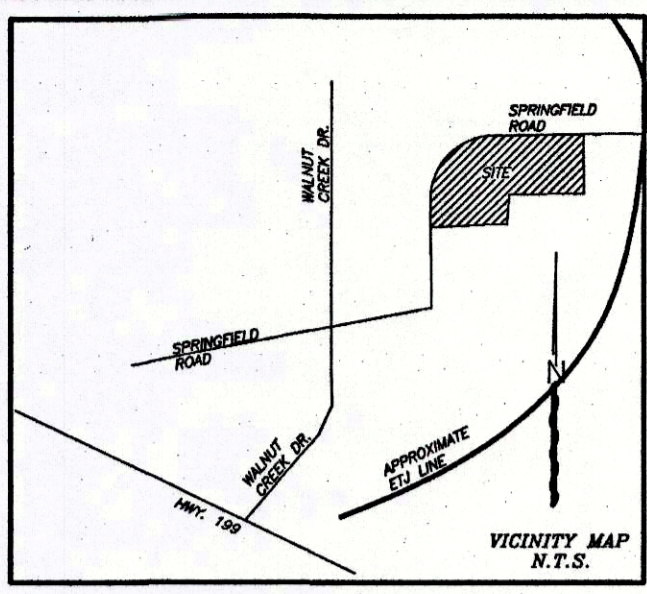


Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.  
Capped Stevens Surveying 1/2" iron set unless otherwise noted upon approval of this plat.

**OWNER'S DEDICATION**  
Whereas Michael J. Hodges and E. Michele Hodges being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:  
9.683 acres situated in the J. HARRISON SURVEY, Abst. No. 610, Parker County, Texas being a portion of that certain tract of land described in deed to Michael J. Hodges and E. Michele Hodges recorded in Volume 1817, Page 1050 and all of those certain tracts of land described in deed to Michael J. Hodges and E. Michele Hodges recorded in Volume 2163, Page 1839, Official Public Records, Parker County, Texas and Volume 2652, Page 1210, Official Public Records, Parker County, Texas. Said 9.683 acres being more particularly described, as follows:  
Beginning at a capped Stevens Surveying 1/2" iron set at the southeast corner of said Hodges tract (V. 2652, P. 1210) also being the northeast corner of that certain tract of land described in deed to Michael E. Jett by deed recorded in Volume 1396, Page 288, Official Public Records, Parker County, Texas and in the west line of that certain tract of land described in deed to LAA Investments, LLC recorded in 201521468 Official Public Records, Parker County, Texas;  
THENCE North 89 degrees 59 minutes 27 seconds West, along the common line of said Hodges tract and Jett tracts, 329.15 feet to a 1/2" iron found in the east line of Springfield Road;  
THENCE North 02 degrees 02 minutes 11 seconds East, along said Springfield Road, 487.12 feet to a point for corner in the west line of said Springfield Road;  
THENCE Along the west and northerly line of said Springfield Road as follows:  
North 17 degrees 49 minutes 06 seconds East, 2.80 feet to a point;  
North 30 degrees 58 minutes 40 seconds East, 117.17 feet to a point;  
North 44 degrees 23 minutes 23 seconds East, 90.63 feet to a point;  
North 50 degrees 48 minutes 46 seconds East, 35.61 feet to a point;  
South 89 degrees 48 minutes 49 seconds East, 176.81 feet to a 1/2" iron found on the south line of said Springfield Road;  
THENCE South 00 degrees 06 minutes 37 seconds East, 10.54 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE North 89 degrees 47 minutes 27 seconds East, 567.73 feet to a capped Stevens Surveying 1/2" iron set at the northeast corner of said Hodges tract and the northeast corner of said LAA Investments, LLC tract;  
THENCE South 00 degrees 01 minutes 07 seconds West, along the common line of said Hodges and LAA Investments, LLC tracts, 384.46 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE South 89 degrees 58 minutes 05 seconds West, 567.69 feet to a capped Stevens Surveying 1/2" iron set;  
THENCE South 00 degrees 00 minutes 33 seconds West, 263.76 feet to the POINT OF BEGINNING and containing 9.683 acres of land.

