



**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 2,200 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 CALIBER
  - D. ARCHITECTURAL REVIEW COMMITTEE
- SUBDIVISION HOMEOWNERS ASSOCIATION SHALL MAINTAIN FENCES, WALLS, LANDSCAPING, 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 GRASSY & UTILITY, 20' REAR UTILITY EASEMENT, 15' SIDE UTILITY EASEMENT OR AS SHOWN ON PLAT.

NOTE: NO 100 YEAR FLOODPLAIN PER FIRM MAP NO. 48139C0200 F dated June 5, 2013 FOR ELLIS COUNTY, TEXAS

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

**FINAL PLAT  
 SPRINGFIELD LAKES  
 PHASE TWO  
 51 Residential Lots  
 June 2015**

**LEGEND**

○	Property Corner Symbol
●	Found
⊙	Steel Rod
—	Utility Easement
—	Right of Way
—	Point of Beginning
—	Centerline
—	Building Line
—	Drainage & Utility Easmt.

REVISIONS	BY

**ENGINEERS D&M SURVEYORS**  
**DAVIS & MCDILL, Inc.**  
 (A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 P.O. BOX 428 WAXAHACHIE, TEXAS 75168  
 PHONE: 972-938-1185 FAX: 972-937-0307

Date: 07-27-15
Drawn: jhm
Job: 215-0226
Sheet 1
of 3 sheets.