

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0525F, DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED 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.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY PARKER COUNTY COMMISSIONERS COURT ON AUGUST 11, 2025

NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELL

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

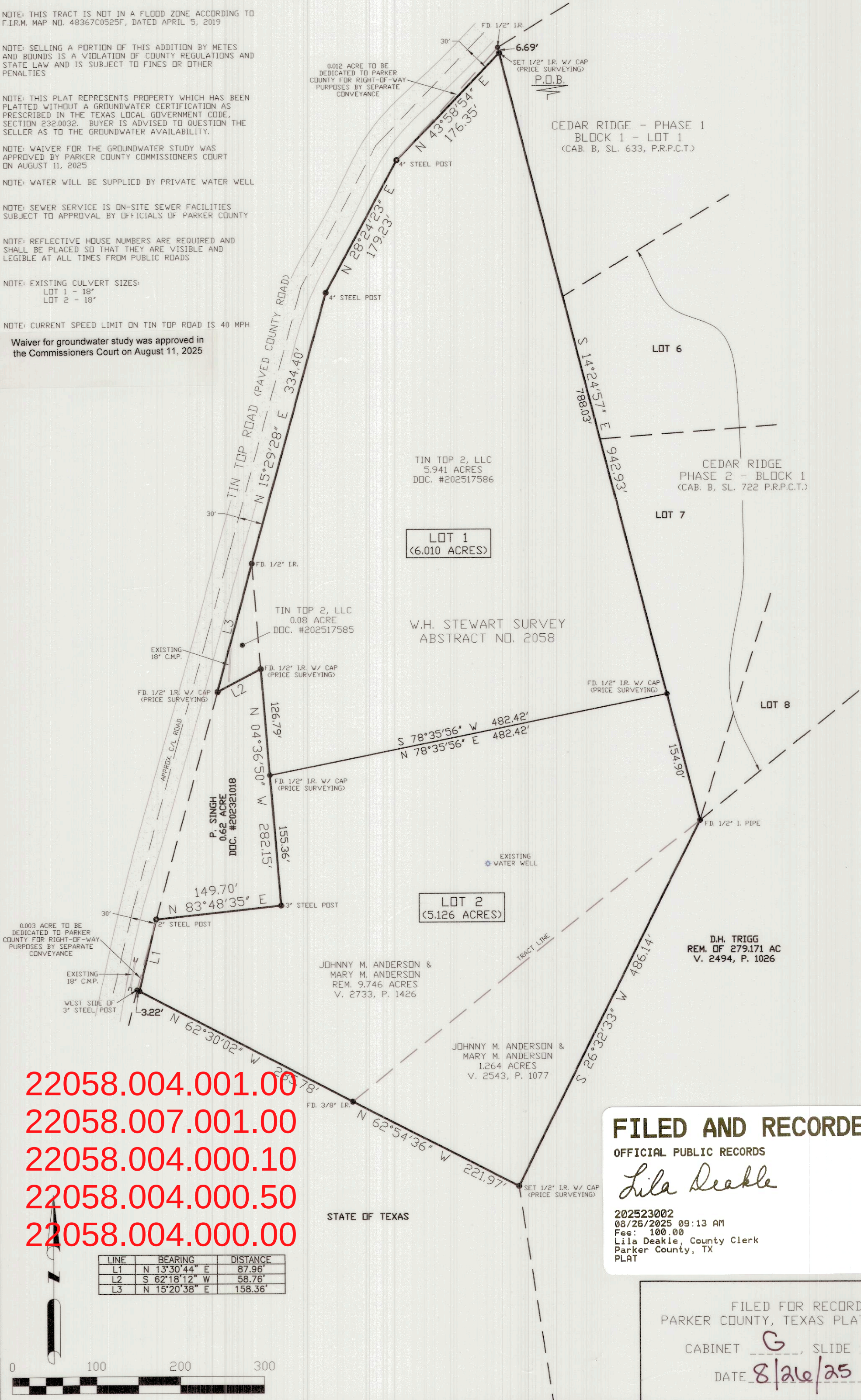
NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: EXISTING CULVERT SIZES:
LOT 1 - 18"
LOT 2 - 18"

NOTE: CURRENT SPEED LIMIT ON TIN TOP ROAD IS 40 MPH

Waiver for groundwater study was approved in the Commissioners Court on August 11, 2025

202523002 PLAT Total Pages: 1



22058.004.001.00
22058.007.001.00
22058.004.000.10
22058.004.000.50
22058.004.000.00

LINE	BEARING	DISTANCE
L1	N 13°30'44" E	87.96'
L2	S 62°18'12" W	58.76'
L3	N 15°20'38" E	158.36'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202523002
08/26/2025 09:13 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 160

DATE 8/26/25

LEGAL DESCRIPTION

Of an 11.136 acres tract of land out of the W.H. Stewart Survey, Abstract No. 2058, Parker County, Texas; being all of a certain 1.264 acres tract described in Volume 2543, Page 1077, all of a certain 0.08 acre tract described in Document No. 202517585, part of a certain 5.941 acres tract described in Document No. 202517586 and part of a certain 9.746 acres tract described in Volume 2733, Page 1426, Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Tin Top Road and in the east line of said 5.941 acres tract and in the west line of Lot 1 in Block 1 of Cedar Ridge, Phase 1, according to plat recorded in Cabinet B, Slide 633 of the Plat Records, for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod at the northeast corner of said 5.941 acres tract and at the northwest corner of said Lot 1 bears N. 14 deg. 24 min. 57 sec. W. 6.69 feet.

