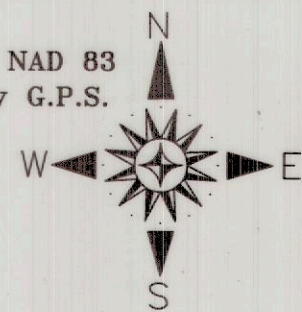
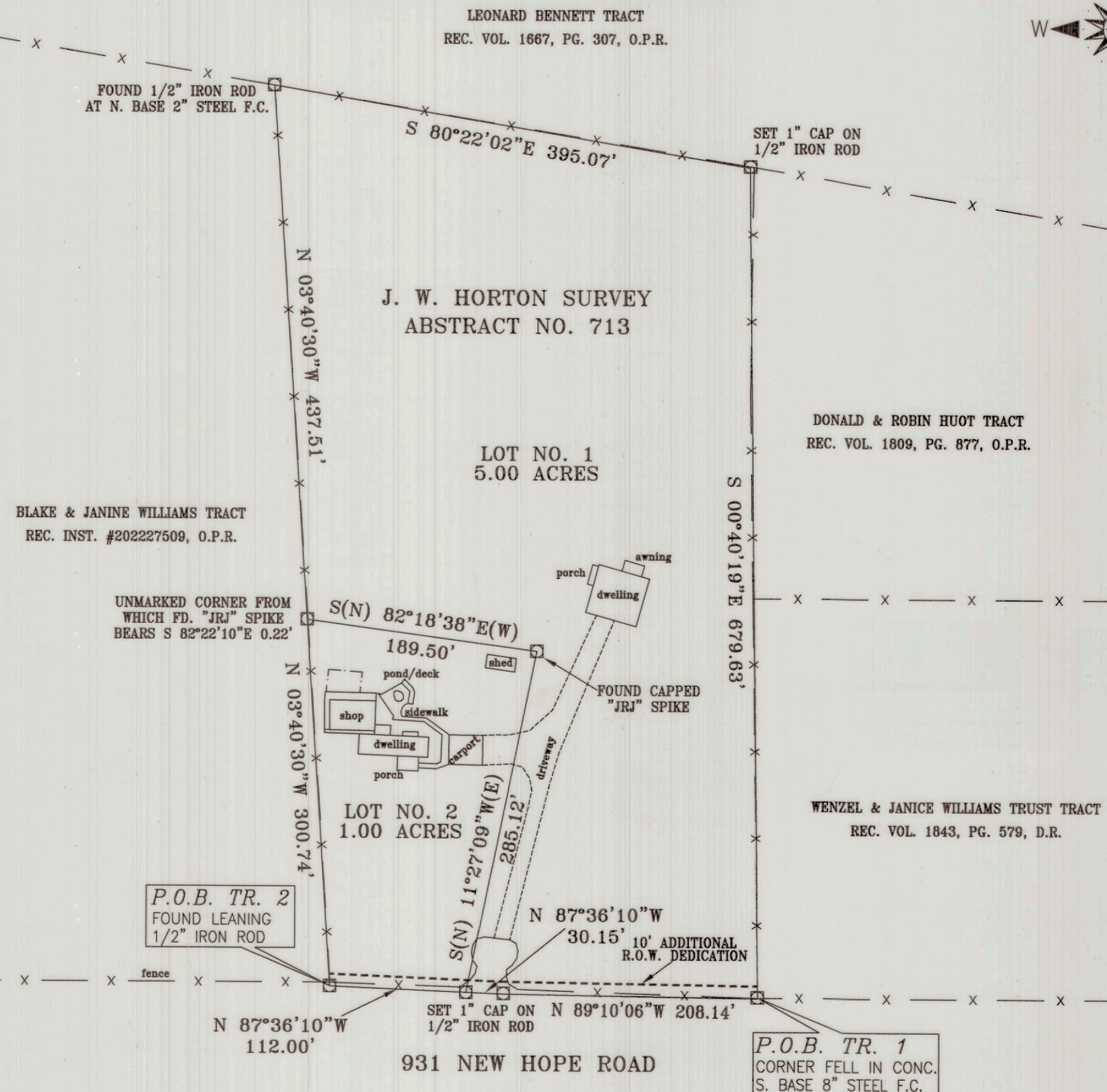




