

I, BIRCHWOOD HOLDINGS, LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*Richard Milam Hutcheson*  
RICHARD MILAM HUTCHESON

THE STATE OF TEXAS / COUNTY OF PARKER /  
APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS THE 28th day of August, 2017.  
COUNTY JUDGE  
*George Zohn Hutcheson* COMMISSIONER PRECINCT #1  
*James Wald* COMMISSIONER PRECINCT #3  
*Michael B. O'Quinn* COMMISSIONER PRECINCT #2

201721288 PLAT Total Pages: 1

STATE OF TEXAS / COUNTY OF PARKER /  
WHEREAS Birchwood Holdings, LLC, being the owner of that certain 11.71 acre tract of land more particularly described as follows:  
Description for an 11.71 acre tract of land situated in the J.P. ALLEN SURVEY, Abstract No. 11, said tract being the same tract of land described in deed to Birchwood Holdings, LLC, recorded in Document No. 201714015, Real Records, Parker County, Texas and being more particularly described as follows:  
BEGINNING at point in J.E. Woody Road, said point being by deed call for the Northeast corner of said J.P. ALLEN SURVEY, Abstract No. 11;  
THENCE South, with Hutcheson Hill Road, 650.28 feet;  
THENCE S 89°27'48" W, 338.57 feet to a capped iron set;  
THENCE N 00°04'58" E, 306.62 feet to a capped iron set;  
THENCE N 89°07'09" W, 851.00 feet to a capped iron set in the East line of Lot 4, Hutcheson Oaks, recorded in Cabinet C, Slide 385, Plat Records, Parker County, Texas;  
THENCE N 00°04'58" E, with the East line of said Lot 4, at 307.27 feet passing a 1/2" iron found at the Northeast corner of said Lot 4 and in the South line of said J.E. Woody Road, and continuing in all, 333.75 feet to a point in said J.E. Woody Road;  
THENCE East, with said J.E. Woody Road, 1188.52 feet to the POINT OF BEGINNING and containing 11.71 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Birchwood Holdings, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 10, HUTCHESON OAKS, Phase II Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 16th day of August, 2017.

*Richard Milam Hutcheson*  
Richard Milam Hutcheson  
(Co-Manager of Birchwood Holdings, LLC)

*George Zohn Hutcheson*  
George Zohn Hutcheson  
(Co-Manager of Birchwood Holdings, LLC)

STATE OF TEXAS / COUNTY OF PARKER /  
BEFORE ME, the undersigned authority, on this day personally appeared Richard Milam Hutcheson, Co-Manager of Birchwood Holdings, LLC, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of August, 2017.

