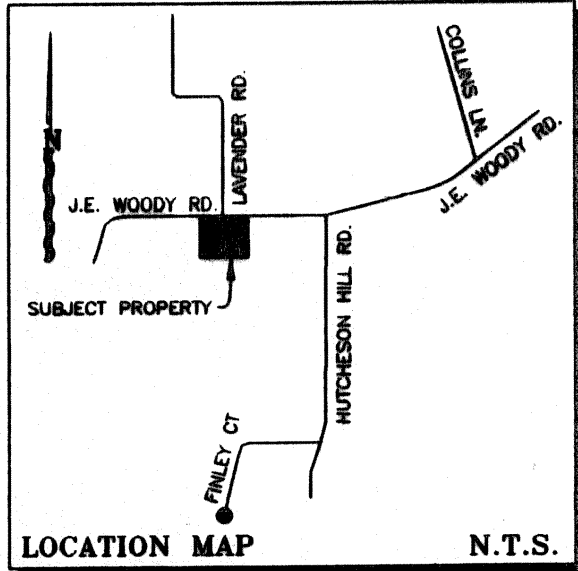


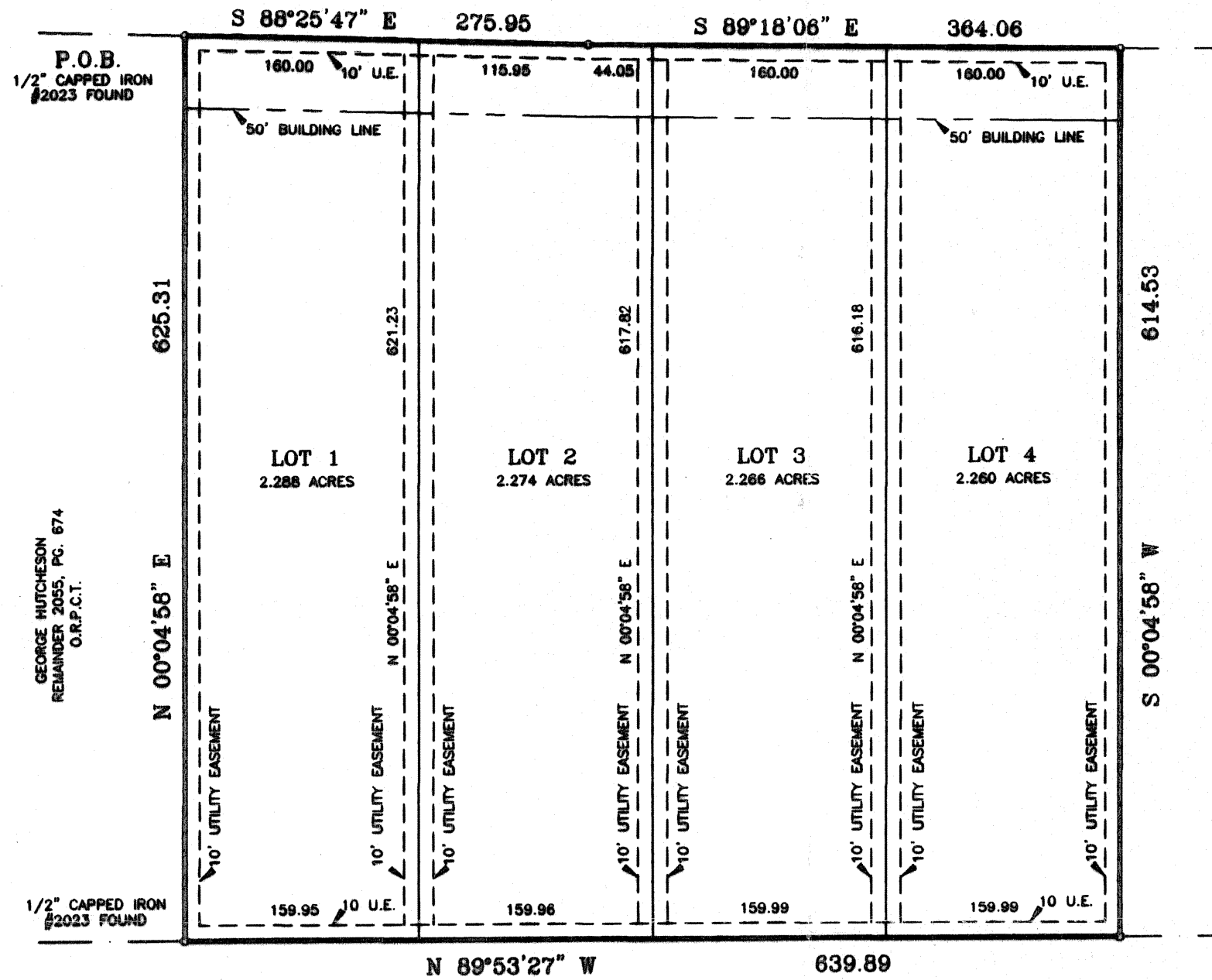
PC C-385

Doc# 588787  
Book 2415 Page 1706



PARKER CO. MAPSCO PG. 5, C1

J.E. WOODY ROAD  
( VARIABLE WIDTH R.O.W.)



