

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

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.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

LINEAR FEET OF ROADS: NO NEW ROADS

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Ruehlen R. Hodgson
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

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

David Harlan, Jr.

David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

September 2019



STATE OF TEXAS
COUNTY OF PARKER

201932625 PLAT Total Pages: 1

WHEREAS, RUEHLEN R. HODGSON and MARTHA HODGSON (Doc No. 2018818373), being the sole owner of 5.76 acres situated in and being a portion of the R. W. HANEY SURVEY, ABSTRACT No. 691 in the City of Springtown, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of North Avenue B at the northwest corner of a tract of land described by deed to James M. Campbell recorded in Volume 1405, Page 1838, Real Records, Parker County, Texas, said iron being North, 2619.1 feet and West, 3240.7 feet from the most southerly southwest corner of INHERITANCE ESTATES, an addition to the City of Springtown according to the plat thereof recorded in Plat Cabinet E, Slide 301, Plat Records, Parker County, Texas;

THENCE N 09°24'38" W, with the east right of way line of said North Avenue B, 60.18 feet to a post in the southwest corner of a tract of land described by deed to Clyde Garrett recorded in Volume 388, Page 383, Deed Records, Parker County, Texas;

THENCE S 89°29'59" E, with the south line of said Clyde Garrett tract, 540.28 feet to a post with a spike at its base in the west line of a tract of land described by deed to Clifton Hughes recorded in Volume 384, Page 647, Deed Records, Parker County, Texas;

THENCE S 10°01'27" E, with the west line of said Clifton Hughes tract, 764.34 feet to an iron rod found at the northeast corner of a tract of land described by deed to R. W. Louvien recorded in Volume 1020, Page 437, Real Records, Parker County, Texas;

THENCE S 79°48'25" W, 148.85 feet to a point from which a 5/8" iron rod found bears N 61°32'00" W, 1.25 feet at the northeast corner of a tract of land described by deed to Bouthillier Revocable Trust recorded in Volume 2876, Page 939, Official Records, Parker County, Texas;

THENCE with the line of said Bouthillier Revocable Trust tract the following courses and distances:
S 79°59'11" W, 151.74 feet to a post;
N 09°19'27" W, 114.57 feet to a post at the northeast corner of a tract of land described by deed to Alfonso Fuentes recorded in Volume 2252, Page 46, Official Records, Parker County, Texas and the southeast corner of a tract of land described by deed to R. F. Putman recorded in Volume 1694, Page 100, Real Records, Parker County, Texas;

THENCE N 09°55'38" W, 336.95 feet to a post at the northeast corner of said R. F. Putman tract and the southeast corner of a tract of land described by deed to Valtagne Miles recorded in Volume 1895, Page 1009, Real Records, Parker County, Texas;

THENCE N 09°56'59" W, 307.98 feet to an iron rod found at the northeast corner of said James M. Campbell tract;

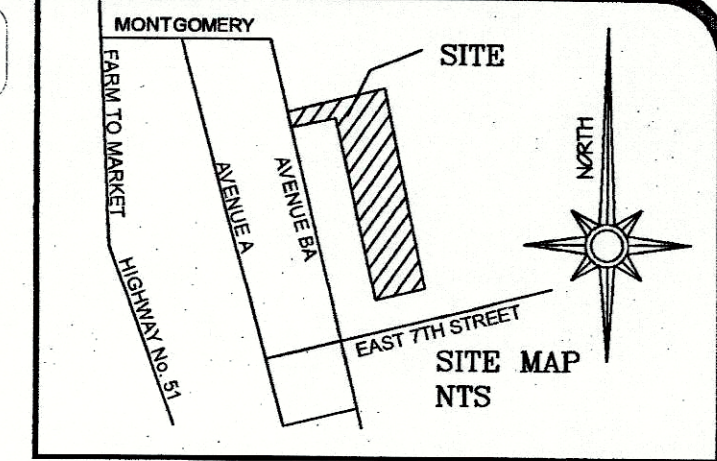
THENCE N 89°24'44" W, 237.68 feet to the POINT OF BEGINNING and containing 5.76 acres (250,906 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RUEHLEN R. HODGSON and MARTHA HODGSON, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, R. W. HANEY SURVEY, ABSTRACT No. 691 ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at City of Springtown, Parker County, Texas this 22 day of October, 2019.

Ruehlen R. Hodgson *Martha Hodgson*
Ruehlen R. Hodgson Martha Hodgson



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E, EFFECTIVE DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

