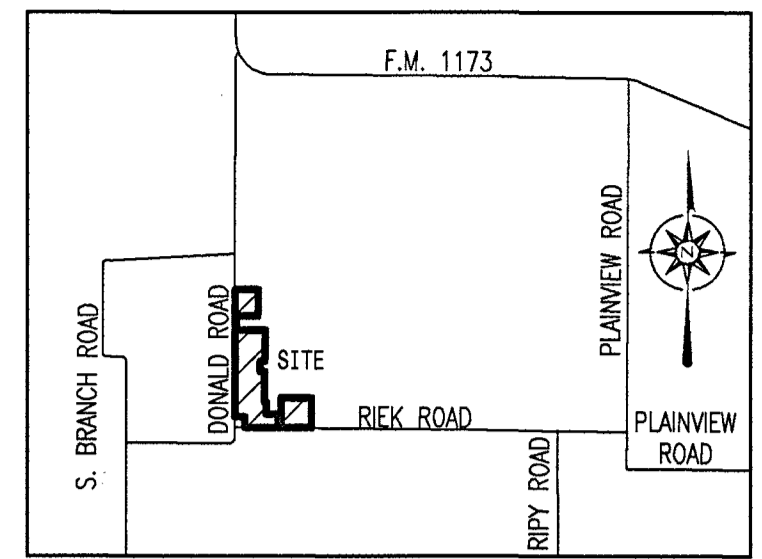
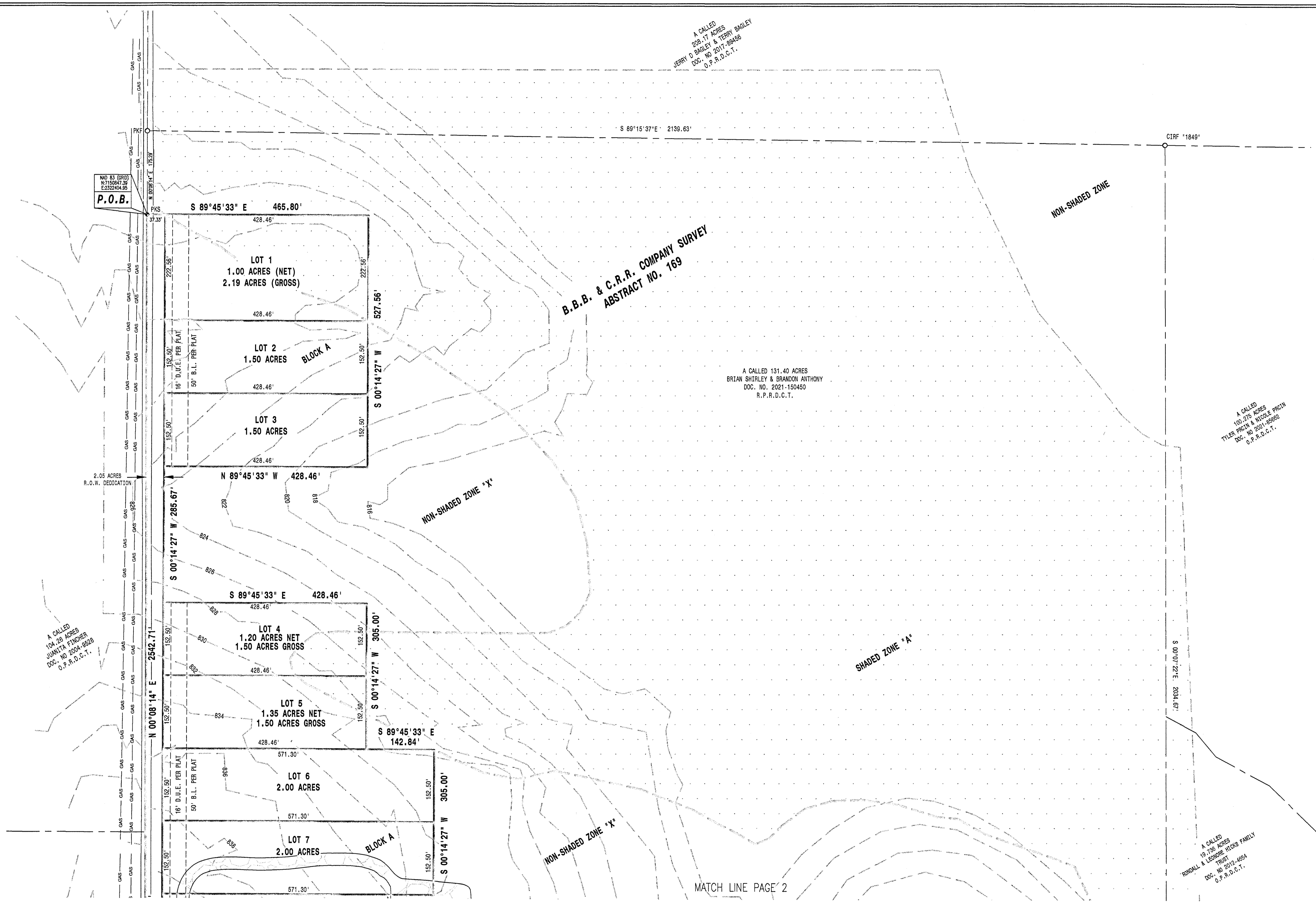


