

D-237

THE BEARINGS SHOWN HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE NORTH LINE OF VOLUME 2157, PAGE 1329, R.R.P.C.T. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL. ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367CD175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD. SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS.

STATE OF TEXAS / COUNTY OF PARKER /

KNOW ALL MEN BY THESE PRESENTS, That William David Stuart and Shannon R. Stuart and Leroy Pritchard and Lorna Holly Pritchard, are the owners of the following described real property to wit: Description for a 5.01 acre tract of land situated in the T&P R.R. CO. SURVEY, SECTION 47, Abstract No. 1433, Parker County, Texas, said tract being the same tract of land described in deed to William David Stuart and Shannon R. Stuart, recorded in Volume 2935, Page 501, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a pipe at the Southwest corner of said Volume 1191, Page 773, same being the Southwest corner of that certain tract of land described in deed to Reo R. Pritchard, recorded in Volume 2157, Page 1329, Real Records, Parker County, Texas and being by deed call, N 00°54'00" W, 333.50 feet from the Southwest corner of said T&P R.R. CO. SURVEY; THENCE N 00°54'00" W, with the West line of Volume 2157, Page 1329, 446.03 feet to a 1/2" iron found at the Northwest corner of said Volume 2157, Page 1329 and being in the East line of Lot 8, MORROW OAKS ESTATES, an Addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 720, Plat Records, Parker County, Texas for the POINT OF BEGINNING; THENCE N 00°54'00" W, with the East line of said Lot 8, 281.24 feet to a wood fence post; THENCE N 89°17'32" E, 750.54 feet to an 80d nail set; THENCE S 01°10'48" W, 327.11 feet to an 80d nail set; THENCE N 85°05'53" W, 221.49 feet to an 80d nail set in the East line of that certain 30' ingress & egress easement recorded in Volume 2157, Page 1329; THENCE N 00°54'00" W, with the East line of said 30' ingress & egress easement, 20.00 feet to a 1/2" iron found at the Northeast corner of said 30' ingress & egress easement; THENCE S 89°44'24" W, with the North line of said 30' ingress & egress easement, at 30.00 feet passing a capped iron found at the Northwest corner of said 30' ingress & egress easement and the Northeast corner of said Volume 2157, Page 1329 and continuing with the North line of said Volume 2157, Page 1329, in all, 518.34 feet to the POINT OF BEGINNING and containing 5.01 acres of land.

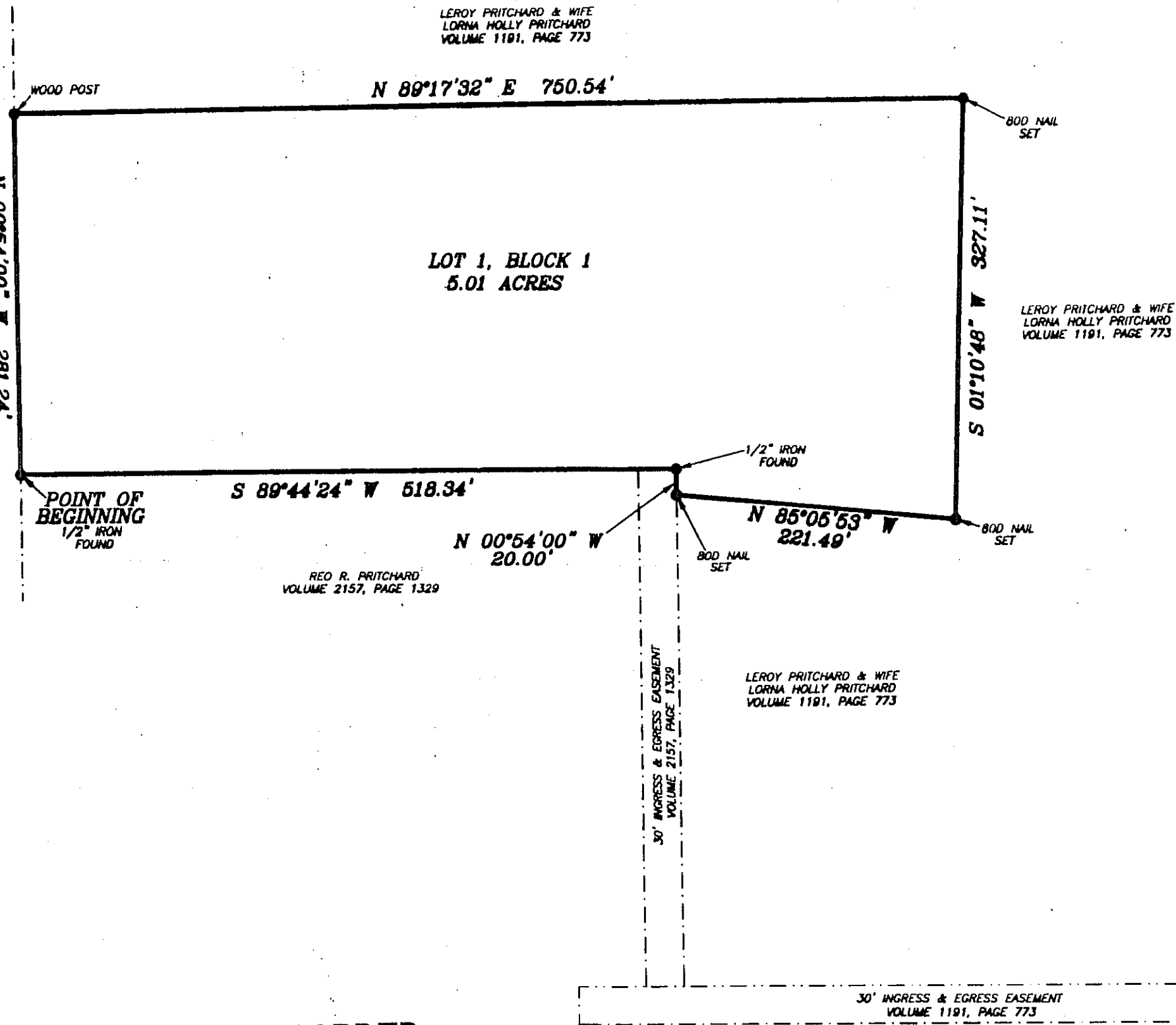
Together with a 30' Ingress & Egress Easement out of the T&P R.R. CO. SURVEY, Section 47, Abstract No. 1433, Parker County, Texas and being recorded in Volume 2157, Page 1329, Real Records, Parker County, Texas; BEGINNING at a point in the North line of a 30' Ingress and Egress Easement recorded in Volume 1191, Page 773, Real Records, Parker County, Texas, said point being N 00°54'00" W, 333.50 feet and N 89°44'24" W, 488.34 feet from the Southwest corner of said T&P R.R. CO. SURVEY; THENCE N 00°54'00" W, 416.03 feet; THENCE N 89°44'24" E, 30.00 feet; THENCE S 00°54'00" E, 416.03 feet to the North line of said easement recorded in Volume 1191, Page 773; THENCE S 89°44'24" E, with the North line of said easement recorded in Volume 1191, Page 773, 30.00 feet to the POINT OF BEGINNING.

