

**LAND USE DATA**

32.879 ACRES  
R-O-W DEDICATION  
2.65 ACRES  
15 RESIDENTIAL LOTS  
2.0 ACRES  
SINGLE FAMILY RESIDENTIAL

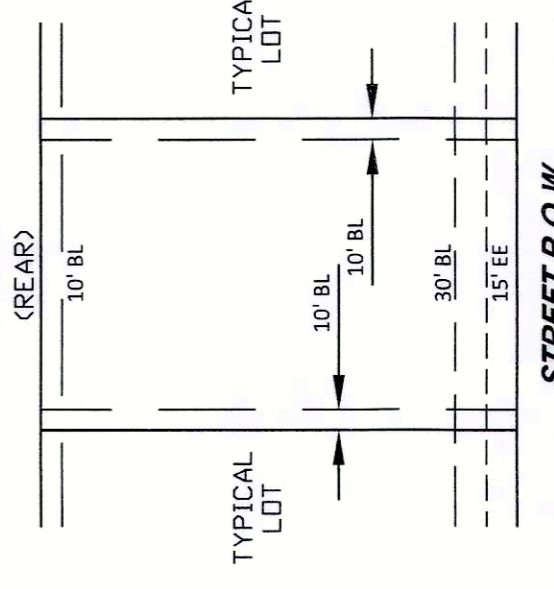
**LEGEND**

- BHB.....5/8" Capped Iron Rod
- Bl.....Stamped "BHB INC" Set
- CC#.....County Clerk's Instrument Number
- CIRF.....Capped Iron Rod
- DE.....Drainage Easement
- DRPCT.....Deed Records, Parker County, Texas
- EE.....Electric Easement
- IRF.....Iron Rod Found
- OPRPCT.....Official Public Records, Parker County, Texas
- PAE.....Public Access Easement
- POB.....Point of Beginning
- POC.....Point of Commencing
- PRPCT.....Plat Records, Parker County, Texas
- UE.....Utility Easement
- TXDOT.....Texas Department of Transportation

LEONARD H. BRANTLEY, JR  
DOC NO. 201316404  
TRACT 1  
CALLED 110.5 ACRES  
O.P.R.P.C.T.

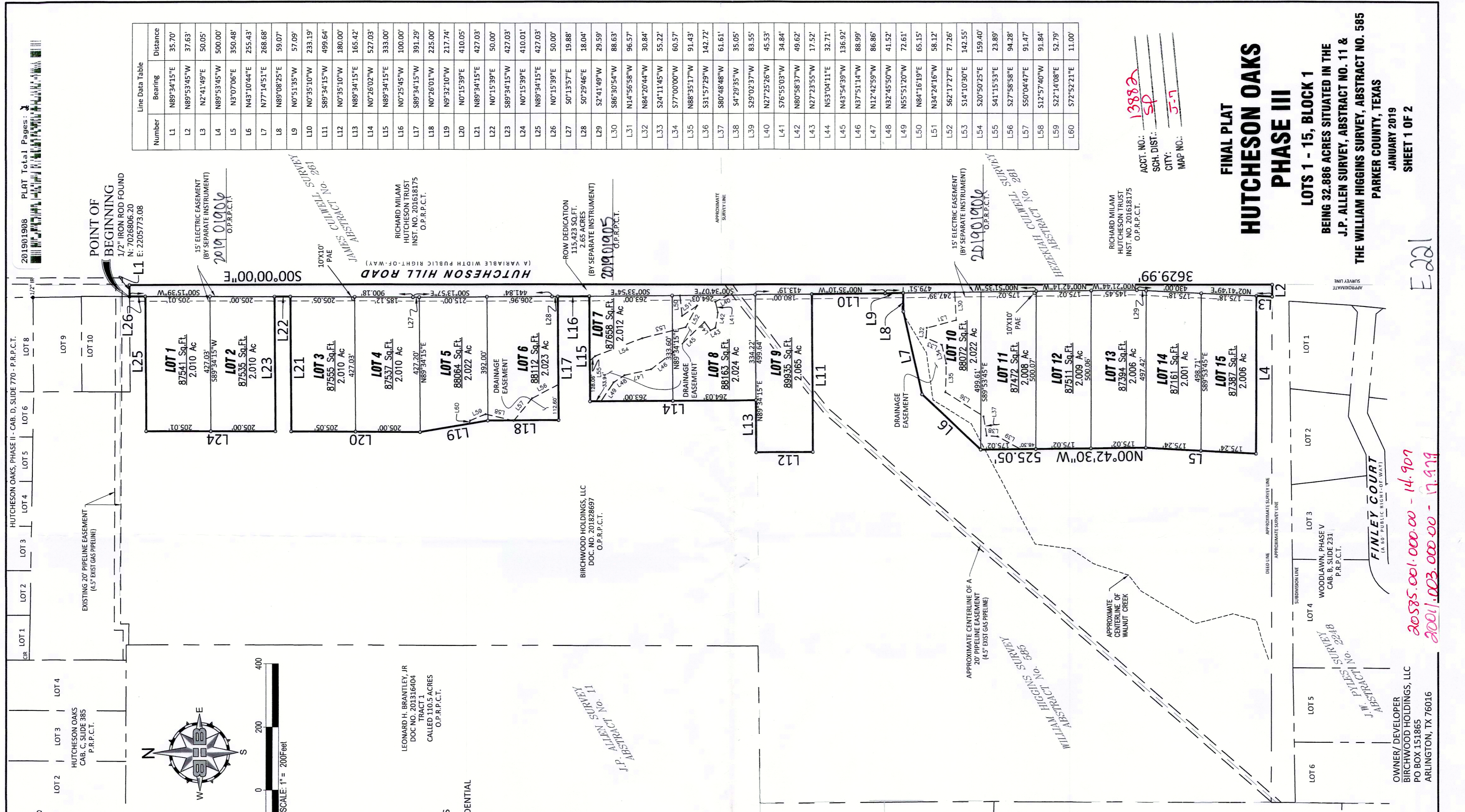
CALLER 125.68 ACRES  
PAMELA WYONA HACKEL  
DOC NO. 201316404  
TRACT 2  
O.P.R.P.C.T.

