Job No. 202310006 - Arber Acres
Plot Date: 11/14/2024 8:30 pm

0' 40' 80'
Scale: 1" = 80'

202432193 PLAT Total Pages: 1

FINAL PLAT OF

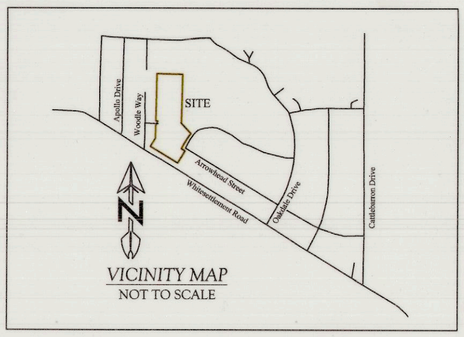
ARBER ACRES

LOTS 1 - 3, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS

22434.002.001.00
22434.002.005.00
22434.002.004.00
22434.002.010.00
22434.002.018.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	309.19'	70.00'	N(S) 36°45'18" E(W)	69.85'



VICINITY MAP
NOT TO SCALE

"HOUSE NUMBER VISABILITY"
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION (kk.)

"DRIVEWAY CULVERT NOTE"
NO NEW DRIVEWAY CULVERTS PROPOSED. CULVERT SIZING TO BE DETERMINED AT THE TIME OF DEVELOPMENT.

"GENERAL PLAT NOTES"
1) THIS PROPERTY IS CURRENTLY SERVICED BY CSWR-TEXAS UTILITY OPERATING COMPANY, LLC.
2) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
3) THIS PROPERTY DOES NOT FALL WITHIN THE ETJ OF ANY MUNICIPALITY.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0325E, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

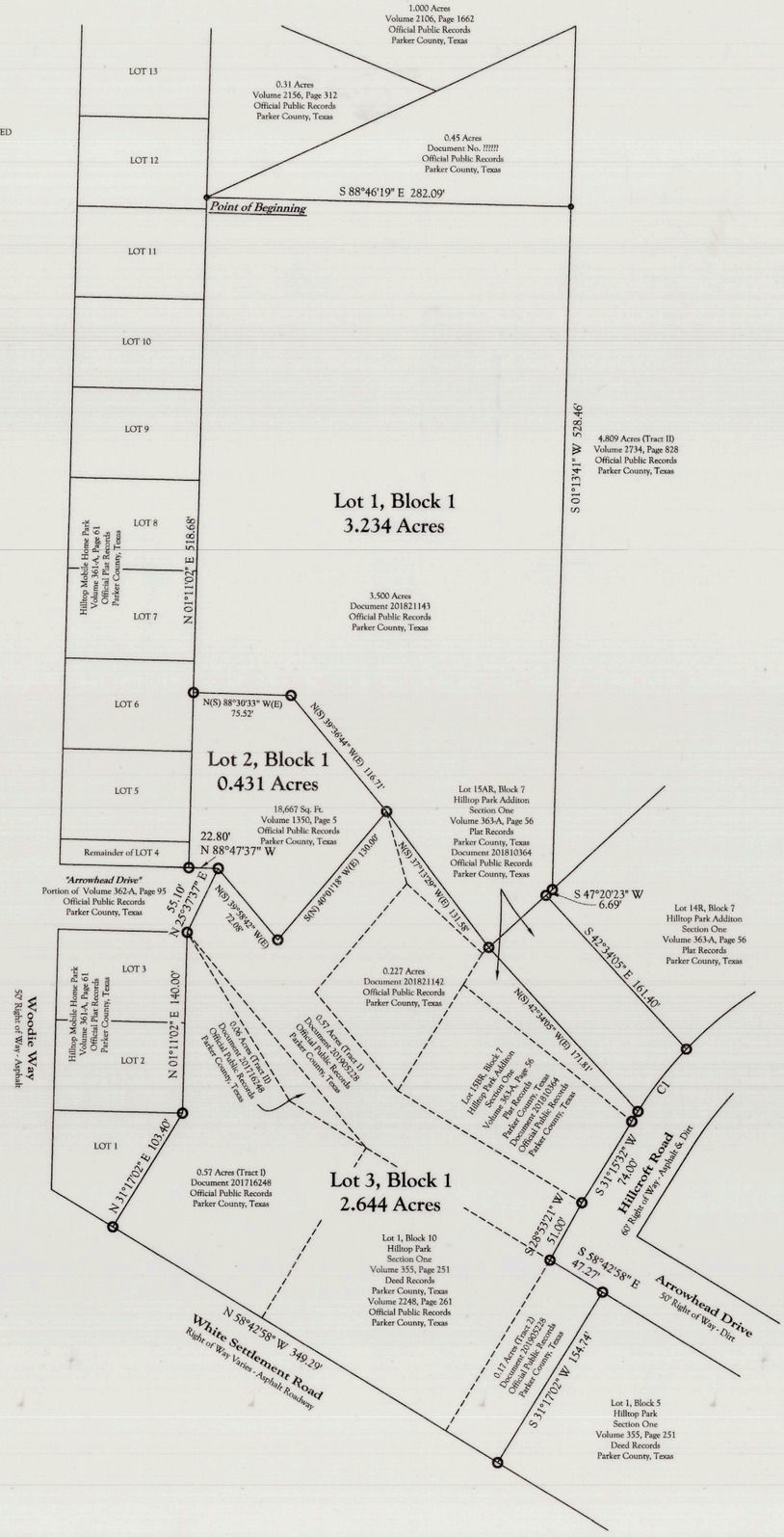
"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: http://pels.texas.gov
Email: info@pels.texas.gov
Phone: 512-440-7723

