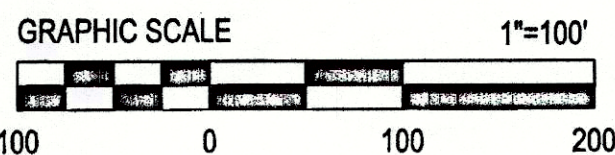
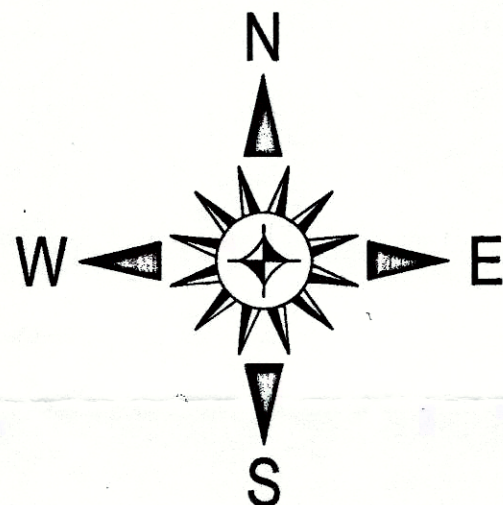


**VICINITY MAP**

**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.

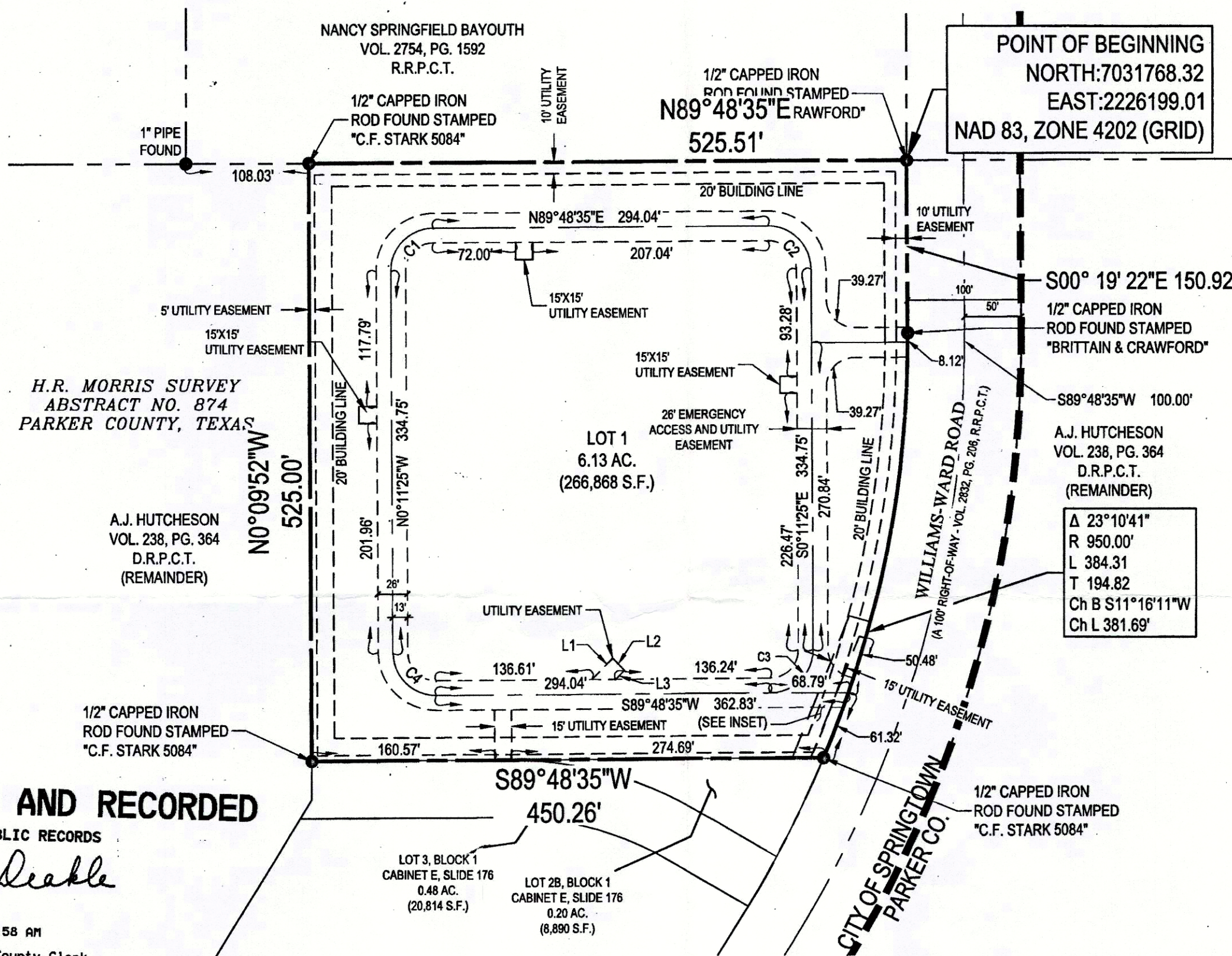


**NOTES:**

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.

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	59.69	38.00	90°00'00"	S44° 48' 35"W	53.74
C2	59.69	38.00	90°00'00"	N45° 11' 25"W	53.74
C3	59.69	38.00	90°00'00"	N44° 48' 35"E	53.74
C4	59.69	38.00	90°00'00"	S45° 11' 25"E	53.74



**FILED AND RECORDED**

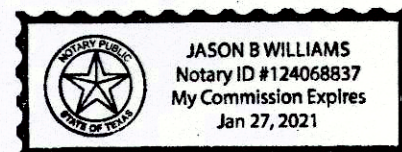
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

State of Texas ( )  
 County of Parker ( )

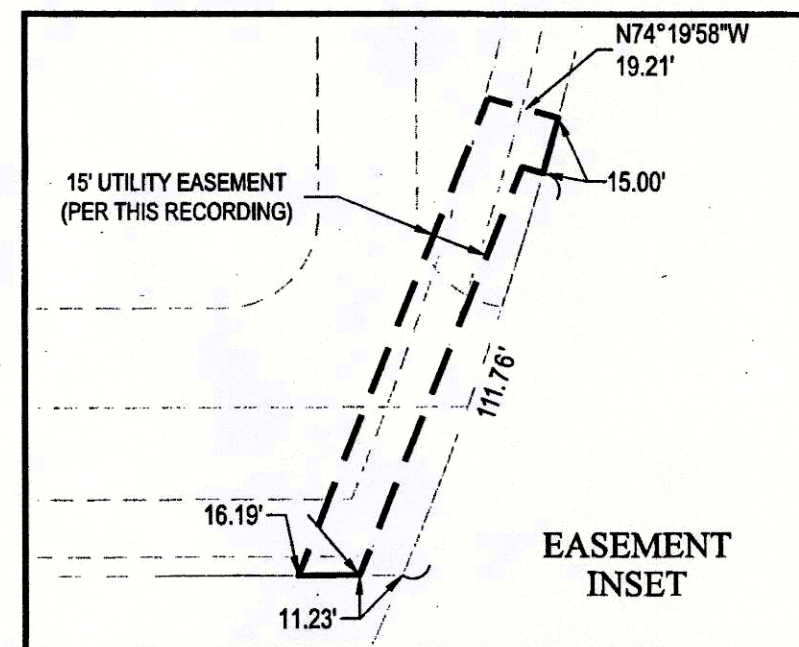
Before me, the undersigned authority on this day personally appeared Robert Cramer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 13 day of December, 2018.

*Jason B Williams*  
 Notary Public in and for The State of Texas



LINE No.	LENGTH	BEARING
L1	26.22	N44°45'09"E
L2	15.00	S45°14'51"E
L3	11.25	S44°45'09"W



DEDICATION: 201920703 PLAT Total Pages: 1

State of Texas ( )  
 County of Parker ( )

WHEREAS, St. Clare Health Care, LLC., are the Owners of the herein described property to wit:

