

HACKBERRY POINTE DRIVE= 2543.18 LINEAR FT.
POST OAK WAY=1540.03 LINEAR FT.

201619072 PLAT Total Pages: 1

CLERKS FILE NO. 201608338, R.R.P.C.T.
25' BUILDING LINES ALONG ALL FRONT LOT LINES
10' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.
15' UTILITY EASEMENT ALONG ALL FRONT LOT LINES
10' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.
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. 48367C0375-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
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 GROUNDWATER AVAILABILITY.
WATER TO BE SUPPLIED BY PARKER COUNTY SUD.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

I, XXXXXXXXXXXX, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Michael Wells
Michael Wells (Managing Partner, Hackberry Pointe, LLC)

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Hackberry Pointe, LLC, being the owner of that certain 57.724 acre tract of land more particularly described as follows:

Description for a tract of land situated in the SAUL SMITH SURVEY, ABSTRACT NO. 1181, the D. H. THOMPSON SURVEY, ABSTRACT NO. 1565, AND the C. A. JONES SURVEY, ABSTRACT NO. 2817, Parker County, Texas, said tract being the same tract of land described in deed to Hackberry Pointe, LLC, recorded in Clerks File No. 201608338, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 6" metal post found at the most Easterly Northeast corner of said 57.724 acres of land and being per deed call S 70°00'00" E, 30.00 feet from the Northeast corner of said SAUL SMITH SURVEY;

THENCE S 22°14'47" W, 704.74 feet to a 6" cedar post found;

THENCE N 70°13'54" W, 1315.32 feet to a 1/2" iron found;

THENCE S 20°59'04" W, 1699.15 feet to a railroad tie post found;

THENCE N 79°25'42" W, 351.30 feet to a 1/2" iron found;

THENCE S 21°25'41" W, 243.67 feet passing a 1/2" iron found in the north line of Tidwell Road, continuing in all, 263.89 feet to a p.k. nail found in Tidwell Road;

THENCE N 67°19'41" W, along said Tidwell Road, 246.19 feet to a p.k. nail found;

THENCE N 20°04'29" E, 2721.06 feet to a 1/2" iron found;

THENCE S 69°55'11" E, 1967.62 feet to the POINT OF BEGINNING and containing 57.724 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Hackberry Pointe, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 47,
HACKBERRY POINTE
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 27th day of July, 2016.

Michael Wells
(Managing Partner of Hackberry Pointe, LLC)

