

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS CJ Real Estate II, LLC is the owner of that 25.477 acre tract of land situated in the William Burris Survey, Abstract No. 52, Parker County, Texas, and being part of a tract of land described in a deed to SCPL Partners LP, and Sisk Frances & Lloyd as recorded in Instrument No. 202100614 of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), and all of that tract of land described in deed to CJ Real Estates II, LLC, as recorded in Instrument Number 202300503, O.P.R.P.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found an east corner of said SCPL Partners LP, and Sisk Frances & Lloyd tract and the north corner of a tract of land described in a deed to Barone Properties LLC as recorded in Instrument No. 201410840 of the O.P.R.P.C.T. and on the southwest right-of-way line of E. Highway 199, for a corner;

THENCE South 31 degrees 57 minutes 08 seconds West, along a southeast line of said SCPL Partners LP, and Sisk Frances & Lloyd tract and the northwest line of said Barone Properties, LLC tract a distance of 263.92 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "GEONAV", for a corner;

THENCE North 58 degrees 02 minutes 52 seconds West over and across said SCPL Partners LP, and Sisk Frances & Lloyd tract, a distance of 145.62 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "GEONAV", for a corner;

THENCE North 31 degrees 57 minutes 08 seconds East, over and across said SCPL Partners LP, and Sisk Frances & Lloyd tract, a distance of 270.45 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "GEONAV", on the southwest right-of-way line of said E. Highway No. 199, for a corner and being in a curve to the left having a radius of 5036.05 feet and an chord bearing and distance of South 55 degrees 28 minutes 59 seconds East, a distance of 145.76 feet;

THENCE along said curve to the left having a delta of 01 degrees 39 minutes 30 seconds and an arc length of 145.77 feet to the POINT OF BEGINNING and containing 0.892 acres or 38,856 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CJ Real Estate II, LLC, acting through its undersigned agent, does hereby adopt this plat designating the herein above described property as, Lot 1, Block 1 of HUTCHENSON COMMONS Addition, an addition to the City of Springtown, Parker County, Texas This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Springtown, Texas.

WITNESS my hand, this the 12th day of January, 2023.

CITY OF SPRINGTOWN

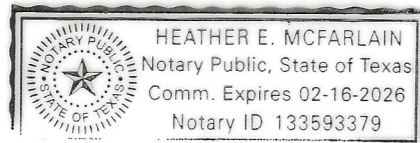
Matt Jameson
CJ Real Estate II, LLC, Owner

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matt Jameson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2023.

Heather E. McFarlain
Notary Public in and for the State of Texas

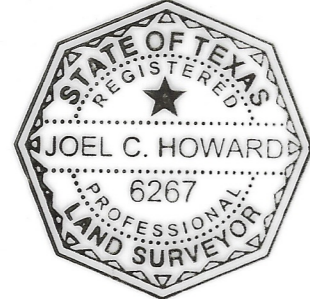


SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF PARKER

This is to certify that I, Joel C. Howard, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Joel C. Howard
Joel C. Howard, RPLS, PLS
Texas RPLS No. 6267

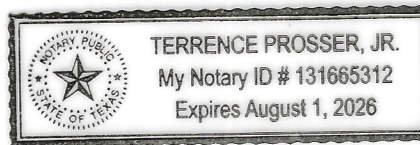


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joel C. Howard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of Jan., 2023.

