

202606476 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WE, Jonathan T. Hite, and Aymee M. Campbell, being the owners of the CO. SURVEY, SECTION 241, Abstract No. 1409 situated in Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency desiring to use or using same shall be required to remove and keep improved or part of any buildings, fences, trees, shrubs or other improvements or structures in place, and shall not in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). All 5/8" capped irons set or recovered called for in this description are marked "BROOKES BAKER SURVEYORS".

Beginning at the southeasterly corner of said 5-005/1000 acres tract, and the southeasterly corner of Tract 1, the 26-885/1000 acres tract described in the deed to Joseph Arnold McConathy recorded in Document No. 202139539, and Cottonwood Trail, from which a 5/8" capped iron recovered bears north 00 degrees-05 seconds west 25-57/100 feet.

Thence north 00 degrees-37 minutes-05 seconds west, along the west line of said 5-005/1000 acres tract, and the east line of said Tract 1, to and along the west line of said 5-000/1000 acres tract, a distance of 933-03/100 feet to a 5/8" capped iron set.

Thence south 89 degrees-42 minutes-11 seconds east, along the north line of said 5-000/1000 acres tract, 467-14/100 feet to a 5/8" capped iron set for the northeast corner of said 5-000/1000 acres tract.

Thence south 00 degrees-37 minutes-21 seconds east, along the east line of said 5-000/1000 acres tract, to and along the east line of said 5-005/1000 acres tract, 933-05/100 feet to the southeasterly corner of said 5-005/1000 acres tract, and in said Cottonwood Trail, from which a 5/8" capped iron recovered bears north 00 degrees-37 minutes-37 seconds west 20-17/100 feet.

Thence north 89 degrees-42 minutes-02 seconds west, along the south line of said 5-005/1000 acres tract. In said Cottonwood Trail, 467-21/100 feet to the place of beginning and containing 10-005/1000 acres.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, WE, Jonathan T. Hite and Aymee M. Campbell, being dedicatory do hereby adopt this plat, designating the herein above property as Lot 1 Block 1, of HITE ADDITION, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency desiring to use or using same shall be required to remove and keep improved or part of any buildings, fences, trees, shrubs or other improvements or structures in place, and shall not in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Witness my hand, this the 24 day of Feb., 2026.

By:

Jonathan T. Hite
Jonathan T. Hite
(Owner)

By: *Aymee M. Campbell*
Aymee M. Campbell
(Owner)

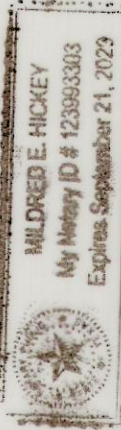
202606476
03/10/2026 10:13 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Jonathan T. Hite and Aymee M. Campbell known to me to be the person 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 on his the 24 day of Feb., 2026.

Mildred E. Hickey
Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, dedicates to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency desiring to use or using same shall be required to remove and keep improved or part of any buildings, fences, trees, shrubs or other improvements or structures in place, and shall not in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Jonathan T. Hite
Jonathan T. Hite (Owner)

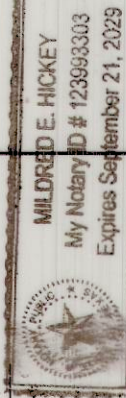
Aymee M. Campbell
Aymee M. Campbell (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Jonathan T. Hite and Aymee M. Campbell known to me to be the person 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 on his the 24 day of Feb., 2026.

Mildred E. Hickey
Notary Public, State of Texas



THE STATE OF TEXAS COUNTY OF PARKER
WE, Jonathan T. Hite and Aymee M. Campbell being the dedicatory and owners of the attached plot of said subdivision, do hereby certify that it is within the five (5) mile Extent-Territorial Jurisdiction of the Town of Poolville.

Jonathan T. Hite
Jonathan T. Hite (Owner)

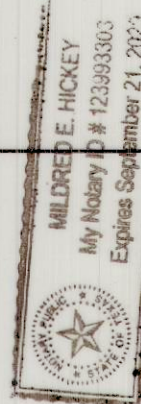
Aymee M. Campbell
Aymee M. Campbell (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Jonathan T. Hite and Aymee M. Campbell known to me to be the person 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 on his the 24 day of Feb., 2026.

Mildred E. Hickey
Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY the Commissioners Court of Parker County, Texas,
this the 9 day of March, 2026.

Pat Deen
Pat Deen, County Judge

George Carley
George Carley
Commissioner Precinct #1

Joseph Hitt
Joseph Hitt
Commissioner Precinct #2

Mike Hilde
Mike Hilde
Commissioner Precinct #4



I 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.

