

- Notes**
1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
  2. This subdivision is located within the ETJ of the City of Springtown.
  3. This plat does not remove or alter any deed restrictions, if any, that may affect the subject property.
  4. P.O.S.E. = Public Open Space Easement

**Flood Statement**

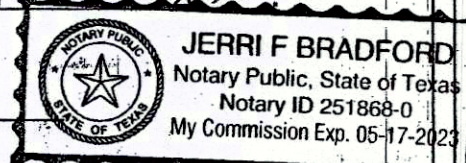
According to Community Panel Number 48367C0175E, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "A" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

VSI Wellington, LLC  
 Name: MARK NEWBY  
 Title: MEMBER  
 Date: 2/6/2020

SWORN AND SUBSCRIBED BEFORE ME BY  
Mark Newby

THIS THE 6th DAY OF February 2020

Jerry F Bradford  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 5/17/2023



**OWNER'S CERTIFICATION**

WHEREAS VSI Wellington, LLC is the sole owner of a 31.156 acre tract of land situated in the G.W. Cooke Survey, Abstract Number 229, the M. Thomas Survey, Abstract Number 1304 and the T.&P. RR. Co. Survey, Abstract Number 1386, Parker County, Texas, and being all of a called 16.000 acre tract (Tract I) and all of a called 1.253 acre tract (Tract II) described by deed to VSI Wellington, LLC, recorded in County Clerk's File Number 201917109, and being all of a called 14.000 acre tract of land described by deed to VSI Wellington, LLC, recorded in County Clerk's File Number 201922931, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a MAG NAIL FOUND at the northwest corner of said called 1.253 acre tract, same being the northeast addition corner of Wellington Addition Phase II, an addition to Parker County, Texas, according to the plat recorded in Cabinet C, Page 361, Plat Records, Parker County, Texas, and being in the approximate centerline of Highland Road, a prescriptive right-of-way;

THENCE South 89 Degrees 35 Minutes 24 Seconds East, along the North line of said called 1.250 acre tract, a distance of 700.55 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said called 1.253 acre tract;

THENCE South 00 Degrees 33 Minutes 15 Seconds West, departing said North line and along the East line of said called 1.253 acre tract, a distance of 1076.55 feet, to a MAG NAIL SET, from which a MAG NAIL FOUND bears for reference South 00 Degrees 33 Minutes 15 Seconds West, a distance of 18.64 feet;

THENCE North 89 Degrees 26 Minutes 45 Seconds West, departing said East line and along the South line of said called 1.253 acre tract and the South line of said called 15.907 acre tract, a distance of 689.23 feet, to a 5/8" capped iron rod set stamped "Realsearch", being on the West line of said called 15.907 acre tract, same being the East line of said called 14.000 acre tract;

THENCE South 00 Degrees 02 Minutes 58 Seconds East, departing said South line and along the East line of said called 13.957 acre tract, a distance of 474.58 feet, to a WOOD FENCE POST FOUND at the southeast corner of said called 13.957 acre tract;

THENCE South 89 Degrees 40 Minutes 17 Seconds West, departing said East line and along the South line of said called 13.957 acre tract, a distance of 670.55 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southwest corner of said called 13.957 acre tract;

THENCE North 00 Degrees 19 Minutes 43 Seconds West, departing said South line and along the West line of said called 13.957 acre tract, a distance of 903.01 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said called 13.957 acre tract, being on the South line of Lot 4, said Wellington Addition Phase II;

THENCE North 89 Degrees 32 Minutes 56 Seconds East, departing said West line and along the North line of said called 13.957 acre tract, being common with the South line of said Wellington Addition Phase II, a distance of 674.96 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said called 13.957 acre tract, same being the southeast corner of Lot 10, said Wellington Addition Phase II, and being on the West line of said called 15.907 acre tract;

THENCE North 00 Degrees 02 Minutes 58 Seconds East, departing said common line and along the East line of said Wellington Addition Phase II, being common with the West line of said called 15.907 acre tract, a distance of 644.97 feet to the POINT OF BEGINNING, and containing 31.117 acres or 1,355,468 square feet of land, more or less.

