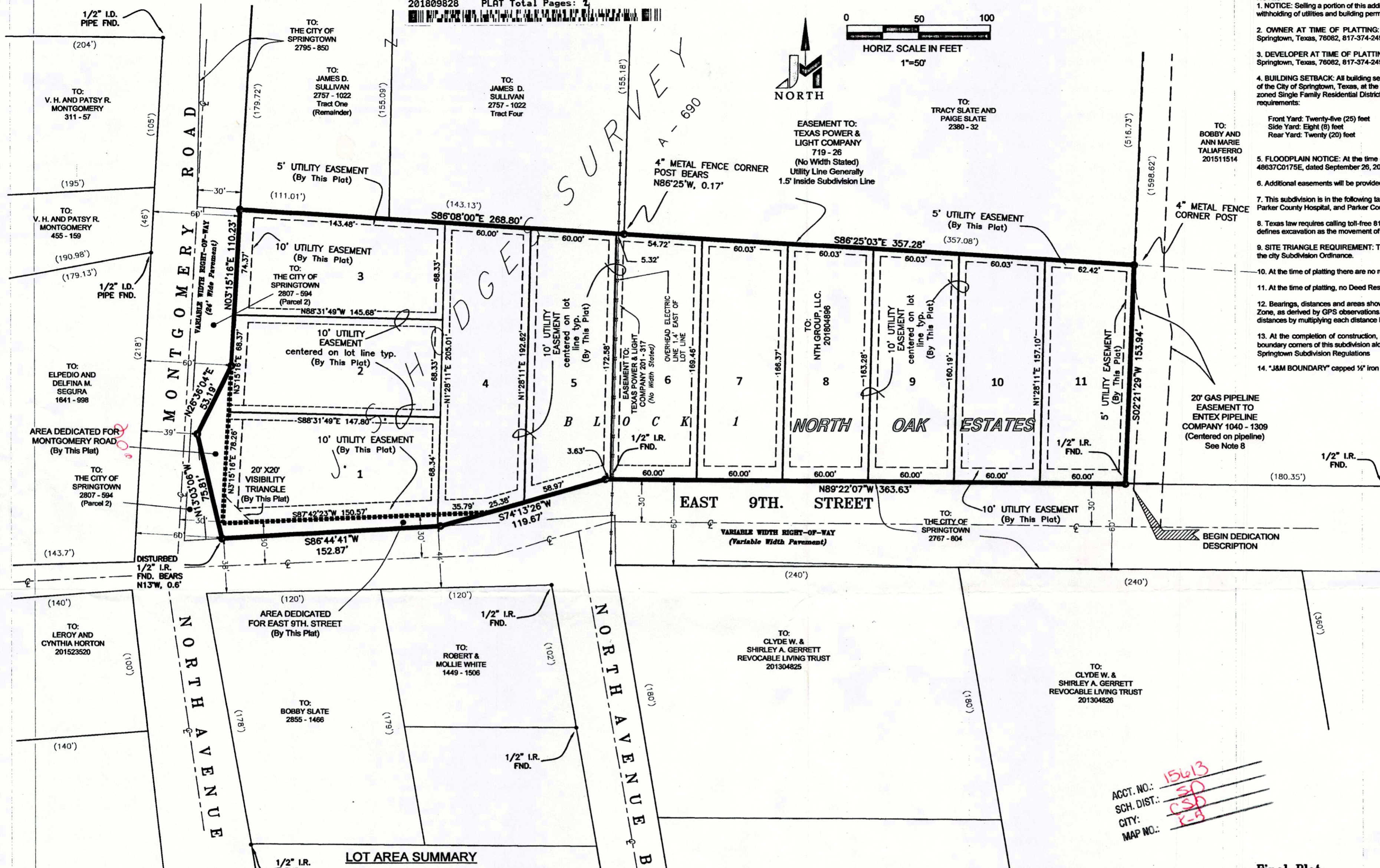


- NOTES:**
1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and withholding of utilities and building permits.
 2. OWNER AT TIME OF PLATTING: NTH Companies, C/O Bryson Burnett, Manager, 2480 Cottondale Road, Springtown, Texas, 78082, 817-374-2492
 3. DEVELOPER AT TIME OF PLATTING: NTH Companies, C/O Bryson Burnett, Manager, 2480 Cottondale Road, Springtown, Texas, 78082, 817-374-2492
 4. BUILDING SETBACK: All building setback lines within this subdivision shall conform to the Subdivision Regulations of the City of Springtown, Texas, at the time building permits are issued. At the time of platting North Oak Estates was zoned Single Family Residential District - SF-2. At the time of platting said Zone has the following minimum size yard requirements:
Front Yard: Twenty-five (25) feet
Side Yard: Eight (8) feet
Rear Yard: Twenty (20) feet
 5. FLOODPLAIN NOTICE: At the time of platting, by scaled map location of FEMA's Flood Insurance Rate Map No. 4837C0175E, dated September 26, 2008, the property depicted in this plat lies within Flood Area Zone X (Unshaded).
 6. Additional easements will be provided as a separate instrument at the time of construction if necessary.
 7. This subdivision is in the following taxing jurisdictions: Springtown I.S.D., City of Springtown, Weatherford College, Parker County Hospital, and Parker County, and is located wholly within the City of Springtown.
 8. Texas law requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.
 9. SITE TRIANGLE REQUIREMENT: The owners of all corner lots shall maintain sight triangles in accordance with the city Subdivision Ordinance.
 10. At the time of platting there are no reported Lienholders on the property.
 11. At the time of platting, no Deed Restrictions have been filed in the Deed Records of Parker County, Texas.