FINAL PLAT OF LOTS 1 & 2
OF "HILLTOP ACRES" (6.00 ACRES TOTAL)
AN ADDITION TO PARKER COUNTY, TEXAS



- Parker County Notes
- Water is to be provided by Walnut Creek Special Utility District
 - Sanitary Sewer is to be provided by on-site septic facilities
 - Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and is subject to fines and withholding of utilities and building permits
 - No portion of this tract lies within the extra territorial jurisdiction of any city or town
 - A cluster box installation will be required to serve the lots shown, developer to contact post office for approval of cluster box location
 - Landowners are required to display reflective house address numbers by their driveway that are visible both day and night
 - This plat represents a property without a groundwater certification as prescribed in Texas Local Government Code Section 232.0032, buyer is advised to question the seller as to the availability.
 - No tract inside this addition may be further subdivided.
 - Posted speed limit along New Hope Road is 30 mph.
 - Existing culvert at driveway is 12" in diameter.
 - Variance for driveway distances on New Hope Road was approved in the Commissioners Court on July 28, 2025.

Waiver for the Parker County Subdivision
Rules and Regulations and Parker County
OSSF Rules and Regulations for the right-
of-way off of New Hope Road

Owner
Steve & Wendy Bennie
931 New Hope Road
Boyd, TX 76082

Tract Description

Lot No. 1

Tract of land containing 5.00 acres in the J. W. Horton Survey, Abstract No. 713, Parker County, Texas, being part of the same tract described in a deed to Steven and Wendy Bennie recorded in Instrument No. 201407487, Official Public Records of Parker County and being more particularly described as follows:

BEGINNING at a corner that fell in concrete at the south base of an 8 inch steel fence corner on the north side of New Hope Road, being the southeast corner of the said Bennie Tract and the southwest corner of the Wenzel and Janice Williams Trust Tract recorded in Volume 1843, Page 579, Deed Records of Parker County, from which a 1/2 inch iron rod found in concrete bears North 06 degrees 03 minutes 18 seconds East a distance of 0.86 feet.

THENCE North 89 degrees 10 minutes 06 seconds West for a distance of 208.14 feet to a 1 inch cap on a 1/2 inch iron rod set on the north side of the said road, being a corner of the said Bennie Tract.

THENCE North 87 degrees 36 minutes 10 seconds West for a distance of 30.15 feet to a 1 inch cap on a 1/2 inch iron rod set on the north side of the said road, being the most southern southwest corner of this tract and on the south line of the said Bennie Tract.

THENCE North 11 degrees 27 minutes 09 seconds East for a distance of 285.12 feet to a "JRJ" capped spike found, being an ell corner of this tract.

THENCE North 82 degrees 18 minutes 38 seconds West at a distance of 189.28 feet passing a "JRJ" capped spike found and continuing for a total distance of 189.50 feet to an unmarked corner, being the most western southwest corner of this tract, on the west line of the said Bennie Tract and on the east line of the Blake and Janine Williams Tract recorded in Instrument No. 202227509, Official Public Records of Parker County.

THENCE North 03 degrees 40 minutes 30 seconds West for a distance of 437.51 feet to a 1/2 inch iron rod found at the north base of a 2 inch steel fence corner, being the northwest corner of the said Bennie Tract, the northeast corner of the said Williams Tract and on a south line of the Leonard Bennett Tract recorded in Volume 1667, Page 307, Official Public Records of Parker County.

THENCE South 80 degrees 22 minutes 02 seconds East for a distance of 395.07 feet to a 1/2 inch iron rod found, being the northeast corner of the said Bennie Tract, the northwest corner of the Donald and Robin Huot Tract recorded in Volume 1809, Page 877, Official Public Records of Parker County.

THENCE South 00 degrees 40 minutes 19 seconds East for a distance of 679.63 feet to the place of beginning.