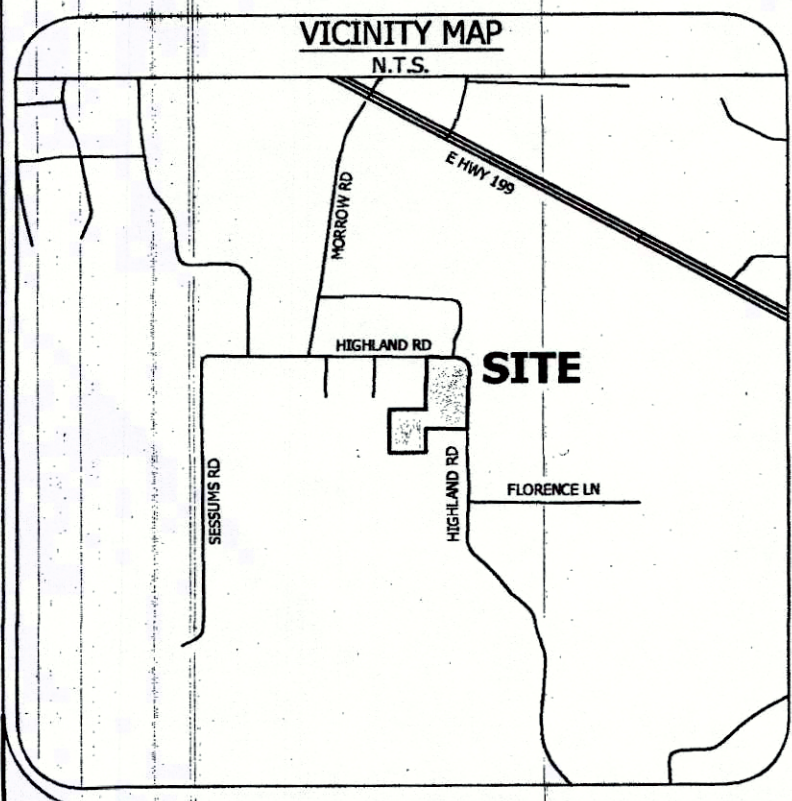
**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

That VSI Wellington, LLC, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1 THRU 25, WELLINGTON ADDITION PHASE III, an addition to the ETJ of the City of Springtown, Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
Lila Deakle  
 202005348  
 02/27/2020 03:18 PM  
 Fee: 88.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

LINE	BEARING	DISTANCE
L1	S 89°46'31" E	11.67'
L2	S 89°46'31" E	11.50'
L3	S 89°46'31" E	11.33'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.33'	100.00'	90°08'39"	N 44°31'05" W	141.60'
C2	156.58'	200.00'	44°51'21"	S 67°47'48" W	152.61'
C3	133.09'	170.00'	44°51'21"	S 67°47'49" W	129.72'
C4	109.60'	140.00'	44°51'21"	S 67°47'49" W	106.83'
C5	158.16'	100.00'	90°37'15"	S 44°58'55" W	142.19'
C6	99.92'	170.00'	33°40'39"	S 62°12'27" W	98.49'
C7	110.71'	70.00'	90°37'15"	N 44°58'55" E	99.53'



**Surveyor's Certification**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Springtown, Texas.

Executed this the 05th day of February, in the year of our Lord 2020.

Jeremy Luke Deal  
 Registered Professional Land Surveyor  
 Texas Registration No. 5696



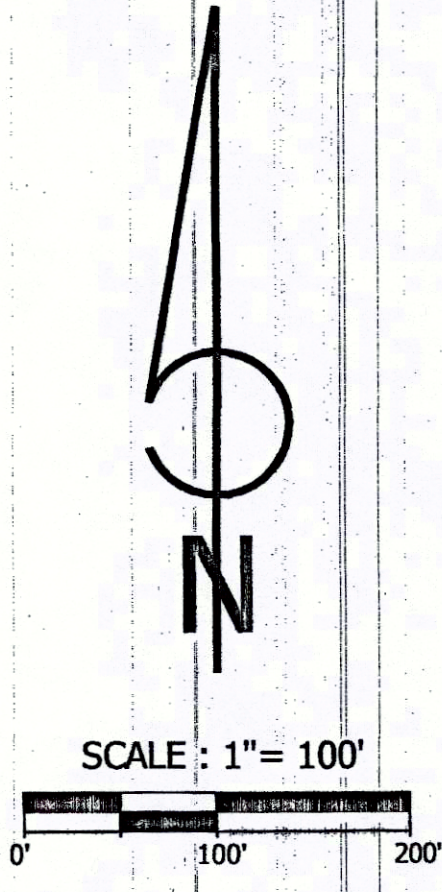
**FINAL PLAT OF**  
**LOTS 1-25, BLOCK 1**  
**WELLINGTON ADDITION**  
**PHASE III**  
 BEING 31.117 acres of land situated in the G.W. Cooke Survey, Abstract Number 229, the M. Thomas Survey, Abstract Number 1304 and the T.&P. RR. Co. Survey, Abstract Number 1386, Parker County, Texas.

**REALSEARCH OF TEXAS, LLC**  
 P.O. Box 1006, Godley, Texas 76044  
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Owner:  
 VSI Wellington, LLC  
 3882 South Hills Circle  
 Fort Worth, TX 76109

**LEGEND**  
 D.R.P.C.T. = Deed Records, Parker County, Texas  
 P.R.P.C.T. = Plat Records, Parker County, Texas  
 CCF# = County Clerk's File Number  
 IRF = Iron Rod Found  
 IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

Project Number: 190157 Date: November 22, 2019  
 Revised Date:  
 Revision Notes:  
 Sheet 2 of 2



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