

NOTES:

- 1) 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.
- 2) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0175E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 5) ALL CORNERS SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 6) APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRIS.ORG)
- 7) 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 AVAILABILITY.
- 8) WATER TO BE PROVIDED BY WALNUT CREEK WATER SUPPLY.
- 9) INDIVIDUAL LOTS TO BE SERVICED BY PRIVATE ON-SITE SEPTIC FACILITIES (OSSF's) & PERMITTED THROUGH THE PARKER COUNTY HEALTH DEPARTMENT.
- 10) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE(S) AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 11) WE DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACES OF ANY PORTION OF THE EXISTING STREETS OR ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- 12) ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACRES AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH OWNER.

SURVEYORS DESCRIPTION:

BEING A 3.450 ACRES TRACT OF LAND OUT OF THE H.R. MORRIS SURVEY, ABSTRACT NO. 874, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT AS RECORDED IN V. 238, P. 364, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF HIGHLAND ROAD, BEING THE NORTHWEST CORNER OF THAT CERTAIN LOT 1 RI OF THE JOE E. NEWSOM SUBDIVISION, AS RECORDED IN PLAT CABINET E, SLIDE 127, PLAT RECORDS PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 00°41'25" W 627.25 FEET ALONG THE EAST LINE OF SAID HIGHLAND ROAD TO A SET 1/2" CAPPED IRON ROD "TEXAS SURVEYING, INC." AT THE INTERSECTION OF THE EAST LINE OF SAID HIGHLAND ROAD AND THE SOUTH LINE OF STATE HIGHWAY NO. 199, FOR THE WESTERN MOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 88°27'30" E 35.02 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY NO. 199, TO A FOUND CONCRETE TXDOT MONUMENT, FOR A CORNER OF THIS TRACT.

THENCE S 58°03'51" E 323.55 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY NO. 199, TO A FOUND 1/2" IRON ROD AT THE TO THE NORTH WEST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN V. 1654, P. 840, O.P.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°37'31" W 460.09 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID V. 1654, P. 840, IN THE NORTH LINE OF SAID LOT 1 RI, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°37'08" W 225.10 FEET TO THE POINT OF BEGINNING.

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 WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086  
FIELD DATE: JUNE 2020 - JN200612P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES W. HUTCHESON, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1 & 2, J. HUTCHESON ADDITION, AN ADDITION IN THE E.T.J. OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 25<sup>th</sup> DAY OF September, 2020.

BY:

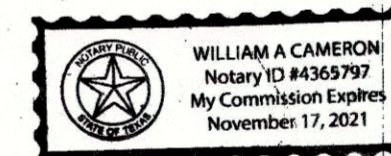
*James W. Hutcheson*  
NAME/TITLE

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 W. Hutcheson 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 THE 25<sup>th</sup> DAY OF September, 2020.

*William A. Cameron*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 13935  
SCH. DIST.: 3P  
CITY: K-6  
MAP NO.:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202032809  
10/09/2020 09:35 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT SHOWING OF

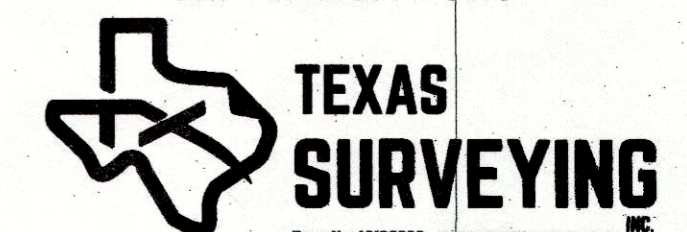
LOTS 1 & 2

J. HUTCHESON ADDITION

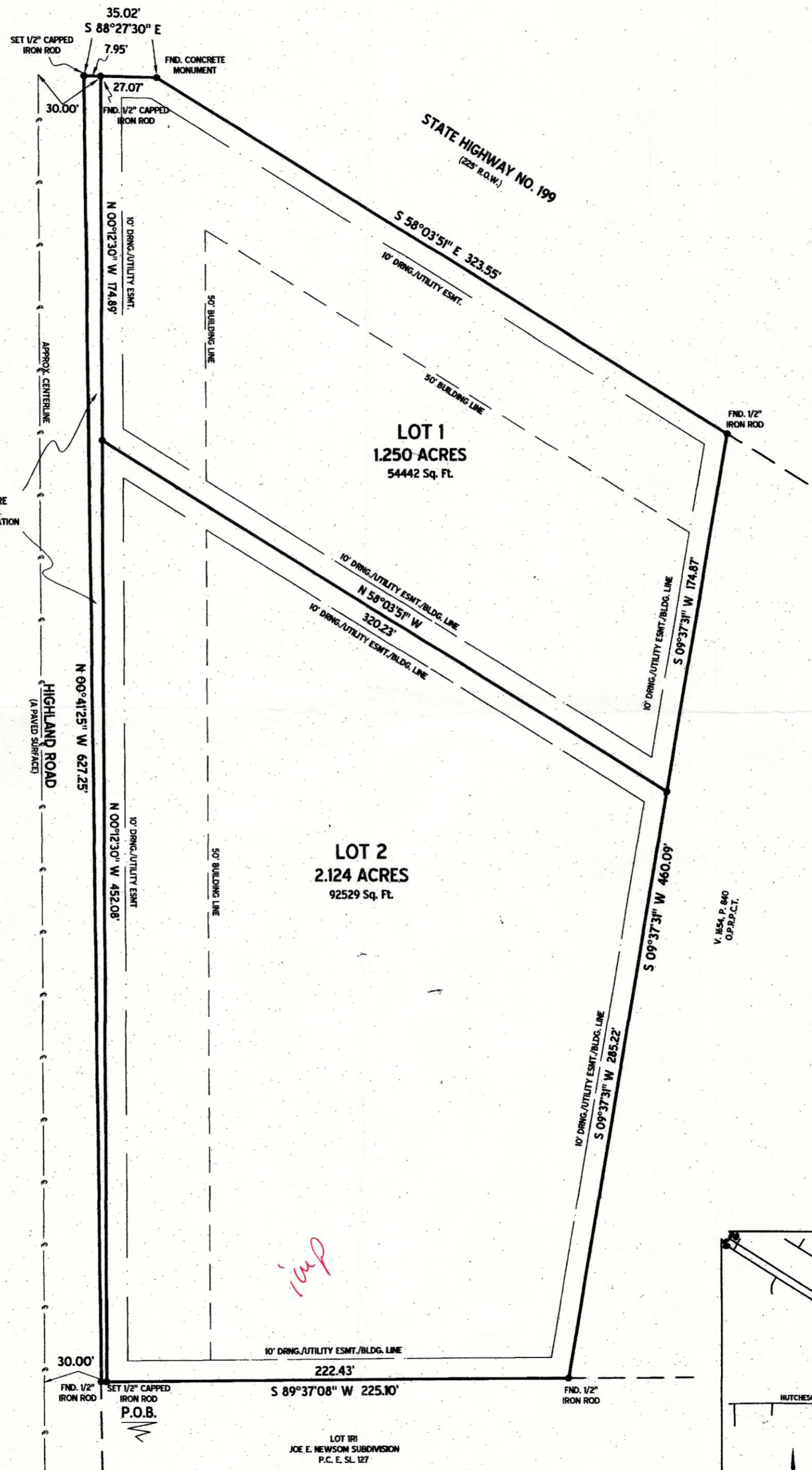
AN ADDITION IN THE E.T.J. OF THE CITY OF SPRINGTOWN, BEING 3.45 ACRES OUT OF THE