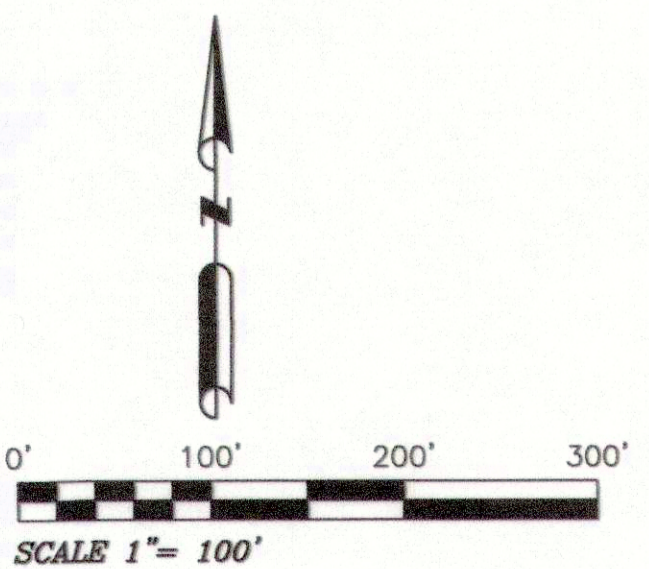
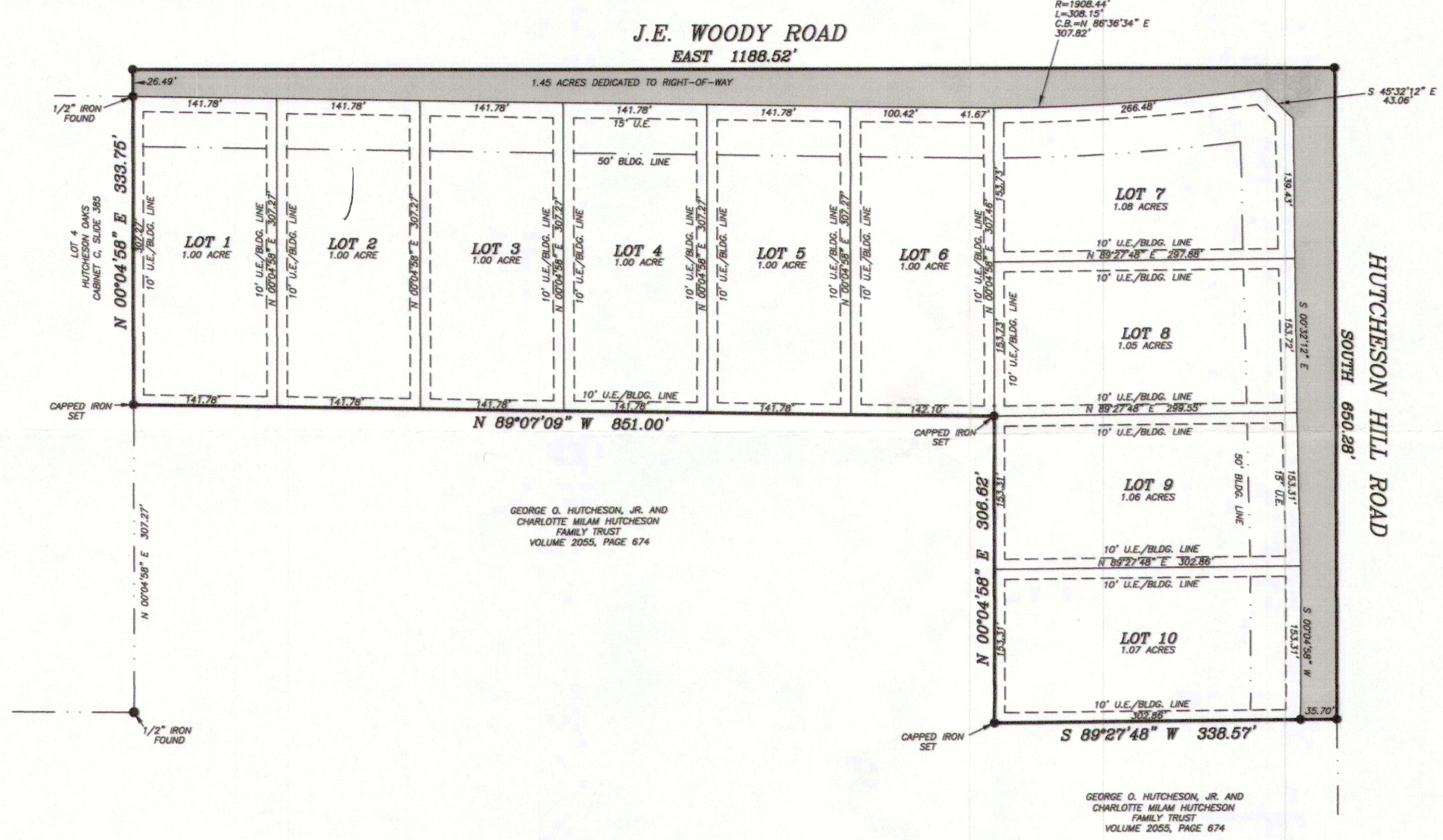
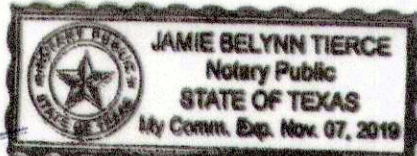
*Jamie Belynn Tierce*  
Notary Public State of Texas



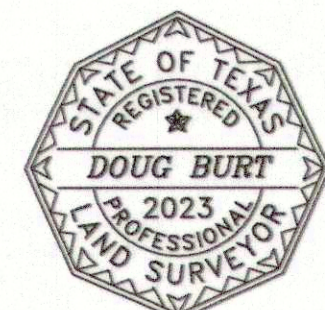
STATE OF TEXAS / COUNTY OF PARKER /  
BEFORE ME, the undersigned authority, on this day personally appeared George Zohn Hutcheson, Co-Manager of Birchwood Holdings, LLC, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of August, 2017.

*Jamie Belynn Tierce*  
Notary Public State of Texas



NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RS# 817-584-9027  
nrbsurvey@yahoo.com  
FIRM NO. 10186800



THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
MAY 01, 2017

BASIS OF BEARING PER THE EAST LINE OF LOT 4, HUTCHESON OAKS, RECORDED IN PLAT CABINET C, SLIDE 385, P.R.P.C.T.  
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.  
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.  
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.  
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

GEORGE O. HUTCHESON, JR. AND CHARLOTTE MILAM HUTCHESON FAMILY TRUST  
VOLUME 2055, PAGE 674

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201721288  
08/28/2017 10:20 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER  
BIRCHWOOD HOLDINGS, LLC  
3925 SILKWOOD TRAIL,  
ARLINGTON, TEXAS 76016

ABST. NO.: 13881  
SCH. DIST.: SP  
CITY: J-7  
MAP NO.:

Final Plat Showing  
Lots 1 thru 10,  
HUTCHESON OAKS, Phase II,  
an Addition to Parker County, Texas  
and being 11.71 acres of land situated in the  
J.P. ALLEN SURVEY, Abstract No. 11, Parker County,  
Texas.

2011.004.000.00