A CALLED
208.47 ACRES
JERRY D BAGLEY & TERRY BAGLEY
DOC. NO 2011-88468
O.P.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)



NO. 83 (PFD)
N715547.39
E232244.45
P.O.B.

A CALLED
104.28 ACRES
JUANITA FINCHER
DOC. NO 2004-3828
O.P.R.D.C.T.

A CALLED 131.40 ACRES
BRIAN SHIRLEY & BRANDON ANTHONY
DOC. NO. 2021-150450
R.P.R.D.C.T.

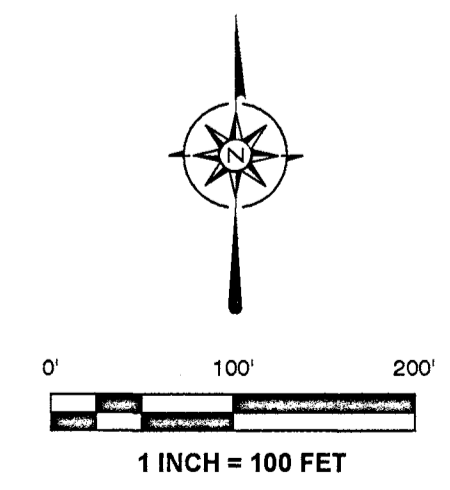
A CALLED
100.275 ACRES
TYLER PRIN & NICOLE PRIN
DOC. NO 2012-86692
O.P.R.D.C.T.

A CALLED
19.735 ACRES
RUBALL & EMMIE RICKS FAMILY
DOC. NO 2012-4854
O.P.R.D.C.T.

MATCH LINE PAGE 2

LEGEND

○	PROPERTY CORNER	CM	CONTROL MONUMENT
□	BENCHMARK	+	BEARING BASS
⊕	TELEPHONE/UTILITY RISER (TR/UR)	FF	FINISHED FLOOR
⊖	BURIED CABLE MARKER (BCM)	MFCP	METAL FENCE CORNER POST
⊙	TELEPHONE MANHOLE (TMH)	MFSP	METAL FENCE CORNER POST
⊚	POWER/UTILITY POLE (P/UP)	()	PLAT/DEED CALLS
⊛	LIGHT POLE (LP)	POB	POINT OF BEGINNING
⊜	OUT WIRE (OW)	R.C.W.	RIGHT-OF-WAY
⊝	ELECTRIC VALVE (EV)	D.E.	DRAINAGE EASEMENT
⊞	ELECTRIC TRANSFORMER (TRAN)	E.E.	ELECTRIC EASEMENT
⊟	WATER METER (WM)	U.E.	UTILITY EASEMENT
⊠	WATER VALVE (WV)	W.E.	WATER EASEMENT
⊡	FIRE HYDRANT (FH)	P.U.E.	PUBLIC UTILITY EASEMENT
⊢	WATER MANHOLE (WMH)	B.L.	BUILDING SETBACK LINE
⊣	BURIED PIPELINE MARKER (BPM)	A.E.	ACCESS EASEMENT
⊤	GAS METER (GM)	D.U.E.	DRAINAGE & UTILITY EASEMENT
⊥	GAS VALVE/TEST STATION (GV/TS)	S.W.E.	SIDEWALK EASEMENT
⊦	PROPANE TANK (PT)	RF	IRON ROD FOUND
⊧	SEPTIC CLEANOUT (CO)	CRF	CAPPED IRON ROD FOUND
⊨	SEPTIC LID (SEPT)	CRS	CAPPED IRON ROD SET
⊩	SANITARY SEWER MANHOLE (SSMH)	PKT	PK MAIL POST
⊪	STORM DRAIN MANHOLE (SDMH)	PKS	PK MAIL SET
⊫	SIGN (SIGN)		CONCRETE SURFACE
⊬	FLAGPOLE (FP)		ASPHALT SURFACE
⊭	MAILBOX (MB)		GRAVEL SURFACE
⊮	ABSTRACT CORNER		



