

13551.005.001.00

UTILITY PROVIDER:  
WATER:  
CSWR-TEXAS UOC  
PO BOX 674535  
DALLAS, TX 75267-4535  
(866) 301-7725

"FLOODPLAIN NOTE"  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48367C0325 E, DATED SEPTEMBER 26, 2008.

"GENERAL NOTES"  
1) UNDERGROUND UTILITY HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.  
2) BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 355, PG. 251, D.R.P.C.T.  
3) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENCE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

"SURVEYORS NOTES"  
1) UNDERGROUND UTILITY HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.  
2) BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 355, PG. 251, D.R.P.C.T.  
3) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENCE SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

Waiver for the Right of Way on Hillcroft Road and Arrowhead Street was approved in Commissioners Court May 13, 2024

Waiver for culvert on Arrowhead Street Approved in Commissioner Court May 13, 2024

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST
	CM = CONTROLLING MONUMENT

COMMISSIONERS COURT BLOCK  
THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 13th DAY OF May 2024  
COUNTY JUDGE  
COMMISSIONER PRECINCT #1  
COMMISSIONER PRECINCT #2  
COMMISSIONER PRECINCT #3  
COMMISSIONER PRECINCT #4

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202412422  
05/15/2024 04:09 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

OWNER/DEVELOPER(S)  
Ethan Dorsett and Alyssa Dorsett  
344 Arrowhead Street  
Forth Worth, Texas 75108  
SURVEYOR  
David Apple, RPLS  
State of Texas License No. 5932  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Phone No. 972-612-3601  
Plat Prepared By  
Premier Surveying

LOT 1R, BLOCK 5, HILLTOP PARK, SECTION ONE, REVISED  
BEING A REPLAT OF LOT 1, BLOCK 5, HILLTOP PARK, SECTION ONE, REVISED,  
VOLUME 355, PAGE 251, DEED RECORDS, PARKER COUNTY, TEXAS

BEING 0.445 ACRES OF LAND LOCATED IN THE T. & P. R.R. CO. SURVEY, ABSTRACT NO. 2434, BEING ALL OF LOT 1, BLOCK 5, HILLTOP PARK, SECTION ONE, REVISED, AS RECORDED VOLUME 355, PAGE 251, DEED RECORDS, PARKER COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ETHAN M. DORSETT AND ALYSSA M. DORSETT, AS RECORDED IN INSTRUMENT NO. 202400477, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 1 AND SAID DORSETT TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE SOUTHEAST LINE OF HILLCROFT ROAD (50 FOOT RIGHT-OF-WAY) AND THE SOUTHWEST LINE OF ARROWHEAD STREET (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 57° 34' 00" EAST, A DISTANCE OF 125.00 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 1 AND SAID DORSETT TRACT AND THE NORTH CORNER OF LOT 2, AFORESAID BLOCK, AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GERALD MORRIS AND CYNTHIA MORRIS, AS RECORDED IN BOOK 1532, PAGE 254, AFORESAID DEED RECORDS;

THENCE SOUTH 32° 26' 00" WEST, A DISTANCE OF 155.00 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND THE COMMON LINE OF SAID DORSETT AND MORRIS TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 80° 25' EAST - 0.6 OF ONE FOOT, SAID IRON ROD SET BEING THE SOUTH CORNER OF SAID LOT 1 AND SAID DORSETT TRACT AND THE WEST CORNER OF SAID LOT 2 AND SAID MORRIS TRACT, BEING ON THE NORTHEAST LINE OF WHITE SETTLEMENT ROAD;

THENCE NORTH 57° 34' 00" WEST, A DISTANCE OF 125.00 FEET ALONG SAID NORTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 40° 02' WEST - 1.1 FEET, SAID IRON ROD SET BEING THE WEST CORNER OF SAID LOT 1 AND SAID DORSETT TRACT, BEING THE INTERSECTION OF SAID NORTHEAST LINE AND THE AFORESAID SOUTHEAST LINE OF HILLCROFT ROAD;

THENCE NORTH 32° 26' 00" EAST, A DISTANCE OF 125.00 FEET ALONG SAID SOUTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 19,375 SQUARE FEET OR 0.445 OF ONE ACRE OF LAND.

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THE STATE OF TEXAS  
COUNTY OF PARKER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER-SIGNATURE  
OWNER-PRINTED  
THE STATE OF TEXAS  
COUNTY OF PARKER

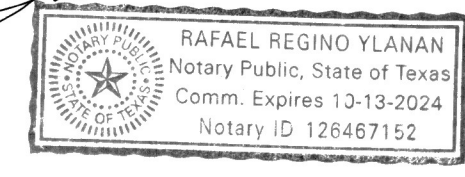
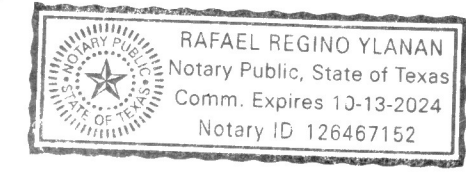
OWNER-SIGNATURE  
OWNER-PRINTED  
THE STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, Alyssa Dorsett, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, ETHAN M. DORSETT, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 30 DAY OF April 2024

GIVEN UNDER MY HAND AND SEAL ON THIS THE 30 DAY OF April 2024



I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION, AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND DECEMBER 14, 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND RE-STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

DAVID APPLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS LICENSE NO. 5932  
5700 W. PLANO PARKWAY  
SUITE 1200  
PLANO, TEXAS 75093  
PHONE NO. 972-612-3601



F 713

5/2/24