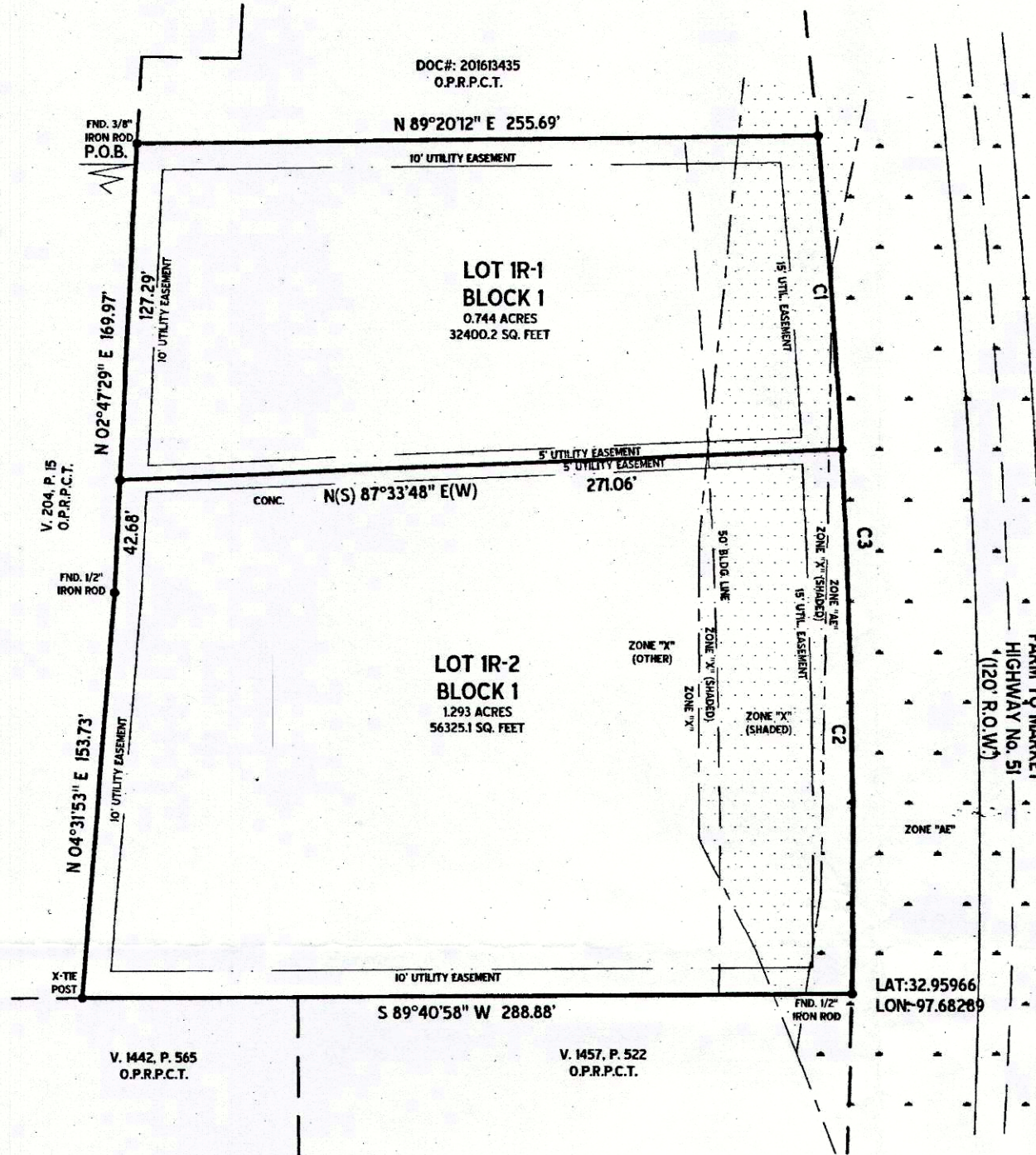


NOTES:

- 1) AT THE TIME OF THIS PLAT, PORTIONS OF THIS TRACT APPEAR TO BE LOCATED WITHIN FLOOD HAZARD ZONE "AE" - AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN WITH BASE FLOOD ELEVATIONS DETERMINED; OTHER AREAS, ZONE "X" (SHADED) - AREAS DETERMINED TO BE LOCATED INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN; OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C075E, DATED SEPTEMBER 26, 2008.
- 2) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
- 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF SPRINGTOWN'S USE THEREOF. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 8) THIS TRACT IS CURRENTLY ZONED I - LIGHT INDUSTRIAL.
- 9) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
- 10) THIS ADDITION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.
- 11) FINISHED FLOOR ELEVATIONS TO BE A MINIMUM OF 12 INCHES ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY FEMA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.93'	18.92'	18.91'	S 04°18'52" E	2°22'42"
C2	2864.93'	205.89'	205.84'	S 0°04'00" E	4°07'03"
C3	2864.93'	324.81'	324.63'	S 02°15'20" E	6°29'45"



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, JAMES L. HESTER and wife, SANDRA HESTER ALONG WITH LOCKED VAULT STORAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A CERTAIN 2.037 ACRE (88,725.3 ± SQ. FT.) TRACT OF LAND OUT OF THE MARY LEONARD SURVEY, ABSTRACT NO. 822, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO LOCKED VAULT STORAGE, LLC IN DOCUMENT NOS. 201623003 & 201625942, REAL RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF A TRACT CONVEYED TO HESTER IN VOLUME 1568, PAGE 984, REAL RECORDS, PARKER COUNTY, TEXAS BEING A PORTION OF LOT 1, HESTER ADDITION, AS RECORDED IN PLAT CABINET B, SLIDE 539, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, HESTER ADDITION AS RECORDED IN PLAT CABINET B, SLIDE 539, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.
THENCE N 89°20'12" E 255.69 FEET TO A SET 1/2" CAPPED IRON ROD IN THE WEST LINE OF FARM TO MARKET HIGHWAY No. 51 (120' RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 2864.93 FEET AND A CHORD WHICH BEARS S 02°15'20" E 324.63 FEET.
THENCE ALONG SAID CURVE TO THE RIGHT AND THE WEST LINE OF SAID FARM TO MARKET HIGHWAY No. 51 AN ARC LENGTH OF 324.81 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.
THENCE S 89°40'58" W 288.88 FEET TO A X-TIE POST FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 04°31'53" E 153.73 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
THENCE N 02°47'29" E 169.97 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES L. HESTER and wife, SANDRA HESTER ALONG WITH LOCKED VAULT STORAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN DOES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS IR-1 & IR-2, BLOCK 1, HESTER ADDITION, AN ADDITION TO THE CITY OF SPRINGTOWN, TEXAS, AND DOES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF SPRINGTOWN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF SPRINGTOWN'S USE THEREOF. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF SPRINGTOWN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SPRINGTOWN, TEXAS.

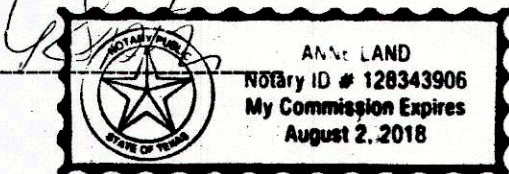
WITNESS, MY HAND, THIS 13th DAY OF June, 2017.

BY:

James L. Hester
NAME/TITLE

Sandra Hester Pres.
NAME/TITLE

Anna Land
NAME/TITLE



STATE OF TEXAS
COUNTY OF PARKER

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *James L. Hester*, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Sandra Hester*, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13th DAY OF June, 2017.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13th DAY OF June, 2017.

Anna Land
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

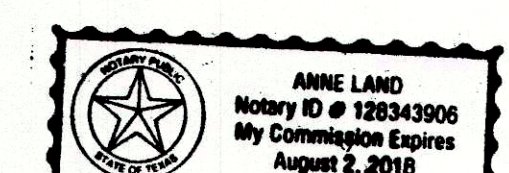
Anna Land
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Anna Land*, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13th DAY OF June, 2017.