Variance from the Parker County Subdivision Rules and Regulations and Parker County OSSF Rules and Regulations for Lot 2 being 0.431 acres was approved in Commissioners Court on Dec.9, 2024

10141
AL

N-14



6.309 ACRES SITUATED IN THE T & P RR Co. SURVEY, ABSTRACT NUMBER 2434, BEING THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENTS 201716248, 201810364, 201821143, 201821142, 201905228, VOLUME 2248, PAGE 261, AND VOLUME 1350, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF A CALLED 3.500 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 201821143 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTH LINE OF SAID 3.500 ACRES TRACT, S 88°46'19" E - 282.09 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID 3.500 ACRES TRACT OF LAND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID 3.500 ACRES TRACT, S 01°13'41" - 528.46 FEET TO THE SOUTHEAST CORNER OF SAID 3.500 ACRES TRACT AND BEING IN THE NORTH LINE OF LOT 14R, BLOCK 7, HILLTOP PARK ADDITION, SECTION ONE, RECORDED IN VOLUME 363-A, PAGE 56 OF THE OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTH LINE OF SAID LOT 14R, BLOCK 7, S 47°34'05" W - 6.69 FEET TO THE NORTHEAST CORNER OF LOT 15AR, BLOCK 7, HILLTOP PARK ADDITION, SECTION ONE, RECORDED IN VOLUME 363-A, PAGE 56 OF THE OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTHEAST LINE OF SAID LOT 15AR, BLOCK 7, S 42°24'05" E - 161.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15AR, BLOCK 7 FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID CORNER ALSO BEING IN THE NORTHWEST LINE OF HILLCROFT ROAD AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 309.19 FEET AND WHOSE CHORD BEARS S 36°45'18" W 69.85 FEET.

THENCE ALONG THE NORTHWEST LINE OF SAID HILLCROFT ROAD AND SOUTHEAST LINE OF SAID LOT 15AR, BLOCK 7 AN ARC LENGTH OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID 15AR, BLOCK 7 AND THE NORTHEAST CORNER OF LOT 15BR, BLOCK 7, HILLTOP PARK ADDITION, SECTION ONE, RECORDED IN VOLUME 363-A, PAGE 56 OF THE OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTHWEST LINE OF SAID HILLCROFT ROAD AND THE SOUTHEAST LINE OF SAID LOT 15BR, BLOCK 7, S 31°15'32" W - 74.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15BR, BLOCK 7 AND THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 0.57 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 201905228 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTHWEST LINE OF SAID HILLCROFT ROAD AND THE EASTERN LINE OF SAID CALLED 0.57 ACRES, S 28°53'21" W - 51.00 FEET TO THE SOUTHEAST CORNER OF SAID 0.57 ACRES TRACT, THE NORTHEAST CORNER OF LOT 1, BLOCK 10, HILLTOP PARK, SECTION ONE AS RECORDED IN VOLUME 355, PAGE 251 OF THE OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS, AND THE NORTHWEST CORNER OF A CALLED 0.17 ACRES TRACT DESCRIBED IN DOCUMENT 201905228 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID CORNER BEING IN THE SOUTHWEST LINE OF ARROWHEAD DRIVE.

