



GENERAL NOTES:

- DEED RESTRICTIONS FOR THIS DEVELOPMENT WILL BE SUBMITTED TO THE CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO FINAL PLAT APPROVAL. THEY SHALL INCLUDE AT LEAST THE FOLLOWING:
 - A. MINIMUM HOME SIZE OF 2,500 SQUARE FEET
 - B. EACH RESIDENCE HAS MATCHING BRICK MAILBOX
 - C. MINIMUM 7/12 PITCH ROOF, 100% MASONRY ON FRONT OF HOME, MINIMUM TWO TREES IN FRONT YARD 3 INCH CALIPER.
 - D. ARCHITECTURAL REVIEW COMMITTEE
- ALL ENTRANCES WILL HAVE STONE OR MASONRY ENTRY WALLS WITH CONCRETE INSET SIGNS AND HAVE IRRIGATED LANDSCAPING.
- SUBDIVISION HOMEOWNERS ASSOCIATION SHALL MAINTAIN FENCES, WALLS, LANDSCAPING, LAKE, COBBLESTONE PAVING AND ANY OTHER COMMON AREAS.
- WATER SUPPLY SHALL BE PROVIDED BY THE ROCKETT SPECIAL UTILITY DISTRICT.
- BUILDING LINES: 40' MIN. FRONT BUILDING LINE, 20' REAR BUILDING LINE, 15' SIDE BUILDING LINE OR AS SHOWN ON PLAT.
- EASEMENT LINES: 20' FRONT DRAINAGE & UTILITY, 20' REAR UTILITY EASEMENT, 15' SIDE UTILITY EASEMENT OR AS SHOWN ON PLAT.
- ALL LOTS THAT FRONT ON SHAWNEE SHALL BE ACCESSED FROM THE INTERIOR ROADS.

NOTE: NO 100 YEAR FLOODPLAIN PER FIRM MAP NO. 48139C0200 F dated June 3, 2013 FOR ELLIS COUNTY, TEXAS

Owner / Developer:
 BETHANY/SPRINGFIELD, LTD.
 101 Valley Ridge Drive
 Red Oak, TX 75154-4736
 Clyde L. Hargrave
 Phone: 972-617-1100

Sheet 1
 of 3 sheets.

MATCH LINE SEE SHEET 2

FINAL PLAT
SPRINGFIELD LAKES PHASE ONE
 October 2013 54 Residential Lots

LEGEND
 O - Property Corner Symbol
 Fnd. - Found
 S.R. - Steel Rod
 U.E. - Utility Easement
 R.O.W. - Right of Way
 P.O.B. - Point of Beginning
 C/L - Centerline
 B.L. - Building Line
 D.U.E. - Drainage & Utility Esmt.

ENGINEERS
D&M DAVIS & McDILL, Inc.
 P.O. Box 428, Waxahachie, Texas 75168
 Phone: Metro 972-938-1185
 SURVEYORS
 (A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)

Drawn by: jhm Date 10-14-13 Job no. 213-0131