Tract Description

Lot No. 2

Tract of land containing 1.00 acres in the J. W. Horton Survey, Abstract No. 713, Parker County, Texas, being part of the same tract described in a deed to Steven and Wendy Bennie recorded in Instrument No. 201407487, Official Public Records of Parker County and being more particularly described as follows:

BEGINNING at a leaning 1/2 inch iron rod found on the north side of New Hope Road, being the southwest corner of the said Bennie Tract and the southeast corner of the Blake and Janine Williams Tract recorded in Instrument No. 202227509, Official Public Records of Parker County.

THENCE North 03 degrees 40 minutes 30 seconds West for a distance of 300.74 feet to an unmarked corner, being the northwest corner of this tract, on the west line of the said Bennie Tract and on the east line of the said Williams Tract, from which a "JRJ" capped spike found bears South 82 degrees 18 minutes 38 seconds East a distance of 0.22 feet.

THENCE South 82 degrees 18 minutes 38 seconds East for a distance of 189.50 feet to a "JRJ" capped spike found, being the northeast corner of this tract.

THENCE South 11 degrees 27 minutes 09 seconds West for a distance of 285.12 feet to a 1 inch cap on a 1/2 inch iron rod set on the north side of the said road, being the southeast corner of this tract and on the south line of the said Bennie Tract.

THENCE North 87 degrees 36 minutes 10 seconds West for a distance of 112.00 feet to the place of beginning.

STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14th day of August, 2025.

County Judge
Commissioner Precinct 1
Commissioner Precinct 2
Commissioner Precinct 3
Commissioner Precinct 4

Now Therefore, Know All Men By These Presents:

That _____ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described properties as Lots 1 and 2, Hilltop Acres, an addition in Parker, County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness my hand the 1st day of August, 2025.

Signature of Owner: Steve Bennie, Wendy Bennie

STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Steven and Wendy, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal on this the 1st day of August, 2025.

KAYTLIN JOHNSTON
NOTARY PUBLIC
STATE OF TEXAS
ID # 133173572
My Comm. Expires 06-23-2029

STATE OF TEXAS {}

COUNTY OF PARKER {}

I, being the dedicatory and owner of the attached plat of said "Hilltop Acres" Subdivision, do hereby certify that it is not within any incorporated city or town.

Signature of Owner: Steve Bennie, Wendy Bennie

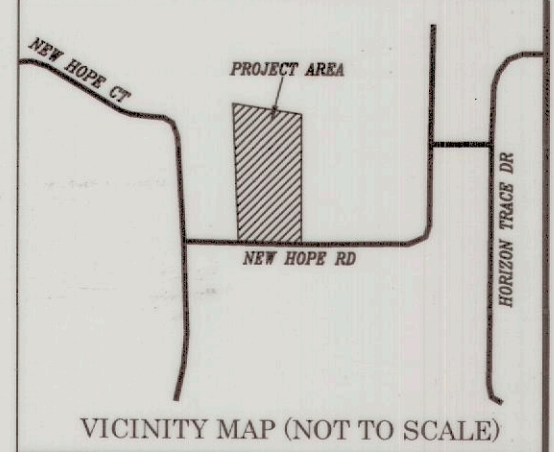
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Steven and Wendy, 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 1st day of August, 2025.

KAYTLIN JOHNSTON
NOTARY PUBLIC
STATE OF TEXAS
ID # 133173572
My Comm. Expires 06-23-2029



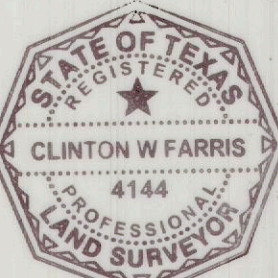
Tracts as shown lie within Zone X (Areas of
minimal flood hazard, according to FIRM Panel
No. 48367C0200E, dated 9/26/2008

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202521619
08/12/2025 08:45 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS {}
COUNTY OF PARKER {}
CERTIFICATE OF SURVEYOR
I, the undersigned, a (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.
Clinton W Farris
Professional Land Surveyor
Date: 7-31-25



SCALE: 1 INCH = 100 FEET
100 0 100 200 300
GRAPHIC SCALE - FEET

Double Z Surveying LLC
Surveying & Mapping Services
Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9604 zach@doublezsurveying.com
Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

G155

Plat No.: J2506121
Coor. File: J2506121