Together with a 30' Ingress & Egress Easement out of the T&P R.R. CO. SURVEY, Section 47, Abstract No. 1433, Parker County, Texas and being recorded in Volume 1191, Page 773, Real Records, Parker County, Texas; BEGINNING at a point in the West line of New Highland Road, said point being by deed call, North 531.99 feet and S 88°58'00" E, 1312.49 feet from the Southwest corner of said T&P R.R. CO. SURVEY; THENCE N 88°58'00" W, 877.49 feet; THENCE N 00°41'00" W, 30.00 feet; THENCE S 88°58'00" E, 877.49 feet to the West line of said New Highland Road; THENCE S 00°18'00" E, with the West line of said New Highland Road, 30.00 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Leroy Pritchard and Lorna Holly Pritchard and William David Stuart and Shannon R. Stuart, do hereby adopt this plat of the hereinabove described real property as.....

Lot 1, Block 1, PATCH QUILT ADDITION Parker County, Texas. and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 9th day of April, 2013. Leroy Pritchard, Lorna Holly Pritchard, William David Stuart, Shannon R. Stuart



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201308608 04/17/2013 10:09 AM Fee: 66.00 Jeanne Brunson, County Clerk Parker County, Texas PLAT

OWNER/DEVELOPER LEROY & LORNA HOLLY PRITCHARD 176 NEW HIGHLAND ROAD SPRINGTOWN, TEXAS 76082

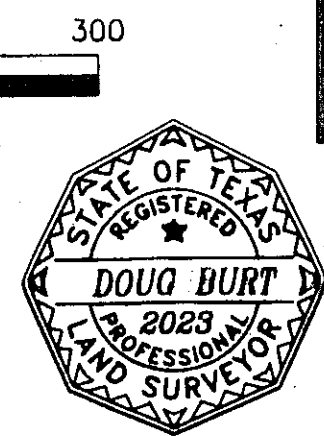
OWNER/DEVELOPER WILLIAM D. & SHANNON R. STUART 725 SAWYER DRIVE SAGINAW, TEXAS 76179 VOLUME 2935, PAGE 501, R.R.R.C.T.

PLANNING & ZONING COMMISSION CITY OF SPRINGTOWN, TEXAS Feb 7, 2013 Sarah Cockburn, Chairwoman, Shannon R. Stuart, Secretary

CITY COUNCIL CITY OF SPRINGTOWN, TEXAS February 28, 2013, Mayor, City Secretary

ACCT. NO.: 16076 SCH. DIST.: SP CITY: W.C.N.E. MAP NO.: L-6

PLAT SHOWING Lot 1 Block 1, PATCH QUILT ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS AND BEING 5.01 ACRES OF LAND SITUATED IN THE T&P R.R. CO. SURVEY, ABSTRACT NO. 1433, PARKER COUNTY, TEXAS.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON. Doug Burt, Registered Professional Land Surveyor, Texas Registration No. 2023, December 18, 2012.

21433.022.001.00