

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: N/A

WATER: CITY OF SPRINGTOWN
ELECTRIC: ONCOR

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

"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."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0175E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD, 1983, USING GEOID 12A (CONUS)

- SUBJECT PROPERTY LIES WITHIN THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS
- SES PROJECT *22117 HILLTOP FAMILY CHURCH PCT
- TEXAS LICENSE SURVEY FIRM NO. 100736-00

MAYOR, CITY OF SPRINGTOWN

SECRETARY

December 15, 2022
DATE OF APPROVAL

PLANNING AND ZONING

CHAIRMAN

SECRETARY

DATE OF APPROVAL

13525.001.001.00

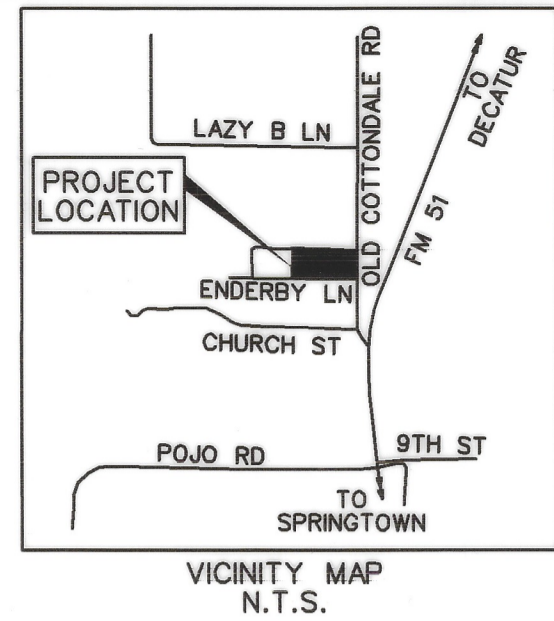
F446

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	126° 17' 31"	8.80 R	19.40	S 25° 41' 20" E 15.70
C2	21° 59' 46"	23.20 L	8.91	S 26° 27' 32" W 8.85
C3	89° 37' 37"	15.00 L	23.46	S 43° 34' 57" E 21.14
C4	78° 52' 11"	25.20 R	34.69	N 50° 16' 59" W 32.01
C5	10° 29' 37"	135.20 R	24.76	N 5° 36' 6" W 24.73
C6	90° 14' 2"	25.20 R	39.69	N 44° 45' 44" E 35.71

NO.	BEARING	DISTANCE
L1	S 44° 6' 38" W	43.91
L2	S 18° 46' 1" E	68.52
L3	S 0° 53' 48" W	112.89
L4	S 88° 23' 45" E	104.91
L5	S 87° 27' 7" E	122.95
L6	S 0° 4' 25" E	13.78
L7	N 89° 32' 19" W	258.79
L8	N 0° 40' 41" W	94.86
L9	N 89° 43' 5" W	123.95
L10	N 89° 52' 45" E	125.89
L11	N 18° 46' 1" W	86.78
L12	N 44° 6' 38" E	26.56
L13	S 89° 17' 47" E	34.41

LEGEND

FIR • FOUND IRON ROD
SIR ○ SET IRON ROD WITH YELLOW CAP
--- PROPERTY LINE
B.L. BUILDING LINE
U.E. UTILITY EASEMENT



202305813 PLAT Total Pages: 1

STATE OF TEXAS) OWNER'S ACKNOWLEDGMENT
COUNTY OF PARKER) AND DEDICATION
WHEREAS, Hilltop Family Church, by BRENT COPLIN, Agent, the undersigned, being the sole owner of the land shown on this plat within the area described by metes and bounds as follows:

