

STATE OF TEXAS
COUNTY OF PARKER

202600917 PLAT Total Pages: 1



I, Michael Wesley Hill am the owner of part of the M. F. MORTEN SURVEY, Abstract No. 2567, situated in Parker County, Texas, embracing a portion of Tract 2, the 40-299/1000 acres tract described in the deed to Michael Wesley Hill recorded in Document No. 201902112 of the Official Public Records of Parker County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons set called for in this description are marked "Brookes Baker Surveyors"

Beginning at a 1/4" capped iron found marked "Harlan" for the northwesterly corner of said Tract 2, and for the northeasterly corner of Tract 1, the 40-299/1000 acres tract described in the deed to Roland H. Hill recorded in Document No. 201706523 of the Official Public Records, in the southeasterly right-of-way of Interstate I-20, in a curve to the right having a radius of 5540-56/100 feet.

Thence northeasterly, along the northwesterly line of said Tract 2, and the southeasterly right-of-way of said Interstate I-20, along said curve to the right an arc length of 274-04/100 feet to a 1/4" capped iron found marked "Harlan" at its end. The long chord of said 274-04/100 feet arc is north 58 degrees-50 minutes-06 seconds east 274-01/100 feet.

Thence north 60 degrees-15 minutes-45 seconds east, continuing along the northwesterly line of said Tract 2, and the southeasterly right-of-way of said Interstate I-20, a distance of 307-86/100 feet to a 5/8" capped iron set.

Thence south 39 degrees-22 minutes-05 seconds east 304-33/100 feet to a 5/8" capped iron set.

Thence south 60 degrees-15 minutes-45 seconds west 582-95/100 feet to the 5/8" capped iron set in the southwesterly line of said Tract 2, and in the northeasterly line of said Tract 1.

Thence north 39 degrees-22 minutes-05 seconds west, along the common line of said Tracts 1 and 2, a distance of 297-41/100 feet to the place of beginning and containing 4-000/1000 acres.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, I Michael Wesley Hill, being dedicatory do hereby adopt this plat designating the herein above property as Lots 1 and 2 in Block 1, of HILL 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 shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 at any time of procuring the permission of anyone.

Witness my hand, this the 19 day of Dec. 2025.

By:

Michael Wesley Hill
Michael Wesley Hill
(Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Michael Wesley Hill 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 19 day of Dec. 2025.

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 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.

Michael Wesley Hill
Michael Wesley Hill (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Michael Wesley Hill 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.

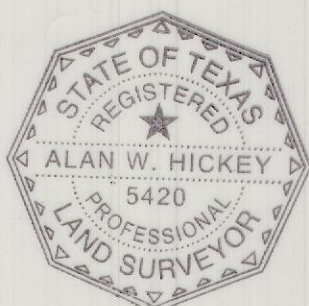
Given under my hand and seal on his the 19 day of Dec. 2025.

Mildred E. Hickey
Notary Public, State of Texas

Mildred E. Hickey
My Notary ID # 123993303
Expires September 21, 2029

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: D0025\MORTEN5A.DWG

DRAWN BY: DBC

THE STATE OF TEXAS COUNTY OF PARKER

I, Michael Wesley Hill being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra-Territorial Jurisdiction of the Town of Millsap.

Michael Wesley Hill (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Michael Wesley Hill known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 19 day of Dec. 2025.

Mildred E. Hickey
Notary Public, State of Texas

Mildred E. Hickey
My Notary ID # 123993303
Expires September 21, 2029

NUMBER	R	L	CD	LC
C1	5539.76	12.98	N60°11'05"E	12.98

NUMBER	DIRECTION	DISTANCE
L1	N60°15'45"E	17.44'
L2	N60°15'45"E	30.43'
L3	S39°22'05"E	50.71'
L4	S60°15'45"W	60.86'
L5	N39°22'05"W	50.70'

I have examined the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas Map No. 48367C0350E, 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 LOTS 1 AND 2 SHALL BE PROVIDED BY EXISTING WATER TAP SUPPLIED BY PARKER COUNTY SUD CON NO. 12313.

SEWER FOR LOTS 1 AND 2 SHALL BE BY ON SITE SEPTIC SYSTEMS.

EACH LOT IS REQUIRED REFLECTIVE ADDRESS NUMBERS.

This plat represents property which has been platted without groundwater certification as prescribed in the Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

5/8" CAPPED IRON SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

LOCATION MAP
(NOT TO SCALE)

22567.002.000.50
22567.002.000.1*

R=5540.58'
L=274.04'
CD=N58°50'06"E
LC=274.01'

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

TRACT 1
40.299 ACRES TRACT
TO
ROLAND H. HILL III
DOC. NO. 201706523
O.P.R.P.C.T.

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas,

this the 12 day of Jan. 2025.

George Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Pat Deen
Pat Deen, County Judge

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Mike Hale
Mike Hale
Commissioner Precinct #4

13449
MI

C-18

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202600917
01/12/2025 04:23 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THIS PLAT RECORDED IN PLAT CABINET G231, THIS THE 12 DAY OF January, 2025

Final Plat
Lots 1 and 2 Block 1 of HILL ADDITION,
an Addition to Parker County, Texas being

a
part of the M.F. MORTEN SURVEY,
Abstract No. 2567 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 October 1, 2025.
BROOKES BAKER SURVEYORS

OWNER:
MICHAEL WESLEY HILL
8981 WOLF HOLLOW
MILLSAP TEXAS 76066

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

alanh@brookesbakersurveyors.com