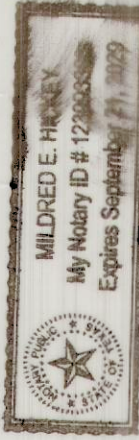
Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420

-60 -30 0 60 120 180
GRAPHIC SCALE IN FEET
FILE NAME: D0N2S\HITE.DWG

DRAWN BY: DBC

THIS PLAT RECORDED IN PLAT CABINET

LIENHOLDER
GRAHAM LAND LOANS
10000 W. HICKORY STREET
BRECKENRIDGE, TX 76424
PH. 940-549-2066
RONNIE LANGFORD
NOTARY PUBLIC, STATE OF TEXAS
THIS THE 26 DAY OF Feb., 2026.
Mildred E. Hickey
Mildred E. Hickey
My Notary ID # 123693303
Expires September 21, 2029



TRACT 2
TO
DAVID BRYAN MCCONATHY
DOC. NO. 202139539
O.P.R.P.C.T.

This plat represents property which has been platted without groundwater certification as prescribed in the Texas Local Government Code Sections 201.001-201.003, and the question seller as to the groundwater availability. Groundwater Certification Study Waiver Approved by the Commissioner's Court of Parker County, Texas, this the 25 day of February, 2026.

I have examined the Flood Insurance Rate Map for Parker County, Texas and incorporated Areas Map No. 4836700128F, effective date April 5, 2019, and it appears that no part of the subject property lies within Zone A, the 100-year flood plain.

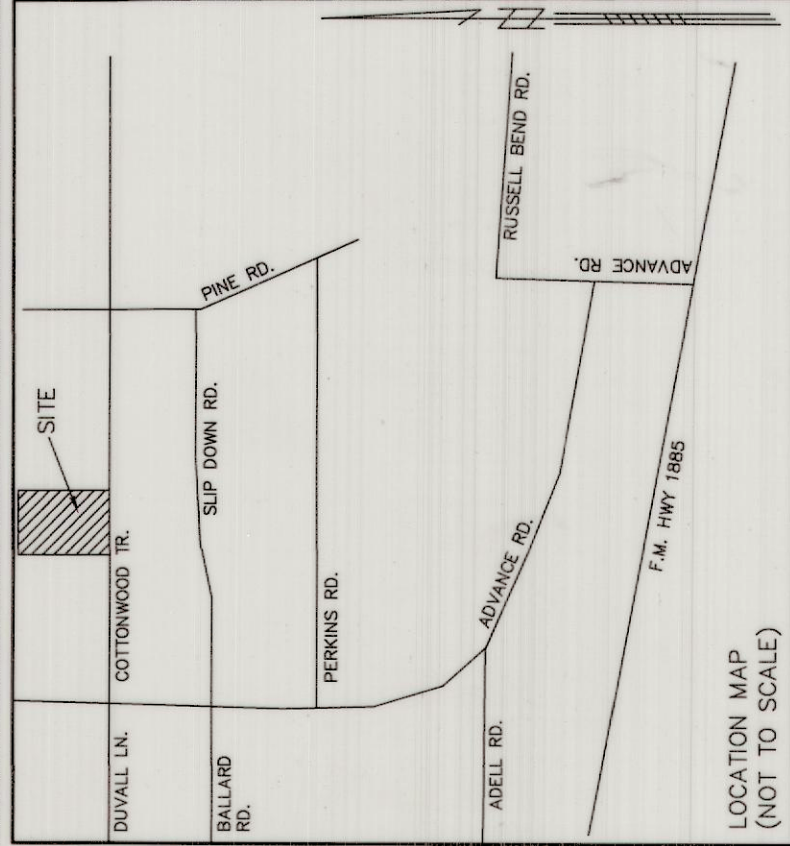
WATER FOR LOT 1 SHALL BE BY ON SITE WATER WELL.

SEWER FOR LOT 1 SHALL BE BY ON SITE SEPTIC SYSTEMS.

