

"This plat represents property which has been plotted 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."

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: NO PROPOSED ROADS
WATER: WALNUT CREEK
ELECTRIC: TRICOUNTY ELECTRIC COOP. INC
POST OFFICE: SPRINGTOWN, TX. 225 BONNIE BELL LN 76082
ISD: POOLVILLE ISD
TELEPHONE: AT&T
811 DIG TEST
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot unless otherwise noted. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be liable to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

Reflective house numbers are required and shall be erected by the landowner on his/her driveway, visible and readable from public roads.

DRIVEWAY TABLE

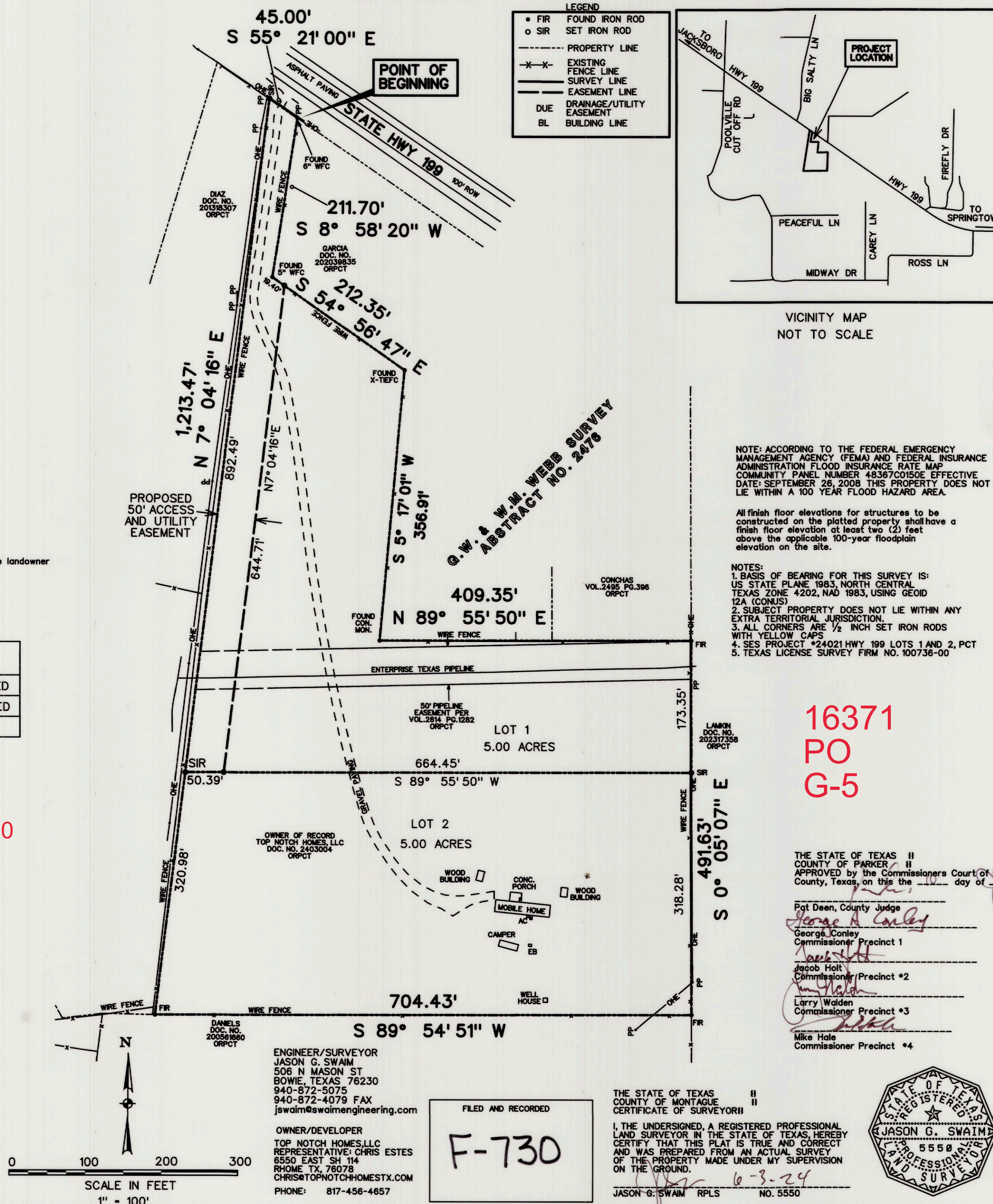
LOT DRIVEWAY	CULVERT SIZE
1	NO DITCH AND NO CULVERT REQUIRED
2	NO DITCH AND NO CULVERT REQUIRED

22476.008.000.50

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202414905
06/11/2024 09:20 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TOP NOTCH HOMES, LLC, by CHRIS ESTES, Agent, being the sole owner of the following described tract of land conveyed by Warranty Deed recorded under Document No. 2403004, Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 10.01 acres of land, more or less, being a part of G.W. & W.M. Webb Survey, Abstract No. 2476, Parker County, Texas, and being all of a certain tract described in Warranty Deed to Top Notch Homes, LLC, of record in Doc. No. 2403004, Official Records of Parker County, Texas, said 10.01 acres described as follows:

BEGINNING at a found 6 inch wood fence corner post at the most northerly east corner of said Triggs tract, said fence corner being on the south right of way line of State Hwy 199;

THENCE S 08 deg. 58 min. 20 sec. W a distance of 211.70 feet to a found 5 inch wood fence corner post for corner;

THENCE S 54 deg. 56 min. 47 sec. E a distance of 212.35 feet to a found X-tie fence corner post for corner;

THENCE S 05 deg. 17 min. 01 sec. W a distance of 356.91 feet to a found concrete monument for corner;

THENCE N 89 deg. 55 min. 50 sec. E a distance of 409.35 feet to a found iron rod for corner;

THENCE S 00 deg. 05 min. 07 sec. E a distance of 491.63 feet to a found iron rod for corner;

THENCE S 89 deg. 54 min. 51 sec. W a distance of 704.43 feet to a found iron rod for corner;

THENCE N 07 deg. 04 min. 16 sec. E a distance of 1213.47 feet to a set iron rod for corner on the south right of way line of State Hwy 199;

THENCE S 55 deg. 21 min. 00 sec. E a distance of 45.00 feet to the POINT OF BEGINNING and containing 435,902 square feet, or 10.01 acres, more or less.

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 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 purposes and consideration expressed.

I, being the dedicatory and owner of the attached plat of said PROSPERITY HILLS, a subdivision, do hereby certify that it is not within any incorporated city or town.

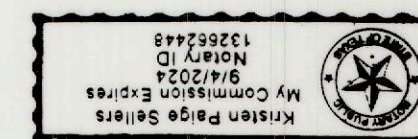
TOP NOTCH HOMES, LLC

BY
CHRIS ESTES, Agent

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS ESTES, agent for TOP NOTCH HOMES, LLC, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of June, 2024.
Notary Public in and for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, on this the 10th day of June, 2024.

Pat Deen, County Judge
George Conley, Commissioner Precinct 1
Jacob Holt, Commissioner Precinct 2
Larry Walden, Commissioner Precinct 3
Mike Hale, Commissioner Precinct 4

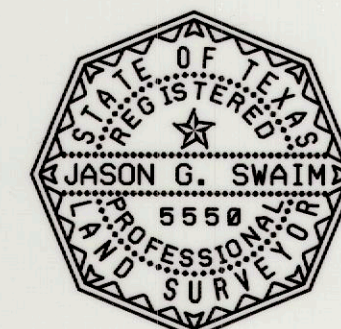
FINAL PLAT
OF
PROSPERITY HILLS
LOTS 1 AND 2
BEING
10.01 ACRES

G.W. & W.M. WEBB
SURVEY, ABSTRACT
NO. 2476
PARKER COUNTY, TEXAS

JUNE 3, 2024

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



FILED AND RECORDED

F-730

ENGINEER/SURVEYOR
JASON G. SWAIM
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OWNER/DEVELOPER
TOP NOTCH HOMES, LLC
REPRESENTATIVE: CHRIS ESTES
6550 EAST SH 114
RHODE TX, 76078
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PHONE: 817-456-4657