LINETYPE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	DEEDLOT LINES
---	ADJACENT LINES
---	OVERHEAD UTILITY
---	ASPHALT ROAD
---	GRAVEL ROAD
---	FENCE LINES

OWNER / DEVELOPER
BRIAN SHIRLEY
2741 GEORGE OWENS ROAD
POWDER, TX 76259

BRANDON ANTHONY
3381 RIPPY ROAD
KRUM, TX 76249

UTILITY PROVIDERS:
ELECTRIC:
COSERV ELECTRIC
7701 SOUTH STEMMONS
CORINTH, TX 76210
(940) 321-4640

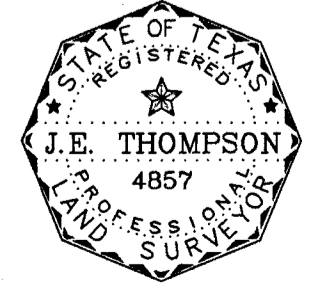
WATER:
BOLIVAR WATER SUPPLY CORP.
4151 F.M. 455
SANGER, TX 76266
(940) 458-3931

LINE BEARING DISTANCE

L1	S 89°45'33" E	133.29'
L2	S 89°21'09" E	160.00'

SURVEYOR
JOHN E. THOMPSON, II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
940-665-9105

ENGINEER
LMM ENGINEERING
2355 N HWY 390
GRAND PRAIRIE, TX 75050
(214) 794-4436



FINAL PLAT
LOTS 1-21, BLOCK A
SOUTH HICKORY ESTATES
40.74 ACRES
(3.14 ACRES RIGHT OF WAY DEDICATION)
IN THE B.B.B. & C.R.R. COMPANY SURVEY
ABSTRACT NO. 169
DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 5/23/2023 11:04:13 AM
in the PLAT Records
SOUTH HICKORY ESTATES
Doc Number: 2023 - 167
Number of Pages: 2
Amount: 100.00
Order#: 20230523000229
By: BH

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH: 940-665-9105
TBP/LS FIRM NO: 10048000

ALL AMERICAN SURVEYING

DRAWN BY: DATE: JOB NO. SCALE: PAGE:
T.E.P. 5/3/2023 21221-3 1" = 100' 1 OF 2

OWNER'S DEDICATION: WHEREAS BRIAN SHIRLEY AND BRANDON ANTHONY ARE THE OWNERS OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 169, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 132.321 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BRIAN SHIRLEY AND BRANDON ANTHONY, AS RECORDED IN DOCUMENT NUMBER 2021-150450, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, IN THE WEST LINE OF SAID 132.321 ACRE TRACT, AND IN OR NEAR THE CENTER OF DONALD ROAD, FROM WHICH A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 132.321 ACRE TRACT BEARS NORTH 00 DEGREES 08 MINUTES 14 SECONDS EAST A DISTANCE OF 175.29 FEET;

THENCE SEVERING SAID 132.321 ACRE TRACT THE FOLLOWING TWENTY (20) CALLS AND DISTANCES:

- 1. SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST A DISTANCE OF 465.80 FEET TO A CAPPED IRON ROD SET FOR CORNER (LABELED 4857 TYPICAL);
2. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 527.56 FEET TO A CAPPED IRON ROD SET FOR CORNER;
3. NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST A DISTANCE OF 428.46 FEET TO A CAPPED IRON ROD SET FOR CORNER;
4. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 285.67 FEET TO A CAPPED IRON ROD SET FOR CORNER;
5. SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST A DISTANCE OF 464.33 FEET TO A CAPPED IRON ROD SET FOR CORNER;
6. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 305.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
7. SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST A DISTANCE OF 142.84 FEET TO A CAPPED IRON ROD SET FOR CORNER;
8. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 305.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
9. SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST A DISTANCE OF 95.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
10. SOUTH 00 DEGREES 13 MINUTES 12 SECONDS WEST A DISTANCE OF 219.34 FEET TO A CAPPED IRON ROD SET FOR CORNER;
11. SOUTH 89 DEGREES 47 MINUTES 01 SECONDS EAST A DISTANCE OF 94.92 FEET TO A CAPPED IRON ROD SET FOR CORNER;
12. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 610.04 FEET TO A CAPPED IRON ROD SET FOR CORNER;
13. SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST A DISTANCE OF 33.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;
14. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 238.18 FEET TO A CAPPED IRON ROD SET FOR CORNER;
15. SOUTH 89 DEGREES 21 MINUTES 09 SECONDS EAST A DISTANCE OF 239.56 FEET TO A CAPPED IRON ROD SET FOR CORNER;
16. SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 230.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
17. SOUTH 89 DEGREES 21 MINUTES 09 SECONDS EAST A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
18. NORTH 00 DEGREES 38 MINUTES 51 SECONDS EAST A DISTANCE OF 556.20 FEET TO A CAPPED IRON ROD SET FOR CORNER;
19. SOUTH 89 DEGREES 21 MINUTES 09 SECONDS EAST A DISTANCE OF 623.85 FEET TO A CAPPED IRON ROD SET FOR CORNER;
20. SOUTH 00 DEGREES 05 MINUTES 41 SECONDS WEST A DISTANCE OF 591.23 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, IN OR NEAR THE CENTER OF REIK ROAD AND IN THE SOUTH LINE OF SAID 132.321 ACRE TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 32 SECONDS WEST WITH THE SOUTH LINE OF SAID 132.321 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID REIK ROAD A DISTANCE OF 1353.80 FEET TO A PK NAIL SET FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BOLIVAR WATER SUPPLY COMPANY, AS RECORDED IN VOLUME 2102, PAGE 577, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS EAST WITH THE EAST LINE OF SAID 1.0 ACRE TRACT A DISTANCE OF 208.71 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 32 SECONDS WEST, WITH THE NORTH LINE OF SAID 1.0 ACRE TRACT A DISTANCE OF 208.71 FEET TO A PK NAIL SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT, IN OR NEAR THE CENTER OF SAID DONALD ROAD, AND IN THE WEST LINE OF SAID 132.321 ACRE TRACT;

THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS EAST, WITH THE WEST LINE OF SAID 132.321 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID DONALD ROAD A DISTANCE OF 2542.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 40.74 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRIAN SHIRLEY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SOUTH HICKORY ESTATES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON.

BRIAN SHIRLEY STATE OF TEXAS COUNTY OF COCKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRIAN SHIRLEY, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF MAY 2023

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRANDON ANTHONY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SOUTH HICKORY ESTATES, AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON.

BRANDON ANTHONY STATE OF TEXAS COUNTY OF COCKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRANDON ANTHONY, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF MAY 2023

NOTARY PUBLIC, STATE OF TEXAS

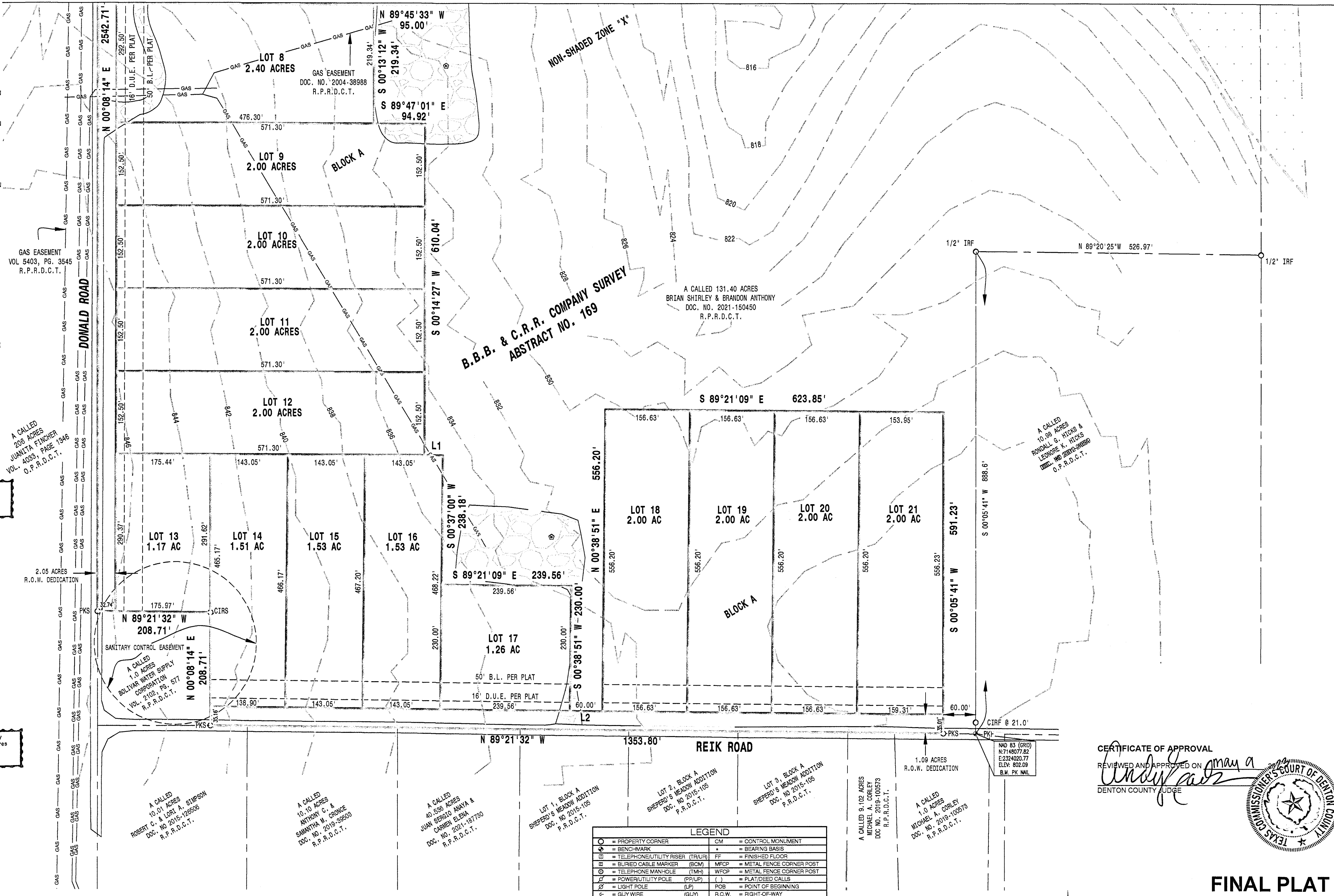
I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II, R.P.L.S. TEXAS REGISTRATION NO. 4857 STATE OF TEXAS COUNTY OF COCKE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