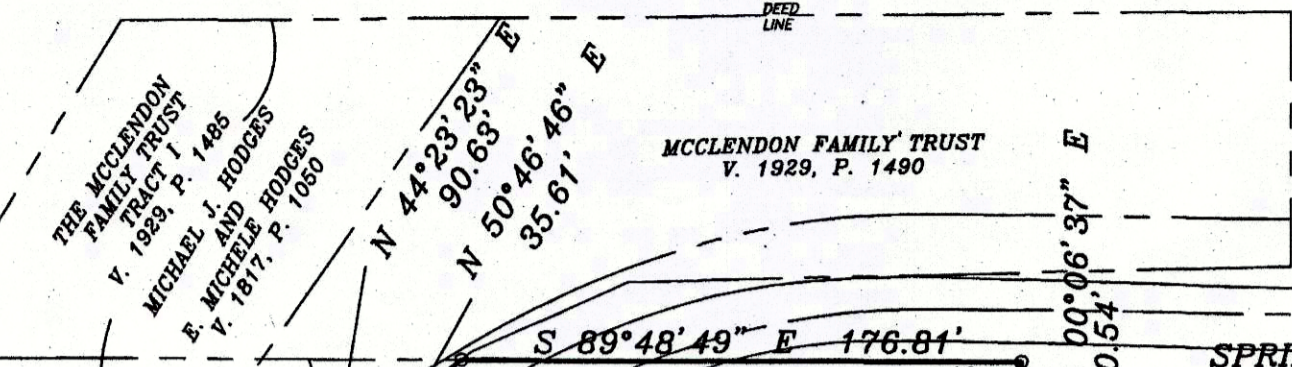


Notes: According to the National Flood Insurance Program and the FIRM map Number 4836700170C effective September 26, 2008 a portion of the property (shaded) lies within Zone A, "Special Flood Hazard Area (SFHA)", subject to inundation by the 1% annual chance flood; no base flood elevations determined and a portion lies within Zone X, Zone X is Areas determined to be outside the 0.2% annual chance floodplain. Shaded area is approximate.

MATCHED AREA REPRESENTS THE APPROXIMATE LOCATION ZONE A PER FEMA MAP. SEE NOTE.

**Owner Information**  
Michael & Michele Hodges  
836 Springfield Road  
Springtown Texas  
  
MICHAEL J. HODGES  
AND  
E. MICHELE HODGES  
V. 1817, P. 1050  
  
MICHAEL J. HODGES  
AND  
E. MICHELE HODGES  
V. 2652, P. 1210  
  
MICHAEL J. HODGES  
AND  
E. MICHELE HODGES  
V. 2163, P. 1839

R.O.W. DEDICATION THIS PLAT 0.645 ACRES



CHARLES D. THOMPSON  
AND  
PAMELA W. THOMPSON  
HUSBAND AND WIFE  
V. 2185, P. 1427

R.O.W. DEDICATION THIS PLAT

LOT 1  
7.729 Acres

BLOCK 1

20610.005.005.00

LOT 2  
1.309 Acres

20610.005.001.00

LAA INVESTMENTS, LLC  
A NEVADA LIMITED  
LIABILITY COMPANY  
201521468

J. HARRISON SURVEY  
ABST. NO. 610

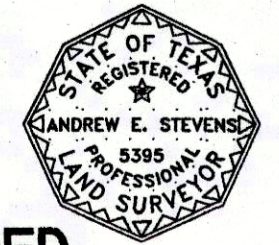
CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS  
WHERE AS The City of Springtown Approved on this the 18 day of September, 2018.  
By: John McRobbie  
Planning & Zoning Chairman  
  
By: Anna L. Sauts  
Planning & Zoning Secretary

JHANNA BOGAN  
NOTARY PUBLIC STATE OF TEXAS  
MY COMM. EXP. 9/17/2020  
NOTARY ID 1218653-7

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 18 day of September, 2018.  
Jhanne Bogan  
Notary Public, Parker County, Texas  
My Commission Expires

JHANNA BOGAN  
NOTARY PUBLIC STATE OF TEXAS  
MY COMM. EXP. 9/17/2020  
NOTARY ID 1218653-7

BEFORE ME, the undersigned authority, on this day appeared personally E. Michele Hodges known to me as the owner of said property whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 18 day of September, 2018.  
Jhanne Bogan  
Notary Public, Parker County, Texas  
My Commission Expires



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.  
Andrew E. Stevens  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
JULY 2, 2018

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201825240  
18/02/2018 02:45 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 13601  
SCH. DIST.: SP  
CITY: L-10  
MAP NO.:

Final Plat  
Lots 1 & 2, Block 1  
**HODGES  
ADDITION**  
Being 9.683 acres situated in  
the J. HARRISON SURVEY,  
Abst. No. 610  
Parker County, Texas  
Prepared August 2018

E 162

20610.001.002.00 20610.005.001.00 20610.005.003.00

SCALE: 1" = 60'  
STEVENS LAND SURVEYING, PLLC  
P.O. Box 28951  
FORT WORTH, TEXAS 76126  
(817) 696-9775  
FIRM REGISTRATION # 10194023