Thence S. 14 deg. 24 min. 57 sec. E. 942.93 feet to a found 1/2" iron pipe at the southwest corner of Lot 7 in Block 1 of Cedar Ridge, Phase 2, according to plat recorded in Cabinet B, Slide 722 of said Plat Records and at the most northerly corner of said 1.264 acres tract and at the southeast corner of said 9.746 acres tract for the most easterly southeast corner of this tract.

Thence S. 26 deg. 32 min. 33 sec. W. 486.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 1.264 acres tract for the most southerly southeast corner of this tract.

Thence N. 62 deg. 54 min. 36 sec. W. 221.97 feet to a found 3/8" iron rod at the southwest corner of said 1.264 acres tract and at the most southerly southwest corner of said 9.746 acres tract for a corner of this tract.

Thence N. 62 deg. 30 min. 02 sec. W. 285.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Tin Top Road and in the south line of said 9.746 acres tract for the southwest corner of this tract.

Thence N. 13 deg. 30 min. 44 sec. E. 87.96 feet along the east line of said Tin Top Road to a 2" steel post at the southwest corner of a certain 0.62 acre tract described in Document No. 202321018 of said Official Public Records for a corner of this and said 9.746 acres tract.

Thence N. 83 deg. 48 min. 35 sec. E. 149.70 feet to a 3" steel post at the southeast corner of said 0.62 acre tract for an ell corner of this and said 9.746 acres tract.

Thence N. 04 deg. 36 min. 50 sec. W. 282.15 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 5.941 acres tract and at the northeast corner of said 0.62 acre tract and at the southeast corner of said 0.08 acre tract for an ell corner of this tract.

Thence S. 62 deg. 18 min. 12 sec. W. 58.76 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Tin Top Road and at the northwest corner of said 0.62 acre tract and at the southwest corner of said 0.08 acre tract for a corner of this tract.

Thence along the east line of said Tin Top Road the following courses and distances:

- N. 15 deg. 20 min. 38 sec. E. 158.36 feet to a found 1/2" iron rod at the north corner of said 0.08 acre tract and at the northwest corner of said 5.941 acres tract for a corner of this tract
- N. 15 deg. 29 min. 28 sec. E. 334.40 feet to a 4" steel post for a corner of this and said 5.941 acres tract
- N. 28 deg. 24 min. 23 sec. E. 179.23 feet to a 4" steel post for a corner of this and said 5.941 acres tract
- N. 43 deg. 58 min. 54 sec. E. 176.35 feet to the place of beginning

OWNER'S CERTIFICATE

That we, JOHNNY M. ANDERSON and MARY M. ANDERSON, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as TIN TOP ACRES. This plat being a subdivision of 11.136 acres out of the W.H. Stewart Survey, Abstract No. 2058, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 18th DAY OF August, 2025

BY: JOHNNY M. ANDERSON

BY: MARY M. ANDERSON

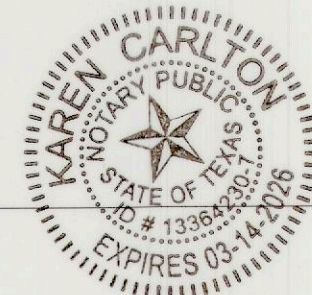
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHNNY M. ANDERSON and MARY M. ANDERSON, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 18th day of August, 2025

Signature

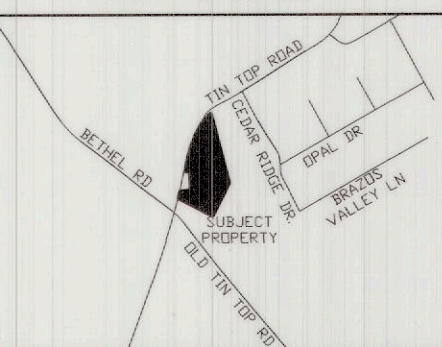


18436
WE

H-22

SWE

VICINITY MAP
(NOT TO SCALE)



DEVELOPER

TIN TOP 2, LLC
P.O. BOX 2309
GRANBURY, TX 76048
432-634-6576

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

BEING A SUBDIVISION OF 11.136 ACRES OUT OF THE W.H. STEWART SURVEY, ABSTRACT NO. 2058, PARKER COUNTY, TEXAS

PLAT DATE: AUGUST 18, 2025

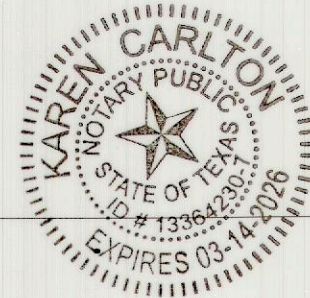
OWNER'S CERTIFICATE

That I, TIN TOP 2, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as TIN TOP ACRES. This plat being a subdivision of 11.136 acres out of the W.H. Stewart Survey, Abstract No. 2058, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 18th DAY OF August, 2025

BY: KENNETH HUSEMAN, Managing Member



STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KENNETH HUSEMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 18th day of August, 2025

Signature

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS.

ON THIS THE 25 DAY OF August, 2025.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

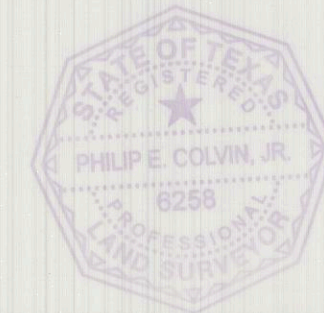
COMR. PRECINCT #3

COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 20, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25407 FN250731, FN250733 & FN250734



FINAL PLAT

TIN TOP ACRES
LOT 1 & LOT 2