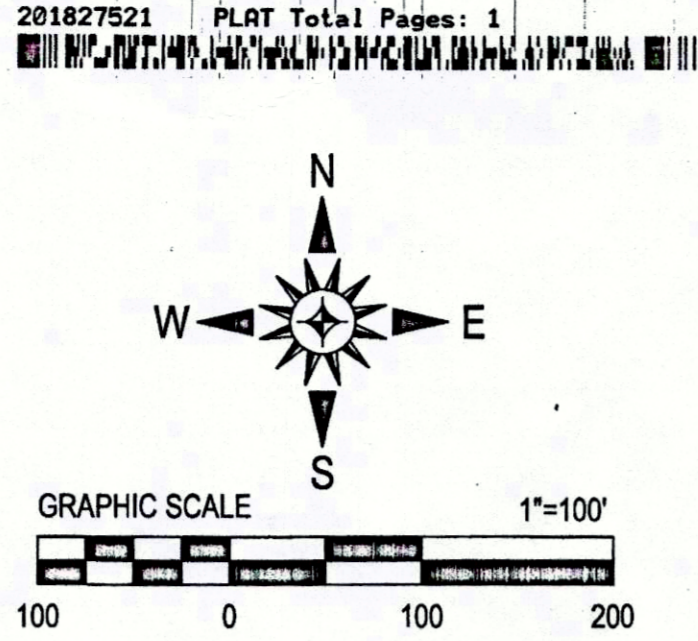


VICINITY MAP



NOTES:

- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
- 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0175E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 3.) LOT 3 IN ITS ENTIRETY IS AN ACCESS, UTILITY, & DRAINAGE EASEMENT.

DEDICATION:

State of Texas ()
 County of Parker ()

WHEREAS, James W. Hutcheson Jr., is the Owner of the herein described property to wit:

BEING 4.21 acres situated in the H.R. MORRIS SURVEY, Abstract No. 874, City of Springtown, Parker County, Texas, being a portion of those certain tracts of land described in deeds to A.J. Hutcheson, recorded in Volume 238, Page 364, Deed Records, Parker County, Texas, said 4.21 acres being more particularly described, as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Brittain & Crawford" at the intersection of the northeasterly line of State Highway 199 (a called 225' wide Right-of-Way) and the northwesterly line of Williams-Ward Road (a 100' Right-of-Way) as recorded in Volume 2832, Page 206, Real Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:7030727.34 and EAST:2225817.18, for reference;

THENCE N 58°09'51" W, along the northeasterly line of said State Highway 199, a distance of 373.84 feet to a set 1/2 inch iron rod stamped "C.F. Stark 5084" for the southwest corner of this tract;

THENCE N 31°45'42" E, leaving the northeasterly line of said State Highway 199, a distance of 333.45 feet to a set 1/2 inch iron rod stamped "C.F. Stark 5084" for an interior corner of this tract;

THENCE N 00°09'52" W, a distance of 33.52 feet to a set 1/2 inch iron rod stamped "C.F. Stark 5084" for the northwest corner of this tract; said point being the southwest corner of the St. Clare Health Care, LLC tract as recorded in Clerk Doc. No.201818468, Deed Records Parker County, Texas;

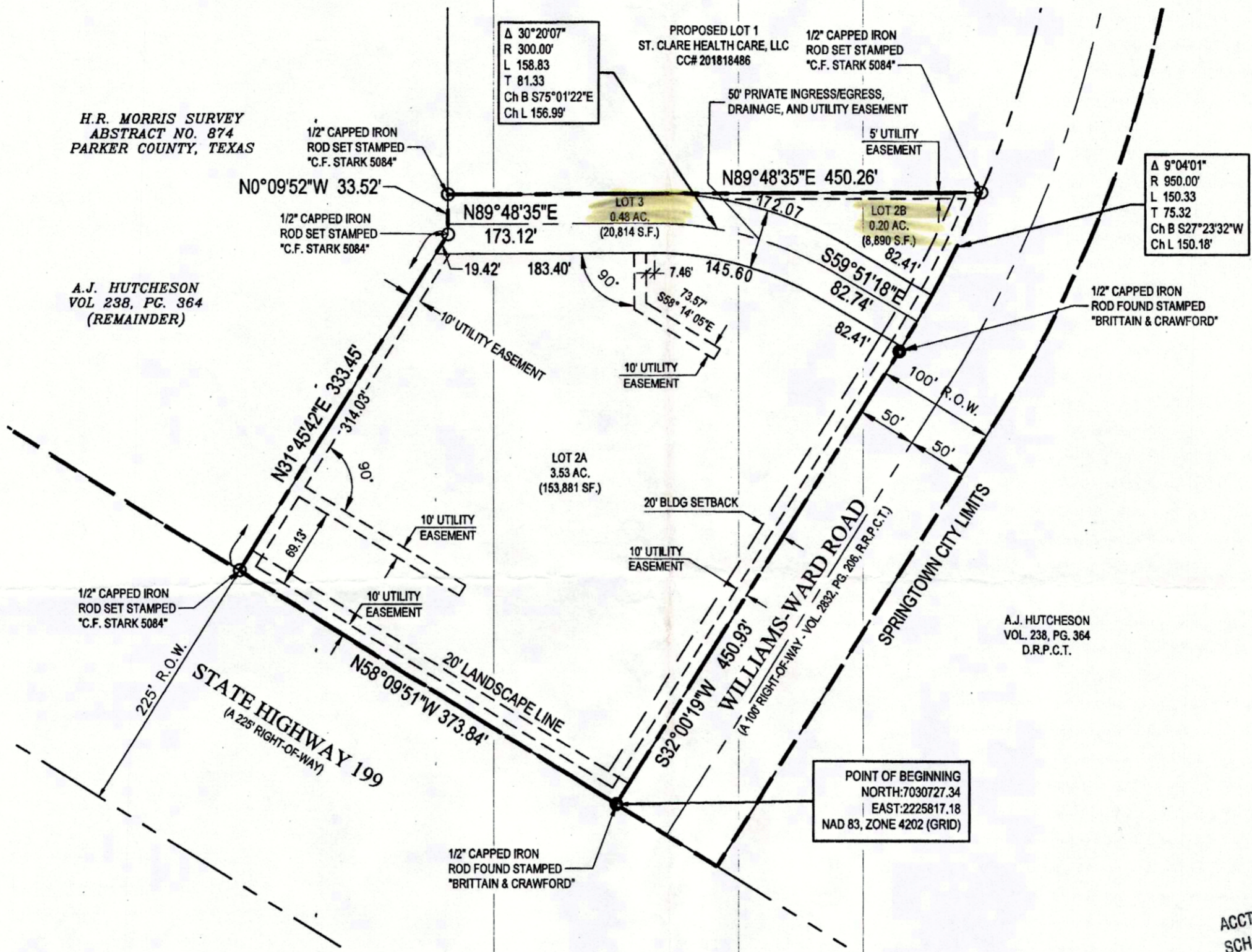
THENCE N 89°48'35" E, a distance of 450.26 feet with the St. Clare south line to a set 1/2 inch iron rod stamped "C.F. Stark 5084" in the west right-of-way of said Williams-Ward Road for the northeast corner of this tract. Said northeast corner being the beginning of a curve to the right with a radius of 950.00 feet, a central angle of 09°04'01", and a long chord that bears S 27°23'32" W, 150.18 feet;

THENCE along said curve to the right and west right-of-way of Williams-Ward Road an arc distance of 150.33 feet to a found 1/2 inch iron rod stamped "Brittain & Crawford" in the west right-of-way of said Williams-Ward Road for a corner of this tract and the end of said curve;

THENCE along the west right-of-way of said Williams-Ward Road, S 32°00'19" W, a distance of 450.93 feet to the POINT OF BEGINNING and containing 4.21 acres of land, more or less.

NOTE

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK RPLS 5084" UNLESS OTHERWISE NOTED.
- SOLID CIRCLE INDICATE MONUMENT FOUND AS LABELED.



STATE OF TEXAS ()
 COUNTY OF PARKER ()

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 10/18/18

Charles F. Stark, RPLS
 Texas Registration No. 5084
 September 25, 2018



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

NOW KNOW ALL MEN BY THESE PRESENTS ()

I, James Hutcheson Jr., Owner of the herein described property, do hereby dedicate the same to be known as Lots 2A, 2B, & 3, HUTCHESON ADDITION, an Addition to the City of Springtown, Parker County, Texas, and do hereby dedicate to the use of the public forever all private streets, alleys, parks, watercourses, private easements, and public utility easements thereon shown for the purposes and consideration therein expressed.

James W. Hutcheson Jr. 10/23/18
 Date

State of Texas ()
 County of Parker ()

Before me, the undersigned authority on this day personally appeared James W. Hutcheson Jr., know 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 and in the capacity therein stated.

Given under my hand and seal on this 23rd day of October, 2018.

Kathleen Adkins
 Notary Public in and for The State of Texas



ACCT. NO.: 13878
 SCH. DIST.: 57
 CITY: R-14
 MAP NO.:

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201827521
 10/26/2018 12:05 PM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

Final Plat

Lots 2A, 2B, & 3, Block 1
 HUTCHESON ADDITION

An Addition to the City of Springtown
 Parker County, Texas

Being 4.21 Acres Situated in the
 H.R. MORRIS SURVEY, ABSTRACT NO. 874,
 Parker County, Texas

CITY OF SPRINGTOWN
 PLANNING & ZONING

September 20, 2018
 APPROVAL DATE

John McElroth
 CHAIRMAN

Nora L. Lovell
 SECRETARY

CITY OF SPRINGTOWN
 CITY COUNCIL

APPROVAL DATE

N/A
 MAYOR

SECRETARY

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET E, SLIDE 176

DATE _____

OWNER:
 JAMES W. HUTCHESON, JR.
 100 HIGHLAND ROAD
 SPRINGTOWN, TX 76082



6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

JOB No. 374-9726
 DATE OCT 2018