LEGAL DESCRIPTION
BEING 5.49 acres of land, more or less, in the Ambers Angely Survey, Abstract No. 4, Parker County, Texas, being all of Lot 1 Block 1, Hilltop Addition, per plat in Cabinet B, Slide 540, Plat Records, Parker County, Texas, and being all that called 5.50 acre tract of land described by deed to Hilltop Baptist Church of SP TN, recorded in Vol. 1659 Pg. 146, Deed Records, Parker County, Texas, said 5.49 acre tract being more particularly described by metes and bounds as follows:
BEGINNING at a found iron rod at the northeast corner of said Lot 1 Block 1, Hilltop Addition on the west right of way line of Old Cottondale Road said rod being 17.00 feet west and 428.49 feet south of the northeast corner of said Angely Survey;
THENCE S 00 deg. 18 min. 08 sec. E a distance of 327.93 feet to a found iron rod for corner;
THENCE N 89 deg. 32 min. 19 sec. W a distance of 721.04 feet to a found iron rod for corner;
THENCE N 00 deg. 05 min. 48 sec. W a distance of 330.86 feet to a found iron rod for corner;
THENCE S 89 deg. 17 min. 47 sec. E a distance of 332.15 feet to a found iron rod for corner;
THENCE N 87 deg. 42 min. 52 sec. E a distance of 184.15 feet to a found iron rod for corner;
THENCE S 86 deg. 37 min. 36 sec. E a distance of 204.07 feet to the POINT OF BEGINNING and containing 239,136 square feet, or 5.49 acres, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Hilltop Family Church, by BRENT COPLIN, Agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1R, BLOCK 1, HILLTOP ADDITION, an addition in Parker County, Texas, being 5.49 acres situated in the Ambers Angely Survey, Abstract No. 4, Parker County, Texas, and does hereby dedicate to the public's use forever the streets, alleys, parks, watercourses, drains, easements, and public places shown for the purpose and consideration therein expressed.

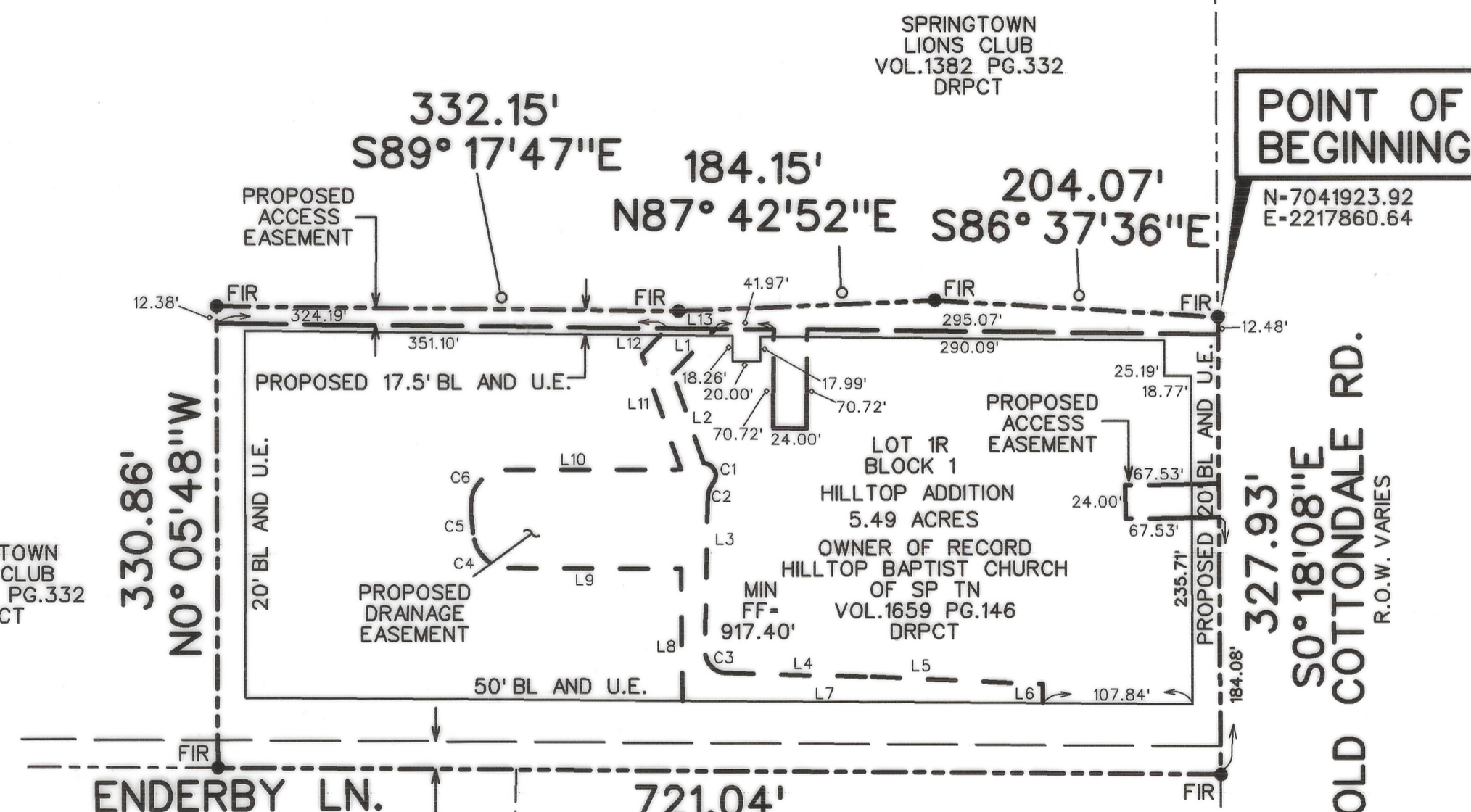
WITNESS my hand this 28 day of FEBRUARY, 2023.
Hilltop Family Church