P.O.B.  
1/2" CAPPED IRON  
#2023 FOUND

GEORGE HUTCHESON  
REMAINDER 2055, PG. 674  
O.R.P.C.T.

GEORGE HUTCHESON  
REMAINDER 2055, PG. 674  
O.R.P.C.T.

1/2" CAPPED IRON  
#2023 FOUND

GEORGE HUTCHESON  
REMAINDER 2055, PG. 674  
O.R.P.C.T.

OWNERS DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF PARKER

Whereas George Hutcheson being the owner of a 9.088 acre tract of land out of the JOHN P. ALLEN SURVEY Abstract No. 11, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 1599, Pg. 1478, D.R.P.C.T., and being filed as a correction warranty deed in Vol. 2055, Pg. 674, O.R.P.C.T.

COMMENCING from the called Northeast corner of said JOHN P. ALLEN SURVEY, thence South, 1540 varas, thence West, 587 varas, thence North, 587 varas, thence East, 176 varas, thence North, 723 varas, thence West, 553 varas, thence North, 235, varas to a 1/2" iron found in the South line of J.E. Woody Road, thence S 88°37'25" E, 857.24 feet to a 1/2" capped iron #2023 found for the POINT OF BEGINNING;

THENCE S 88°25'47" E, with the South line of said J.E. Woody Road, 275.95 feet to a 1/2" capped iron #2023 set;

THENCE S 89°18'06" E, continuing with the South line of said road, 364.06 feet to a 1/2" capped iron #2023 set;

THENCE S 00°04'58" W, leaving said road, 614.53 feet to a 1/2" capped iron #2023 set;

THENCE N 89°53'27" W, 639.89 feet to a 1/2" capped iron #2023 found;

THENCE N 00°04'58" E, 625.31 feet to the POINT OF BEGINNING and containing 9.088 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, George Hutcheson do hereby adopt this plat designating the hereinabove described real property as Lots 1 thru 4, HUTCHESON OAKS, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 1st day of March, 2006.

*George Hutcheson*  
George Hutcheson

STATE OF TEXAS  
COUNTY OF PARKER

I, George Hutcheson, being the dedicatory and owner of the attached plat of said subdivision do hereby certify that it is not within the Extra-Territorial Jurisdiction (ETJ) of any city or town.

*George Hutcheson*  
George Hutcheson

STATE OF TEXAS  
COUNTY OF PARKER

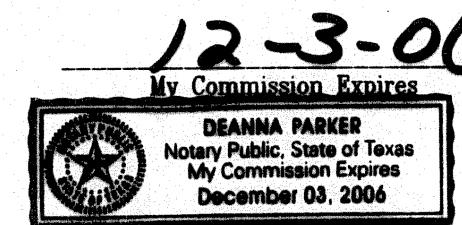
I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. And duly recorded this the \_\_\_\_\_ day of \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, in \_\_\_\_\_ Records of said County in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

In testimony Whereof, Witness my hand and official seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 1st day of March, 2006 by, George Hutcheson who personally appeared before me.

*Deanna Parker*  
Notary Public State of Texas



FINAL PLAT  
SHOWING  
LOTS 1 THRU 4  
HUTCHESON OAKS

BEING 9.088 ACRES OF LAND OUT OF THE J.P. ALLEN SURVEY, ABST. NO. 11, PARKER COUNTY, TEXAS.

GENERAL NOTES:

NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY.

NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 480520050-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: 50' BUILDING LINE INSIDE FRONT LOT LINE.  
NOTE: 10' UTILITY EASEMENT INSIDE ALL LOT LINES.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 2<sup>nd</sup> day of March, 2006.

*Absent*  
Parker County Judge  
*Jim Webster*  
Commissioner  
*Jeane Brunson*  
Clerk, County Court  
Parker County, Texas

*Jim Webster*  
Commissioner

ACCT. NO.: 13380  
SCH. DIST.: 6P  
CITY: CO  
MAP NO.: J-7  
OUT OF: 20011-008-000-00 LT2-2415-1706-1



OWNER/DEVELOPER: GEORGE HUTCHESON  
4217 LAMARK AVE  
FT. WORTH, TEXAS 76109-5333  
VOL. 2055, PG. 674, O.R.P.C.T.

I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Doug Burt*  
24/JAN/2006



DKB &  
ASSOCIATES, LLC  
1250 E. HWY. NO. 199  
SPRINGTOWN, TEXAS, 76082  
220-5886 FAX: 220-2678

Doc# 588787 Fees: \$66.00  
03/09/2006 9:20AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS