DEDICATION:

State of Texas 0
County of Parker 0

WHEREAS, James W. Hutcheson Jr., is the Owner of the herein described property, etc;

BEING 4.21 acres situated in the H.R. MORRIS SURVEY, Abstract No. 874, City of Springtown, Parker County, Texas, being a portion of those certain tracts of land described in deeds to A.C. Hutcheson, recorded in Volume 238, Page 364, Deed Records, Parker County, Texas, said 4.21 acres being more particularly described as follows;

BEGINNING at a 1/2" capped iron rod found stamped "brittian & Crawford" at the intersection of the northeastly line of State Highway 199, a called 221' wide Right-of-Way and the northeastwesterly line of Williams-Ward Road (a 100' Right-of-Way) as recorded in Volume 2332, Page 266, Real Records, Parker County, Texas, said BEGINNING point having an NAD 83, Zone 4202 (grid) coordinate value of NORTH:7000727.34 and EAST:2255817.18, for reference;

THENCE N 58'09'55" W, along the northeastwesterly line of said State Highway 199, a distance of 373.84 feet to a set 1/2" inch iron rod stamped "C.F. Stark 5084" for the southwest corner of this tract;

THENCE N 31'45'46" E, leaving the northeastwesterly line of said State Highway 199, a distance of 333.45 feet to a set 1/2" inch iron rod stamped "C.F. Stark 5084" for an interior corner of this tract;

THENCE N 00'09'52" W, a distance of 33.53 feet to a set 1/2" inch iron rod stamped "C.F. Stark 5084" for the northwest corner of this tract, said point being the southwest corner of the St. Clare Health Care, LLC tract as recorded in Deed Doc. No.201818658, Deed Records Parker County, Texas;

THENCE N 89'48'07" S, a distance of 450.26 feet with the St. Clare south line to a set 1/2 inch iron rod stamped "C.F. Stark 5084" in the west right-of-way of said Williams-Ward Road for the northeast corner of this tract. Said northeast corner being the beginning of a curve to the right with a radius of 550.00 feet, a central angle of 09'04"00", and a length chord that bears 5 27°33'32" W, 150.18 feet;

THENCE along said curve to the right and west right-of-way of Williams-Ward Road an arc distance of 150.33 feet to a found 1/2" inch iron rod stamped "brittian & Crawford" in the west right-of-way of said Williams-Ward Road for a corner of this tract and the end of said curve;

THENCE along the west right-of-way of said Williams-Ward Road, 5330'0729" W, a distance of 450.39 feet to the POINT OF BEGINNING and containing 4.21 acres of land, more or less.

FILED AND RECORDED

Offcial, Public Records

J. James M. Hutcheson Jr.
Texas Registration No. 674
September 0, 2018

HUTCHESON ADDITION
An Addition to the City of Springtown
Parker County, Texas

Being 4.21 Acres Situated in the H.R. MORRIS SURVEY, ABSTRACT NO. 874
Parker County, Texas

Owner:
JAMES W. HUTCHESON JR.
100 MIDLAND ROAD
SPRINGTOWN, TX 76082

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Fort Worth, Texas 76132
(817) 231-8100 (F) 817-231-8144
Texas Registration Engineering Firm F-10158800
www.barronstark.com

Final Plat
Lots 2A, 2B, & 3, Block 1

1337x