 12. Bearings, distances and areas shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.00017. Areas noted are surface areas.
 13. At the completion of construction, the developer shall be responsible for installing concrete monuments at the boundary corners of this subdivision along existing dedicated street rights-of-way in accordance to Section 9.03 of the Springtown Subdivision Regulations
 14. *J&M BOUNDARY* capped 1/2" iron rods set at all lot corners unless noted otherwise.



PLANNING AND ZONING COMMISSION
CITY OF SPRINGTOWN, PARKER COUNTY,
TEXAS

APPROVAL DATE *N/A*

CHAIRMAN _____
SECRETARY _____

CITY COUNCIL
CITY OF SPRINGTOWN,
PARKER COUNTY TEXAS

APPROVAL DATE *Feb. 22, 2018*
MAYOR *[Signature]*
CITY SECRETARY *[Signature]*

ACCT. NO.: *15613*
SCH. DIST.: *50*
CITY: *CSD*
MAP NO.: *K-8*

Final Plat

Plat of
Lots 1 through 11, Block 1,
NORTH OAK ESTATES,
Being a tract of land in the
J. S. HODGES SURVEY, Abstract No. 690,
In the City of Springtown, Parker County, Texas.

TOTAL ACREAGE: 2.664 ACRES

20690.002.000.00

LOT AREA SUMMARY

LOT 1	10,918 Sq. Ft.
LOT 2	10,030 Sq. Ft.
LOT 3	10,316 Sq. Ft.
LOT 4	12,028 Sq. Ft.
LOT 5	10,920 Sq. Ft.
LOT 6	10,262 Sq. Ft.
LOT 7	10,077 Sq. Ft.
LOT 8	9,892 Sq. Ft.
LOT 9	9,706 Sq. Ft.
LOT 10	9,521 Sq. Ft.
LOT 11	9,519 Sq. Ft.
TOTAL LOT AREA	113,189 Sq. Ft.
AREA DEDICATED FOR MONTGOMERY ROAD AND EAST 9TH. STREET	2,868 Sq. Ft.
TOTAL AREA:	116,057 Sq. Ft.
	2.664 Acres

Compiled from deeds, records and surveys made on the ground.
The corners are marked or referenced as shown.

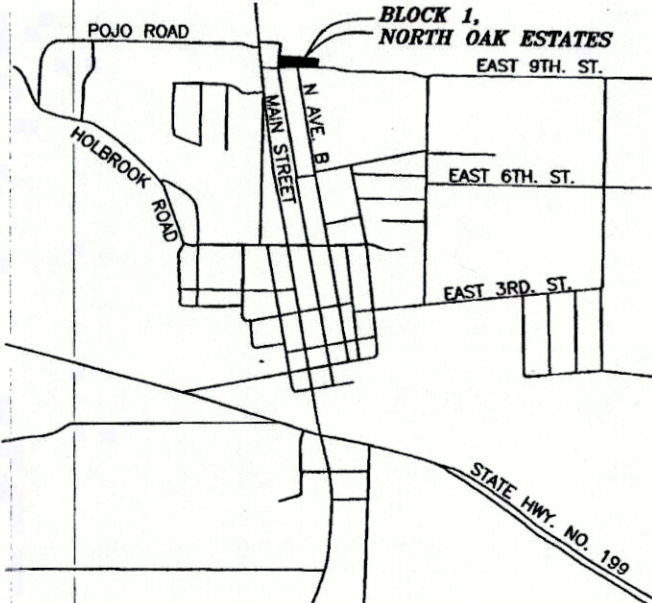
JACOB & MARTIN, LTD.
Consulting Engineers
TRPLS FIRM REGISTRATION NO. 10193992
FEBRUARY 13, 2018

Robert "Bob" Viscome



Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

Revised 16 March, 2018 to reflect current owner information.



VICINITY MAP
No scale

E 74