THENCE ALONG THE NORTHEAST LINE OF SAID 0.174 ACRES TRACT AND THE SOUTHWEST LINE OF SAID ARROWHEAD DRIVE, S 58°42'58" E - 47.27 FEET TO THE NORTHEAST CORNER OF SAID 0.17 ACRES TRACT OF LAND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID 0.17 ACRES TRACT, S 31°17'02" W - 154.74 FEET TO THE SOUTHEAST CORNER OF SAID 0.17 ACRES TRACT, BEING IN THE NORTH LINE OF WHITE SETTLEMENT ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH LINE OF SAID 0.17 ACRES TRACT, THE SOUTH LINE OF SAID LOT 1, BLOCK 10, HILLTOP PARK SECTION ONE, THE SOUTH LINE OF A CALLED 0.57 ACRES DESCRIBED IN DOCUMENT 201716248 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND THE NORTH LINE OF SAID WHITE SETTLEMENT ROAD, N 58°42'58" W 349.29 FEET TO THE SOUTHWEST CORNER OF SAID 0.57 ACRES TRACT AND THE SOUTHEAST CORNER OF BLOCK 4, HILLTOP MOBILE HOME PARK AS RECORDED IN VOLUME 361-A, PAGE 69, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID BLOCK 4, HILLTOP MOBILE HOME PARK THE FOLLOWING COURSES AND DISTANCES:
N 31°17'02" E 103.40 FEET;
N 01°11'02" E 140.00 FEET TO THE NORTHWEST CORNER OF SAID CALLED 0.57 ACRES IN DOCUMENT 201716248, THE SOUTHWEST CORNER OF SAID CALLED 0.57 ACRES IN DOCUMENT 201905228 AND IN THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN VOLUME 362-A, PAGE 95, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE OVER AND ACROSS SAID VOLUME 362-A, PAGE 95 AND ALONG THE WEST LINE OF SAID CALLED 0.57 ACRES TRACT IN DOCUMENT 201905228, N 25°37'37" E - 55.10 FEET TO A CORNER IN THE SOUTH LINE OF A CALLED 18,667 SQUARE FOOT TRACT OF LAND AS DESCRIBED IN VOLUME 1350, PAGE 5 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH LINE OF SAID CALLED 18,667 SQUARE FOOT TRACT OF LAND, N 88°47'37" W - 22.80 FEET TO THE SOUTHWEST CORNER OF SAID CALLED 18,667 SQUARE FOOT TRACT OF LAND AND IN THE EAST LINE OF SAID BLOCK 4, HILLTOP MOBILE HOME PARK FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID BLOCK 4, HILLTOP MOBILE HOME PARK AND THE WEST LINE OF SAID CALLED 18,667 SQUARE FOOT TRACT OF LAND AND SAID CALLED 3.500 ACRES TRACT OF LAND, N 01°11'02" E - 518.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.309 ACRES OF LAND.

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.

Elizabeth Howe
OWNER - SIGNATURE
Elizabeth Howe
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Elizabeth Howe, 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 19 DAY OF NOV, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

David Lynn Arber
OWNER - SIGNATURE
DAVID LYNN ARBER
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David Arber, 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 19 DAY OF NOV, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

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 MAY 28, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE 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.

2024/11/4
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

STATE OF TEXAS
REGISTERED
JUSTIN RENE PARENTEAU
5959
PROFESSIONAL
LAND SURVEYOR

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 9 DAY OF December 2024

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

OWNER/DEVELOPER(S)
David Arber
13700 Whitesettlement Road
Fort Worth, Texas 76108

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202432193
12/10/2024 10:29 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET G, SLIDE 036