Anna Land
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT: 13253
SCH. DIST: SP
CITY: 15-6
MAP 19:

PLANNING & ZONING COMMISSION
CITY OF SPRINGTOWN, TEXAS

March 2, 2017
APPROVAL DATE

Dan Cochran
CHAIRMAN

Abrae L. Smith
SECRETARY

CITY COUNCIL
CITY OF SPRINGTOWN, TEXAS

March 8, 2017
APPROVAL DATE

Tommy
MAYOR

Charina Boegan
CITY SECRETARY

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SPRINGTOWN.

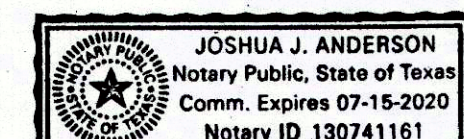
Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,
TEXAS SURVEYING, INC., 110 PALO PINTO ST. WEATHERFORD, TX 76086
JANUARY 2017 - JN161231P

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KYLE RUCKER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 16th DAY OF MAY, 2017.

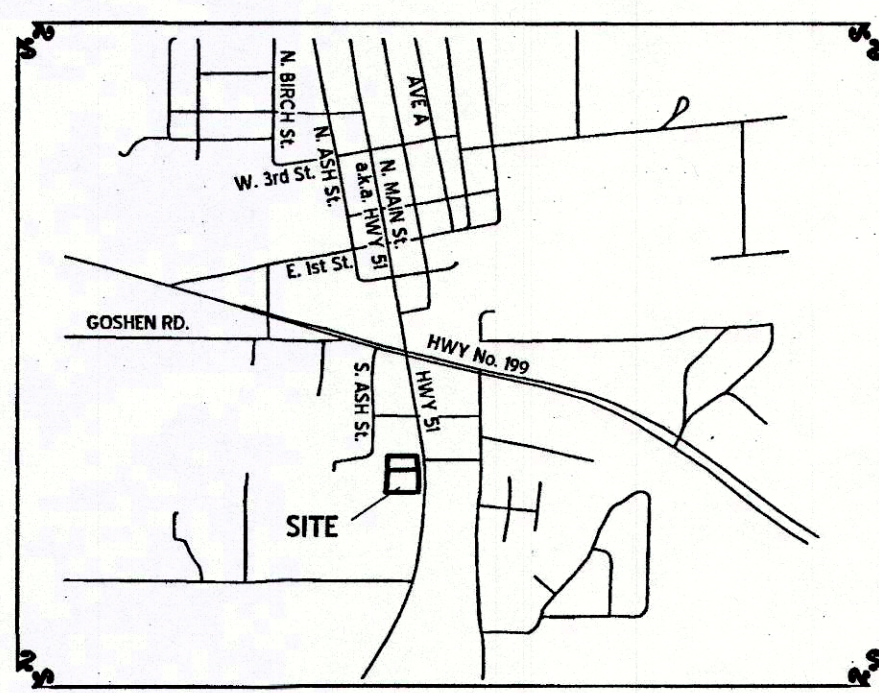
Joshua J. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201714573
06/16/2017 11:19 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



LOTS IR-1 & IR-2
HESTER ADDITION
BEING A REPLAT OF LOT 1, HESTER ADDITION TO THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 539, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING A 2.037 ACRE TRACT OF LAND OUT OF THE MARY LEONARD SURVEY, ABSTRACT NO. 822, PARKER COUNTY, TEXAS

JANUARY 2017
TEXAS SURVEYING INC.
Firm No. 10100000 - www.txsurveying.com

SURVEYOR: KYLE RUCKER, R.P.L.S.
110 PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER(S): LOCKED VAULT STORAGE, LLC
931 UPPER DENTON ROAD
WEATHERFORD, TX 76085 &
JAMES & SANDRA HESTER
PO BOX 947
SPRINGTOWN, TX 76082

D-732

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