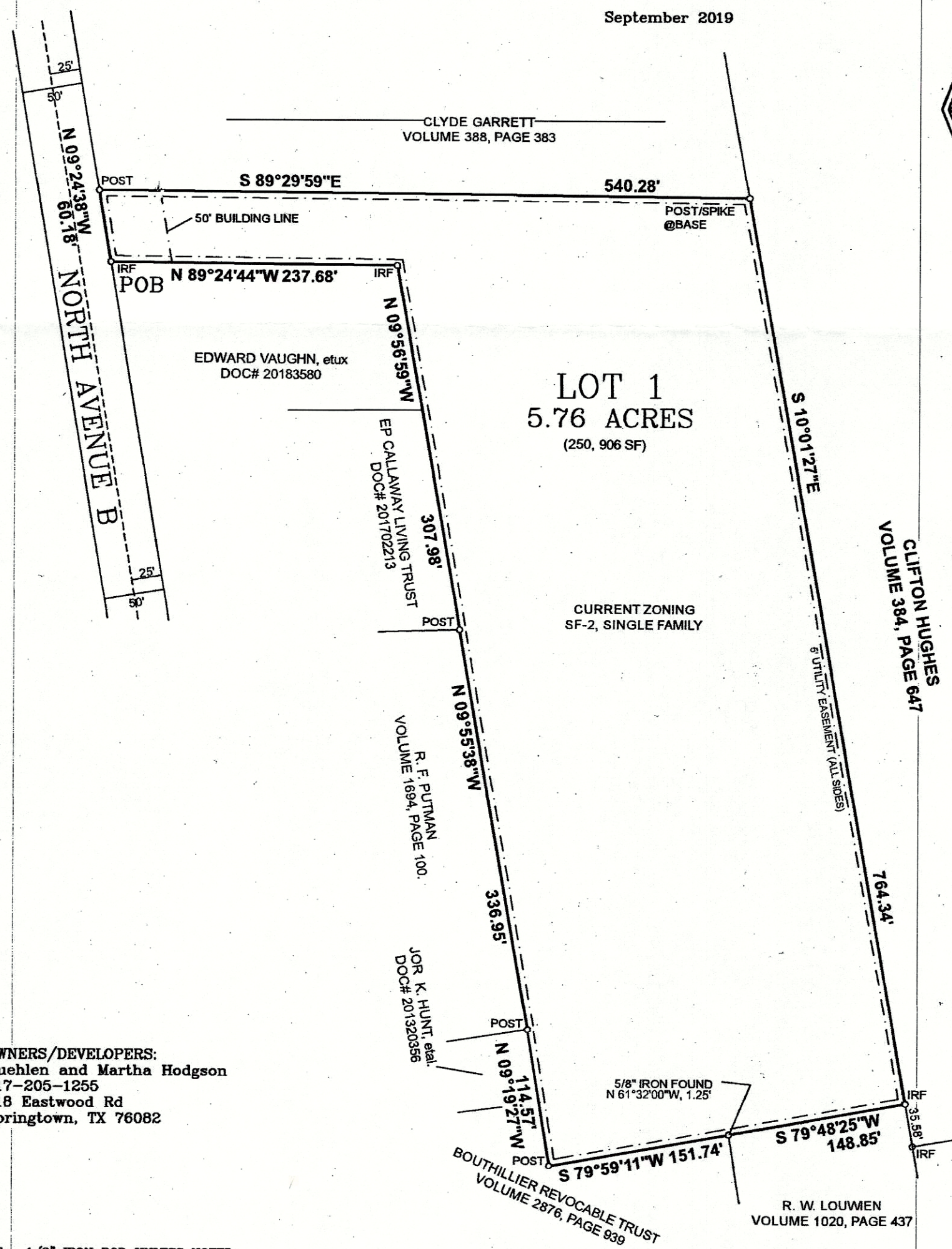
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER

n/a
Signature of Lien holder

This the ___ day of ___, 2019.

Notary Public, State of Texas



OWNERS/DEVELOPERS:
Ruehlen and Martha Hodgson
817-205-1255
218 Eastwood Rd
Springtown, TX 76082

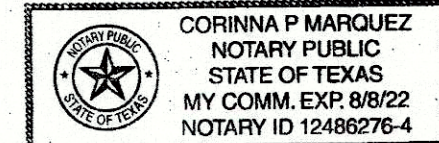
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared RUEHLEN R. HODGSON, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of October, 2019.
Corinna P Marquez
Notary Public in and for the State of Texas
9-8-22

My Commission Expires On:

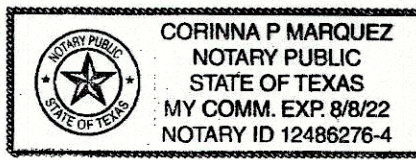


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared MARTHA HODGSON, known to me by 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 consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of October, 2019.
Corinna P Marquez
Notary Public in and for the State of Texas
9-8-22

My Commission Expires On:



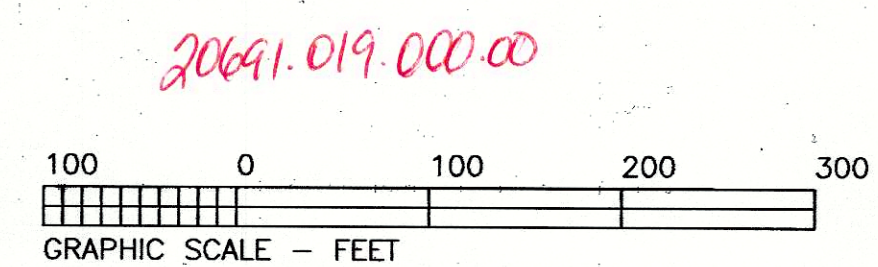
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201932625
12/04/2019 12:47 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CITY OF SPRINGTOWN
CITY COUNCIL
September 12, 2019
APPROVAL DATE
Denise Taylor
MAYOR
Denise Taylor
SECRETARY

CITY OF SPRINGTOWN
PLANNING & ZONING
September 10, 2019
APPROVAL DATE
John McGlothing
CHAIRMAN
Denise Taylor
SECRETARY

ACCT. NO.: 116535
SCH. DIST.: 50
CITY: CSO
MAP NO.: 425

PLAT SHOWING
LOT 1, BLOCK 1
R. W. HANEY SURVEY, ABSTRACT No. 691
ADDITION, AN ADDITION TO THE CITY OF
SPRINGTOWN, PARKER COUNTY, TEXAS



Cabinet/Instrument# E Slide 433

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

SCALE: 1" = 100'