BY BRENT COPLIN, Agent

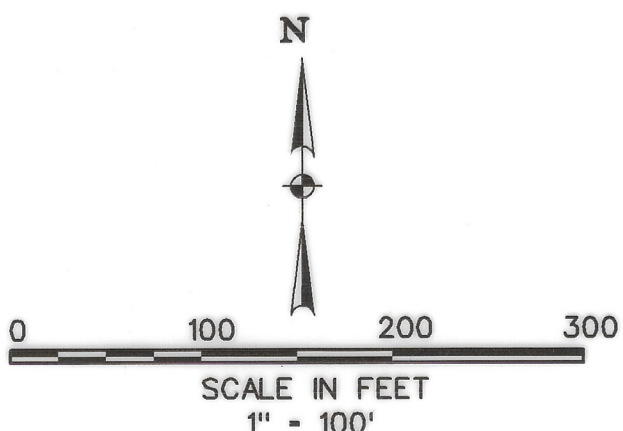
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared BRENT COPLIN, Agent, for HILLTOP FAMILY CHURCH known to me be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of February, 2023.

Notary Public in and, for the State of Texas
My Commission Expires: 10/20/25
Dena Martinez
My Notary ID # 12548898
Expires October 20, 2025



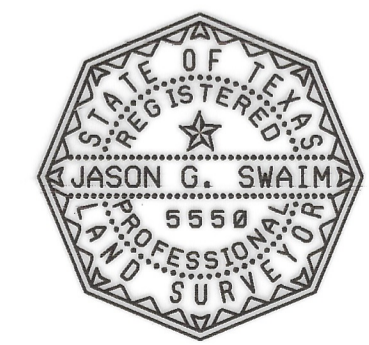
SPRINGTOWN LIONS CLUB VOL.1382 PG.332 DRPCT
CITY OF SPRINGTOWN 20' ROADWAY EASEMENT VOL.1108 PG.1032 DRPCT
LOT 6 HERITAGE HILLS CABINET E SLIDE 36 PRPCT
MAYO REAL ESTATE DOC. NO. 201325981 ORPCT
LOT 1 SPRINGTOWN CHURCH OF CHRIST CABINET B SLIDE 551 PRPCT



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202305813
03/10/2023 09:03 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

13525
SP
CSP
K-4



THE STATE OF TEXAS
COUNTY OF MONTAGUE
CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JASON G. SWAIM RPLS NO. 5550
1-10-23

LOT 1R BLOCK 1
BEING A
REPLAT
OF
LOT 1 BLOCK 1
HILLTOP ADDITION
BEING 5.49 ACRES OF
AMBERS ANGELY SURVEY
ABSTRACT NO. 4
CITY OF SPRINGTOWN
PARKER COUNTY, TEXAS
JANUARY 10, 2023