

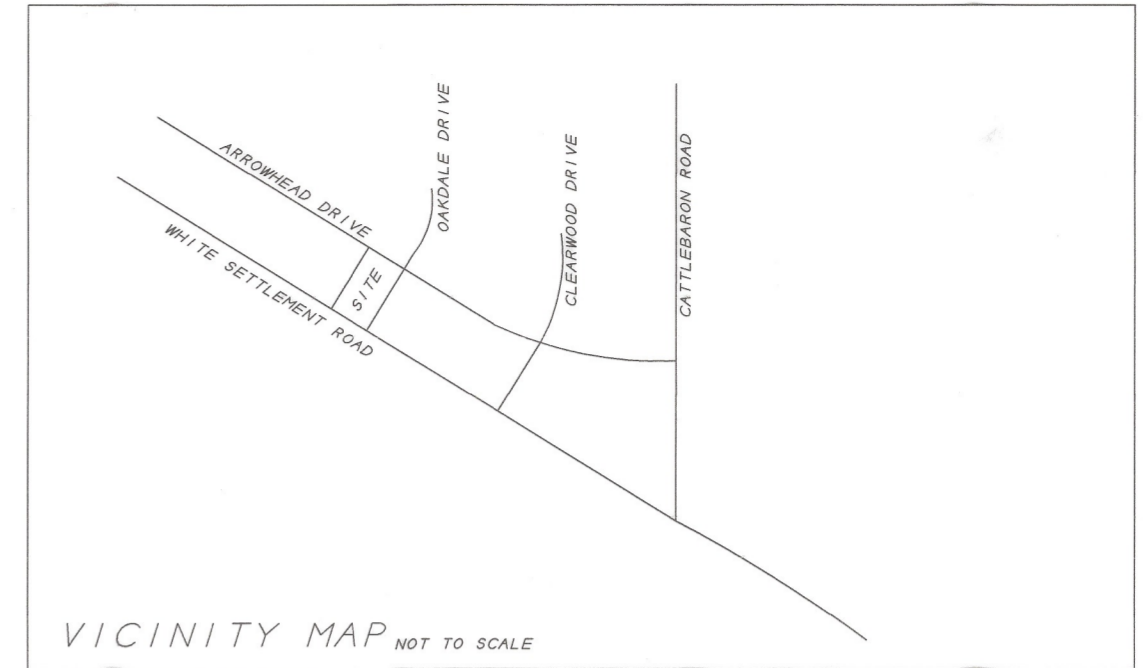
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for Superb Homes Limited Partnership, do hereby adopt this plat designating the herein described real property as Lots 12AR and 12BR, Block 5, Hilltop Park, Section 1 an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in Tarrant County, Texas, the 22 day of February, 2022.

Harold Nuttall Jr.
Representative for Superb Homes Limited Partnership

STATE OF Texas
COUNTY OF Tarrant
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Harold Nuttall Jr. Representative for Kairo Homes, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

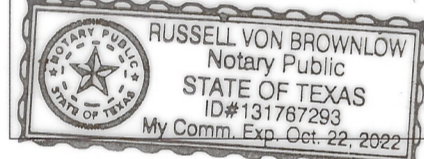
Given under my hand and seal of office this 02 day of February, 2022.
Russell Von Braunfels
Notary Public My Commission Expires 3-15-24



THE STATE OF TEXAS ()
COUNTY OF PARKER ()
I, Harold Nuttall Jr. being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said Parker County, Texas.