STATE OF TEXAS }
COUNTY OF PARKER }

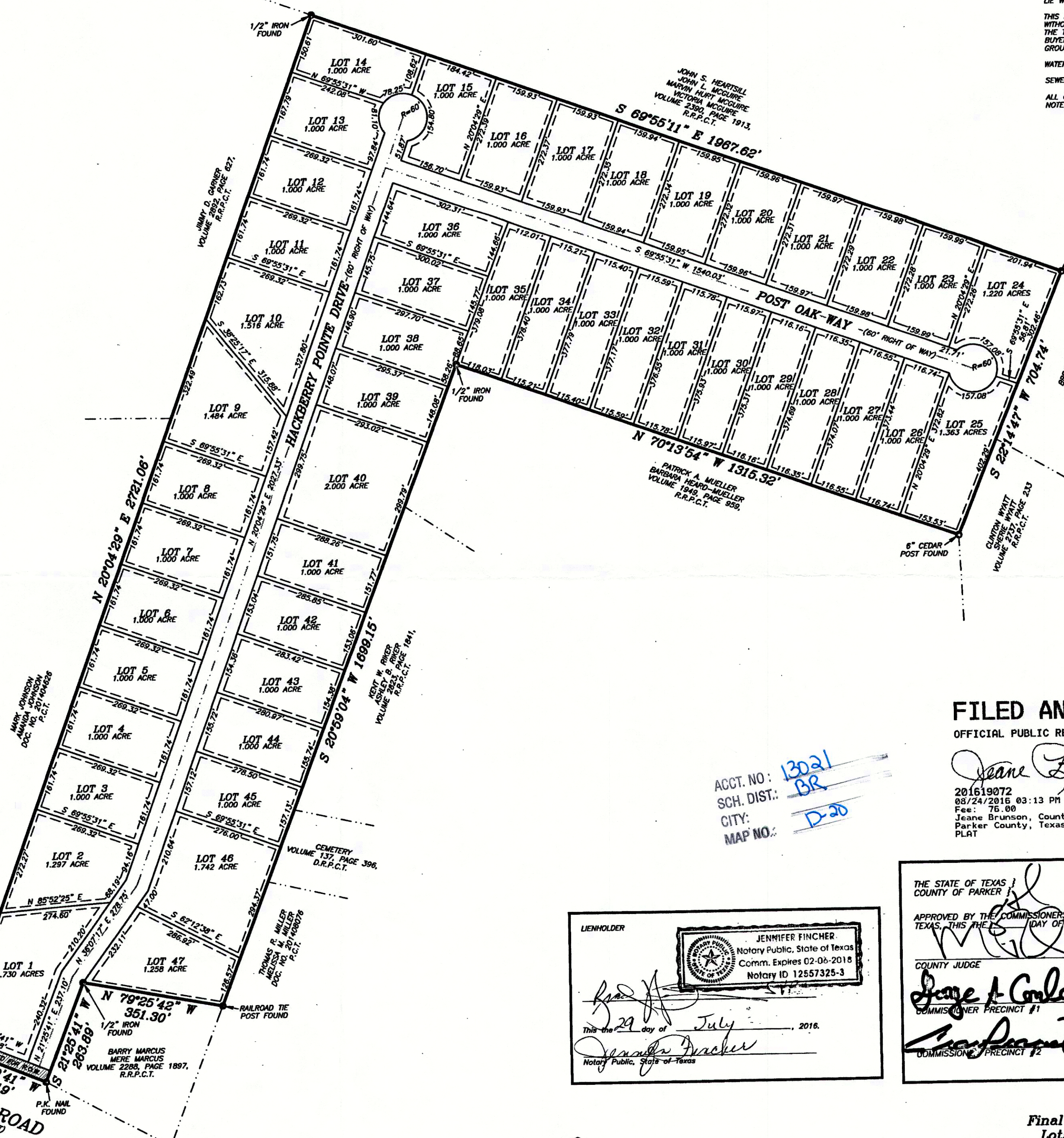
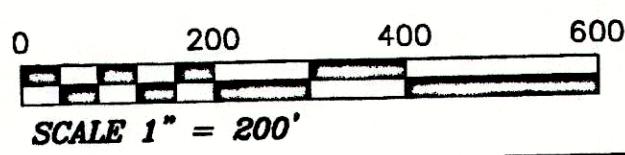
BEFORE ME, the undersigned authority, on this day personally appeared Michael Wells, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29th day of July, 2016.

Kathleen M. Shannon
Notary Public State of Texas

KATHLEEN M. SHANNON
Notary Public, State of Texas
Comm. Expires 02-06-2018
Notary ID 124113520

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
MLR# 817-406-8439
FIRM NO. 10188900



POINT OF BEGINNING
6" METAL POST FOUND

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

ACCT. NO: 13031
SCH. DIST.: BR
CITY: D-20
MAP NO.:

Jeanne Brunson
201619072
08/24/2016 03:13 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

LIENHOLDER

Jennifer Fincher
JENNIFER FINCHER
Notary Public, State of Texas
Comm. Expires 02-06-2018
Notary ID 12557325-3

This the 29th day of July, 2016.

Jennifer Fincher
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 29th DAY OF JULY, 2016.

COUNTY JUDGE

James A. Conley
COMMISSIONER PRECINCT #1

James A. Conley
COMMISSIONER PRECINCT #3

James A. Conley
COMMISSIONER PRECINCT #2

James A. Conley
COMMISSIONER PRECINCT #4

OWNER/DEVELOPER
HACKBERRY POINTE, LLC
7085 CONFEDERATE PKWY,
FORT WORTH, TEXAS 76108

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 14, 2016

Final Plat Showing
Lots 1 thru 47,
HACKBERRY POINTE
an Addition to Parker County, Texas and being 57.7
acres of land situated in SAUL SMITH SURVEY,
ABSTRACT NO. 1181, the D. H. THOMPSON SURVEY,
ABSTRACT NO. 1565, and the C. A. JONES SURVEY,
ABSTRACT NO. 2817, Parker County, Texas

21181.001.000.00 22817.001.000.00