BEING a 6.13 acre tract, situated in the H.R. MORRIS SURVEY, Abstract No. 874, City of Springtown, Parker County, Texas, and being all of the land conveyed to St. Clare Health Care, LLC., a Texas limited liability company, as evidenced in deed recorded in Document No. 2018.18486, Deed Records, Parker County, Texas, said 6.13 acres described by metes & bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "Brittain & Crawford" in the west right-of-way line of Williams-Ward Road (a 100' wide Right-of-Way) as recorded in Volume 2832, Page 206, Real Records, Parker County, Texas, and the southeast corner of that certain tract of land described in deed to Nancy Springfield Bayouth, recorded in Vol. 2754, Pg. 1592, Deed Records, Parker County, Texas, for the northeast corner of this tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:7031768.32 and EAST:2226199.01, for reference;

THENCE S 00°19'22" E, along the westerly line of said Williams-Ward Road, a distance of 150.92 feet to a 1/2" capped iron rod found stamped "Brittain & Crawford" in the west line of said Williams-Ward Road and the beginning of a curve to the right with a radius of 950.00 feet;

THENCE along said curve in a southwesterly direction, being the westerly line of said Williams-Ward Road, through a central angle of 23°10'41", an arc distance of 384.31 feet to a 1/2" capped iron rod found stamped "C.F. Stark 5084" at the end of said curve, for the southeast corner of this tract and the northeast corner of Lot 2B Block 1, Hutcheson Addition, an addition to the City of Springtown as recorded in Cabinet E, Slide 176, Plat Records parker County, Texas;

THENCE S 89°48'35" W, leaving the westerly line of said Williams-Ward Road and along the north line of said Lot 2B, a distance of 450.26 feet to a 1/2" capped iron rod found stamped "C.F. Stark 5084" for the southwest corner of this tract and the northwest corner of Lot 3, Block 1, Hutcheson Addition;

THENCE N 00°09'52" W, a distance of 525.00 feet to a 1/2" capped iron rod found stamped "C.F. Stark 5084" in the south line of said Bayouth tract, for the northwest corner of this tract, from which a 1" pipe found bears S 89°48'35" W, a distance of 108.03 feet, for the southwest corner of said Bayouth tract;

THENCE N 89°48'35" E, along the south line of said Bayouth tract, a distance of 525.51 feet to the POINT OF BEGINNING and containing 266,868 square feet and 6.13 acres of land, more or less.

NOW KNOW ALL MEN BY THESE PRESENTS ( )  
 ST. CLARE HEALTH CARE, LLC. Owners of the herein described property, do hereby dedicate the same to be known as Lot 1 Block 1, 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.

St. Clare Health Care, LLC.  
 a Texas Limited Liability Company

BY: *Robert Cramer* 12-13-18  
 Robert Cramer Manager Date

ACCT. NO.: 13872  
 SCH. DIST.: 5P  
 CITY: CSP  
 MAP NO.: R-L

**Final Plat**

Lot 1, Block 1

**HUTCHESON ADDITION**

An Addition to the City of Springtown  
 Parker County, Texas

Being 6.13 Acres Situated in the  
 H.R. MORRIS SURVEY, ABSTRACT NO. 874  
 PARKER COUNTY, TEXAS

20874.002.003.00

**OWNER:**  
 ST. CLARE HEALTH CARE, LLC  
 3502 Armstrong Avenue  
 Dallas, Texas 75205  
 Contact: Robert Cramer  
 PH:214-535-9867

**Barron-Stark**  
 Engineers

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

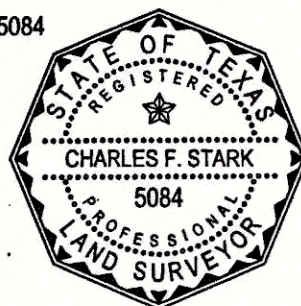
JOB No. 206-9471  
 DATE OCT 2018

SHEET 1 OF 1

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* 12/10/18  
 Charles F. Stark, RPLS  
 Texas Registration No. 5084  
 December 5, 2018



CITY OF SPRINGTOWN  
 PLANNING & ZONING

February 7, 2019  
 APPROVAL DATE  
*John McGlothling*  
 CHAIRMAN  
*Dorcas L. Gurett*  
 SECRETARY

CITY OF SPRINGTOWN  
 CITY COUNCIL

*N/A*  
 APPROVAL DATE  
 MAJOR  
 SECRETARY

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET E, SLIDE 346  
 DATE \_\_\_\_\_