Notary Public in and for the State of Texas

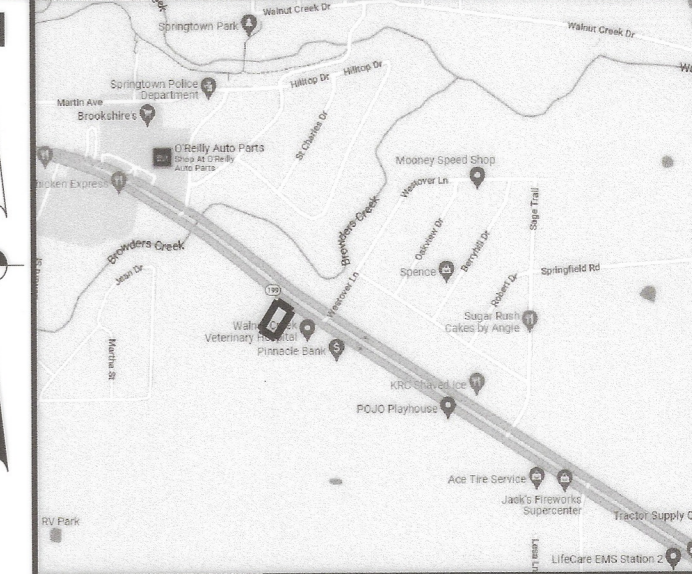


202302180 PLAT Total Pages: 1



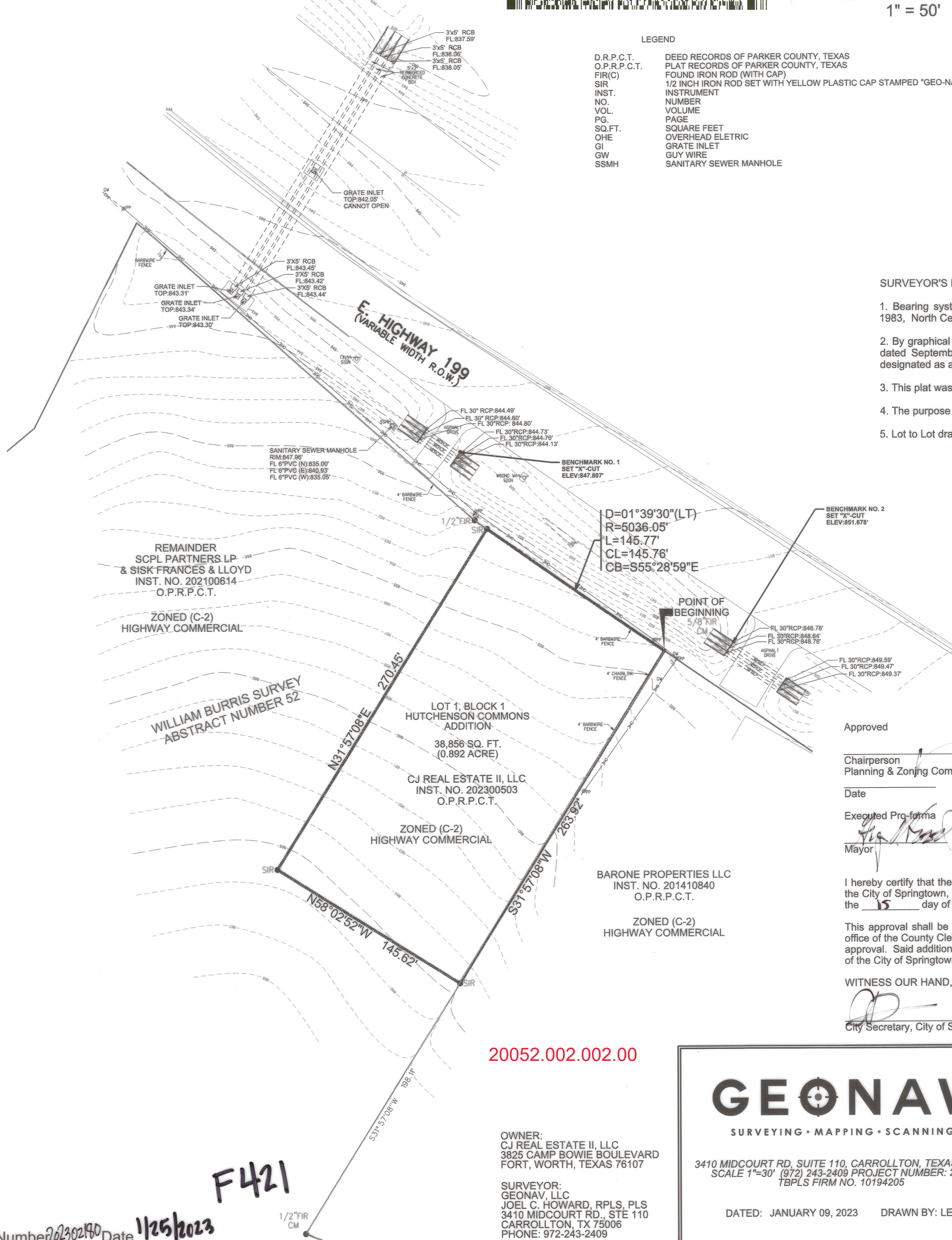
0' 25' 50' 100' N

1" = 50'



LEGEND

D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY, TEXAS
O.P.R.P.C.T.	PLAT RECORDS OF PARKER COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "GEO-NAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET
OHE	OVERHEAD ELECTRIC
GI	GRATE INLET
GW	GUY WIRE
SSMH	SANITARY SEWER MANHOLE



SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48367C0175E, dated September 26, 2008, the subject property lies partially within Zone X, designated as areas of 0.2% annual chance flood, as shown hereon.
- This plat was prepared without the benefit of a title commitment.
- The purpose of this plat is to create 1 Lot.
- Lot to Lot drainage is not permitted without engineering section approval.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202302180
01/25/2023 09:31 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

13871
SP
CSP
K-16

Approved

Chairperson
Planning & Zoning Commission

Date

Executed Pro-forma

Mayor

Attest

Secretary
Planning & Zoning Commission

Date

January 20, 2023
Date

I hereby certify that the above and foregoing plat of Lot 1, Block 1, of Hutchenson Commons Addition to the City of Springtown, Texas, was approved by the City Council of the City of Springtown on the 15 day of Dec., 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker, County Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Springtown.

WITNESS OUR HAND, this 23rd day of January, 2023.

[Signature]
City Secretary, City of Springtown

20052.002.002.00

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 2663
TBPLS FIRM NO. 10194205

DATED: JANUARY 09, 2023 DRAWN BY: LEO

OWNER:
CJ REAL ESTATE II, LLC
3825 CAMP BOWIE BOULEVARD
FORT. WORTH, TEXAS 76107

SURVEYOR:
GEONAV, LLC
JOEL C. HOWARD, RPLS, PLS
3410 MIDCOURT RD., STE 110
CARROLLTON, TX 75006
PHONE: 972-243-2409

F421

This plat recorded in Document Number 202302180 Date 1/25/2023

PLAT SHOWING
38,856 SQ. FT.
0.892 ACRES
LOT 1, BLOCK 1
HUTCHENSON COMMONS
ADDITION
AN ADDITION TO THE
CITY OF SPRINGTOWN,
PARKER COUNTY, TEXAS