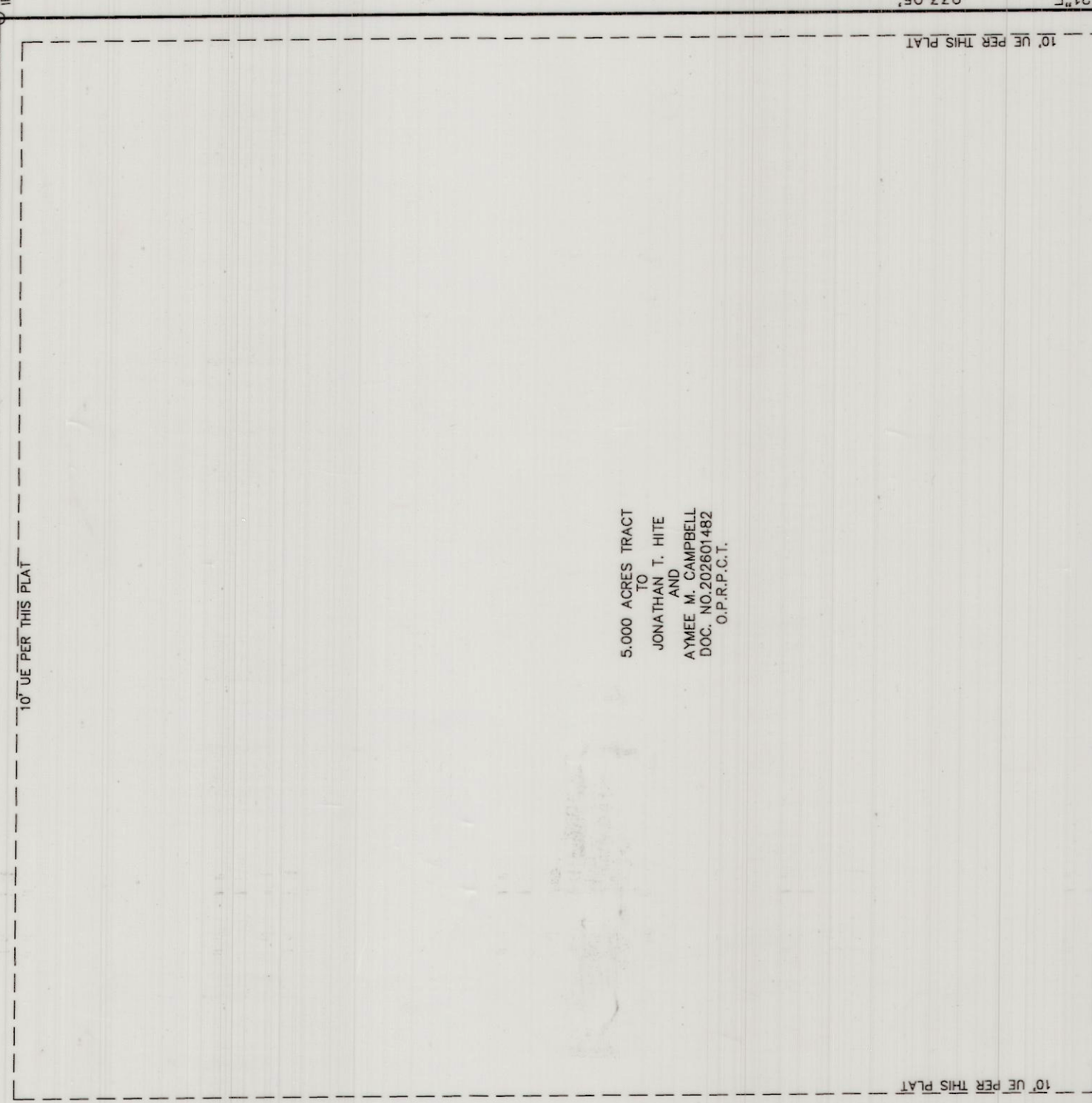
EACH LOT IS REQUIRED REFLECTIVE ADDRESS NUMBERS.

CULVERTS:
Precinct Commissioner will determine the necessity of a culvert and its size and type.

TRACT 2
TO
DAVID BRYAN MCCONATHY
DOC. NO. 202139539
O.P.R.P.C.T.



S89°42'11"E 467.14'
10' UE PER THIS PLAT



TRACT LINE VACATED AND ABANDONED BY THIS PLAT

LOT 1 BLOCK 1
HITE ADDITION
10.005 ACRES TOTAL
OF WHICH 0.278 OF
AN ACRE LIES WITHIN
COTTONWOOD TRAIL
RIGHT-OF-WAY
DEDICATION LEAVING
9.727 ACRES NET.

5.005 ACRES TRACT
TO
JONATHAN T. HITE
AND
AYMEE M. CAMPBELL
DOC. NO. 20226204
O.P.R.P.C.T.

21409.005.002.00
21409.005.003.00

13578
PO
E-6

TRACT 2
26.540 ACRES TRACT
OF
DAVID BRYAN MCCONATHY
DOC. NO. 202139539
O.P.R.P.C.T.

PROPOSED WATER WELL
N89°45'47"W
102.1'

0.278 OF AN ACRE TRACT
TO
PARKER COUNTY
O.P.R.P.C.T.

EXISTING DRIVEWAY
N89°45'47"W
467.20'

10' UE PER THIS PLAT
N89°42'02"W
467.21'

EXISTING DRIVEWAY
N89°42'02"W
467.21'

5/8" CAPPED IRON RECOVERED
1260' +/-

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

COTTONWOOD TRAIL
(SPEED LIMIT 40 MPH)

FINAL PLAT
LOT 1 BLOCK 1
HITE ADDITION

being a part of the T. & P. RR. CO. SURVEY, SECTION 241,
Abstract No. 1409 situated in Parker County, Texas.
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System North
Central Zone NAD 83 (2011). The lengths shown hereon are
horizontal ground lengths.

Surveyed on the ground on January 8, 2026.
BROOKES BAKER SURVEYORS

THIS THE 10 DAY OF March, 2026

OWNERS:
JONATHAN T. HITE
AYMEE M. CAMPBELL
4001 WESTFORK WAY
SPRINGTOWN TEXAS
76082

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
TBPLS FIRM NO. 10092800
alanh@brookesbakersurveyors.com