**BUILDING SETBACK LINE EXAMPLE**



**BHB** Baird, Hampton & Brown  
Engineering & Surveying  
1901 Martin Drive, Ste. 100, Weatherford, TX 76086  
mail@bhbc.com 817-596-7575 www.bhbc.com  
BHB Project # 2018.800.038 TBPE Firm F-44 TBPLS Firm 10194146

Drawing: F:\job\2018\8001038 Hutcherson Oaks Survey\Draw\2018.800.038 Prelim Plat Final.dwg



Number	Bearing	Distance
L1	N89°34'15"E	35.70'
L2	N89°53'45"W	37.63'
L3	N2°41'49"E	50.05'
L4	N89°53'45"W	500.00'
L5	N3°07'06"E	350.48'
L6	N43°10'44"E	255.43'
L7	N77°14'51"E	268.68'
L8	N89°08'25"E	59.07'
L9	N0°51'35"W	57.09'
L10	N0°35'10"W	233.19'
L11	S89°34'15"W	499.64'
L12	N0°35'10"W	180.00'
L13	N89°34'15"E	165.42'
L14	N0°26'02"W	527.03'
L15	N89°34'15"E	333.00'
L16	N0°25'45"W	100.00'
L17	S89°34'15"W	391.29'
L18	N0°26'01"W	225.00'
L19	N9°32'10"W	217.74'
L20	N0°15'39"E	410.05'
L21	N89°34'15"E	427.03'
L22	N0°15'39"E	50.00'
L23	S89°34'15"W	427.03'
L24	N0°15'39"E	410.01'
L25	N89°34'15"E	427.03'
L26	N0°15'39"E	50.00'
L27	S0°13'57"E	19.88'
L28	S0°29'46"E	18.04'
L29	S2°41'49"W	29.59'
L30	S86°30'54"W	88.63'
L31	N14°56'58"W	96.57'
L32	N84°20'44"W	30.84'
L33	S24°11'45"W	55.22'
L34	S77°00'00"W	60.57'
L35	N88°35'17"W	91.43'
L36	S31°57'29"W	142.72'
L37	S80°48'48"W	61.61'
L38	S4°29'35"W	35.05'
L39	S29°02'37"W	83.55'
L40	N27°25'26"W	45.53'
L41	S76°55'03"W	34.84'
L42	N80°58'37"W	49.62'
L43	N27°23'55"W	17.52'
L44	N53°04'11"E	32.71'
L45	N43°54'39"W	136.92'
L46	N37°51'14"W	88.99'
L47	N12°42'59"W	86.86'
L48	N32°45'50"W	41.52'
L49	N55°51'20"W	72.61'
L50	N84°16'19"E	65.15'
L51	N34°21'46"W	58.12'
L52	S62°17'27"E	77.26'
L53	S14°10'30"E	142.55'
L54	S20°50'25"E	159.40'
L55	S41°15'53"E	23.89'
L56	S27°58'58"E	94.28'
L57	S50°04'47"E	91.47'
L58	S12°57'40"W	91.84'
L59	S22°14'08"E	52.79'
L60	S72°52'21"E	11.00'

ACT. NO.: 13882  
SCH. DIST.: SP  
CITY: J-7  
MAP NO.:

**FINAL PLAT  
HUTCHESON OAKS  
PHASE III**

**LOTS 1 - 15, BLOCK 1**  
BEING 32.886 ACRES SITUATED IN THE  
J.P. ALLEN SURVEY, ABSTRACT NO. 11 &  
THE WILLIAM HIGGINS SURVEY, ABSTRACT NO. 585  
PARKER COUNTY, TEXAS  
JANUARY 2019  
SHEET 1 OF 2

20585.001.000.00 - 14.909  
2001.003.000.00 - 17.999

E-221