H.R. MORRIS SURVEY, ABSTRACT NO. 874, PARKER COUNTY, TEXAS

SEPTEMBER 2020



Form No. 1010000 - WWW.TXSURVEYING.COM

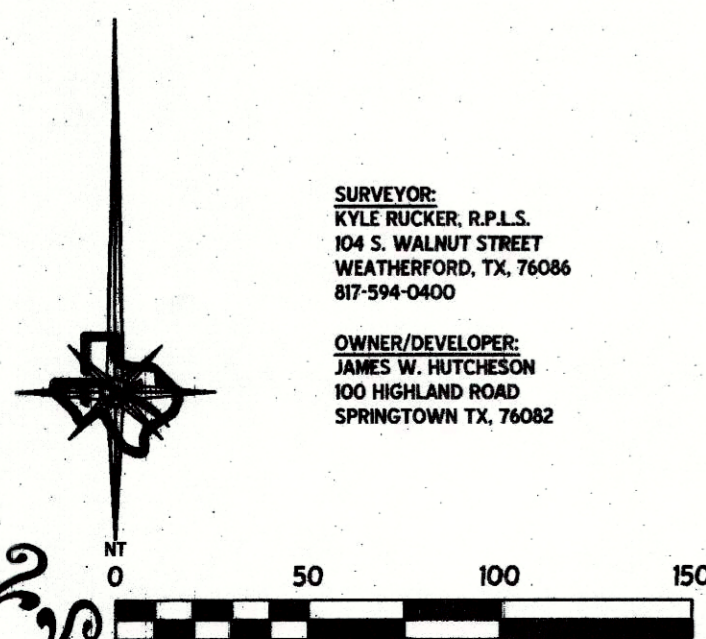


CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS  
June 23, 2020  
*Ar V. Hester*  
CITY SECRETARY

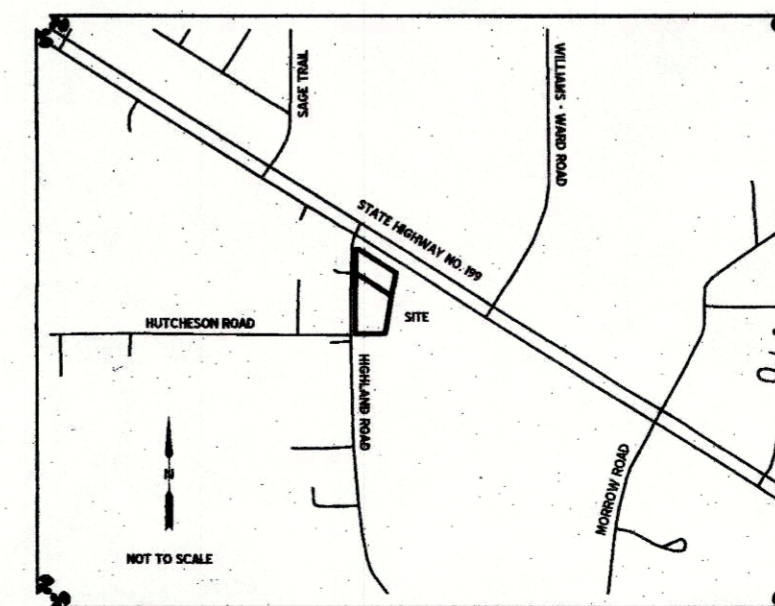
PLANNING & ZONING COMMISSION  
CITY OF SPRINGTOWN, TEXAS  
June 4, 2020  
*William Hutcheson*  
CHAIRMAN  
*Ch. Daniela*  
SECRETARY

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT STREET  
WEATHERFORD, TX, 76086  
817-594-0400

OWNER/DEVELOPER:  
JAMES W. HUTCHESON  
100 HIGHLAND ROAD  
SPRINGTOWN TX, 76082



PLAT CABINET E, SLIDE 604



202032809.002.000.00