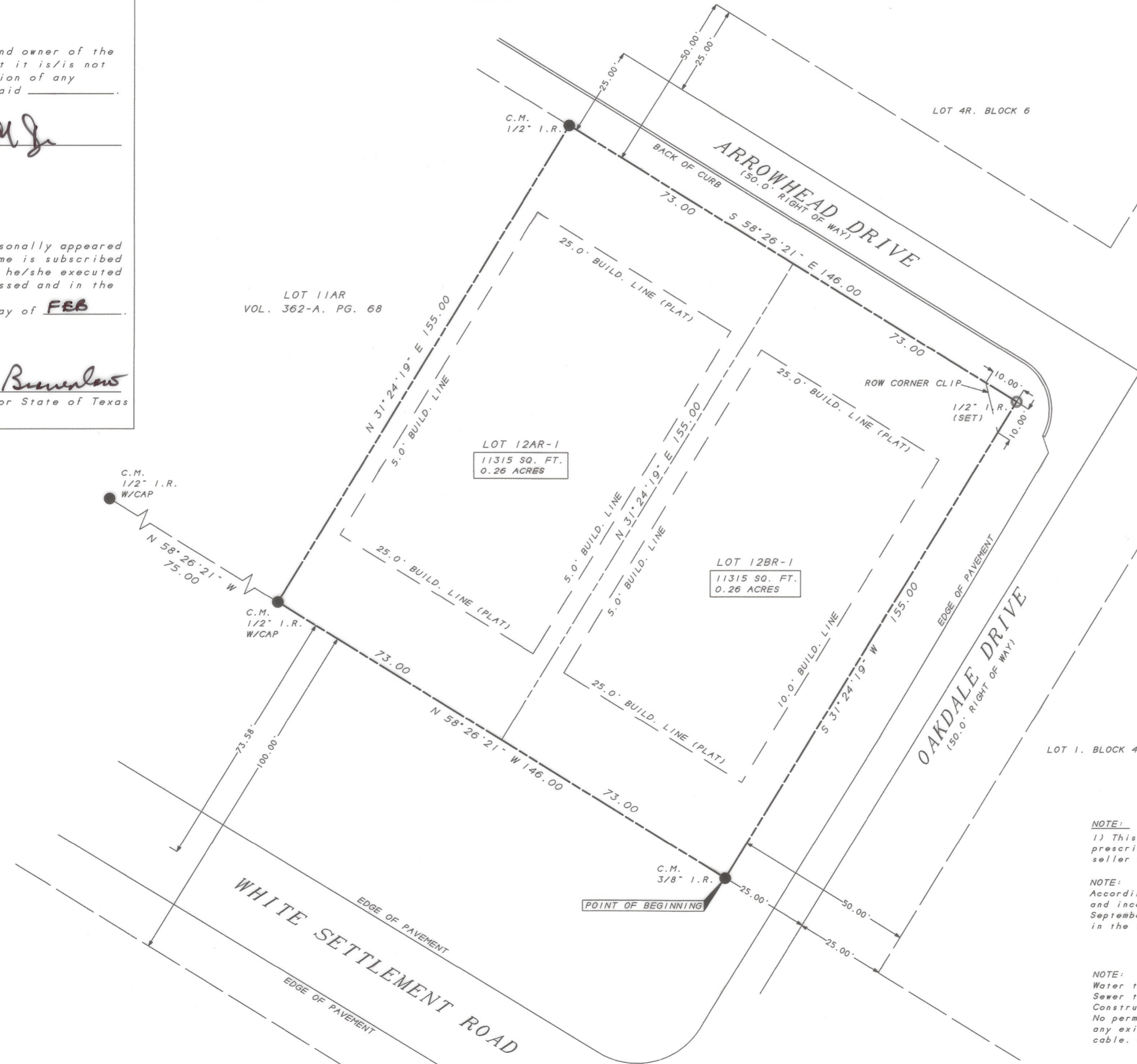
Harold Nuttall Jr.
Signature of Owner

THE STATE OF TEXAS ()
COUNTY OF PARKER ()
Before me, the undersigned authority on the day personally appeared Harold Nuttall Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 22 day of FEB, 2022.



Russell Von Braunfels
Notary Public in and for State of Texas

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
PLAT APPROVAL DATE: 3/3/2022
BY: Russell Von Braunfels CHAIRMAN
BY: [Signature] SECRETARY



STATE OF TEXAS
PARKER COUNTY
WHEREAS We, Superb Homes Limited Partnership, being the owner of Lots 12AR and 12BR, Block 5, Hilltop Park, Section One, in Parker County, Texas, according to the plat recorded in Volume 362-A, Page 68 of the Plat Records of Parker County, Texas, and being more particularly described in deed recorded in Clerk File Number 202134876, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod, found in place, on the North line of White Settlement Road and the West line of Oakdale Drive, said point being the Southeast corner of said Lot 12AR, for the Southeast corner of this tract:
THENCE N 58D 26' 21" W, along and with the North line of said White Settlement Road, a distance of 146.00 feet to a 1/2 inch iron rod with cap, found in place, said point being the Southeast corner of Lot 11AR, for the Southwest corner of this tract:
THENCE N 31D 24' 19" E, along and with the East line of said Lot 11AR, a distance of 155.00 feet to a 1/2 inch iron rod, found in place, on the South line of Arrowhead Drive, said point being the Northeast corner of said Lot 11AR, for the Northwest corner of this tract:
THENCE S 58D 26' 21" E, along and with the South line of said Arrowhead Drive, a distance of 146.00 feet to a 1/2 inch iron rod, set, on the West line of said Oakdale Drive, for the Northeast corner of this tract:
THENCE S 31D 24' 19" W, along and with the West line of said Oakdale Drive, a distance of 155.00 feet to the place of beginning and containing 0.52 acres.

NOTE:
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recording date of this plat application, based upon schedule 1 of the current impact fee ordinance, the amount to be collected is determined under schedule 11 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

13551
AL
N-14

NOTE:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0325E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

NOTE:
Water to be served by Central States Water Resource (CSWR).
Sewer to be served by Central States Water Resources (CSWR).
Construction Prohibited over Easements.
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, cable, or other utility easement of any type.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202209641
03/14/2022 01:14 PM
Fee: \$5.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CASE NUMBER FS-21-228
RE-PLAT SHOWING
LOT 12AR-1 AND 12BR-1
HILLTOP PARK, SECTION ONE
AN ADDITION TO MESA GRANDE VILLAGE, PARKER COUNTY, TEXAS
AND BEING A REPLAT OF LOT 12AR AND 12BR, HILLTOP PARK, SECTION ONE
RECORDED IN VOLUME 362-A, PAGE 68 OF
THE PLAT RECORDS OF PARKER COUNTY, TEXAS

LAND USE TABLE	
TOTAL GROSS ACREAGE	0.52 ACRES
RIGHT-OF-WAY DEDICATION	0.00 ACRES
NET ACREAGE	0.52 ACRES
NUMBER OF RESIDENTIAL LOTS	2

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2021.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS
FIRM NO. 10012400



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400



13551.005.012.00
13551.005.012.10

THIS PLAT FILED FOR RECORD IN CABINET F SLIDE 186 DATE 3-14-22