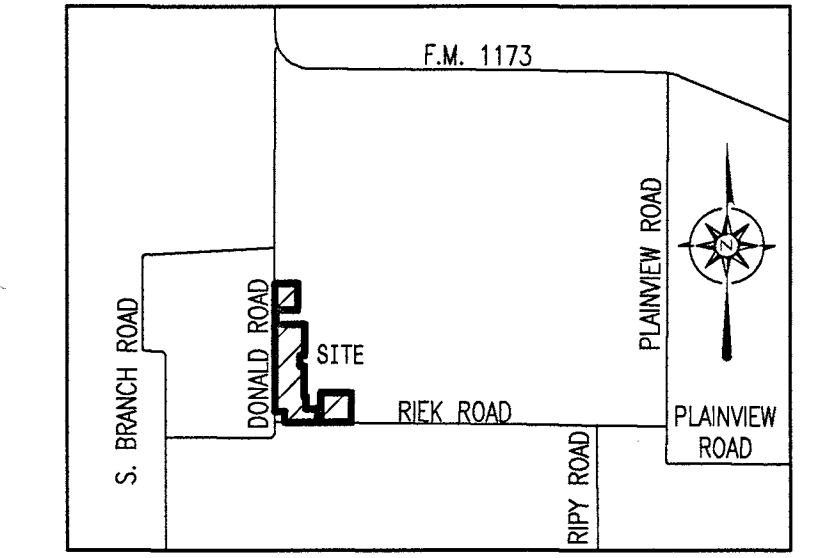
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF MAY 2023

NOTARY PUBLIC, TEXAS



OWNER / DEVELOPER: BRIAN SHIRLEY, BRANDON ANTHONY. SURVEYOR: JOHN E. THOMPSON II. ENGINEER: LMM ENGINEERING. UTILITY PROVIDERS: COSERV ELECTRIC, BOLIVAR WATER SUPPLY CORP.

LEGEND table with symbols for property corners, easements, and other features. Includes a LINETYPE LEGEND for different surface types like asphalt and gravel.



- NOTES: 1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL, NAD 83. 2. THIS PROPERTY IS NOT WITHIN THE E.T.J. OF THE CITY OF DENTON. 3. WATER TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION... 12. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DEVELOPMENTAL SERVICES DEPARTMENT... 20. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE").

CERTIFICATE OF APPROVAL REVIEWED AND APPROVED ON May 9 2023 by Andy [Signature] DENTON COUNTY JUDGE

FINAL PLAT LOTS 1-21, BLOCK A SOUTH HICKORY ESTATES 40.74 ACRES (3.14 ACRES RIGHT OF WAY DEDICATION) IN THE B.B.B. & C.R.R. COMPANY SURVEY ABSTRACT NO. 169 DENTON COUNTY, TEXAS

Filed for Record in the Official Records Of: Denton County On: 5/23/2023 11:04:13 AM In the PLAT Records SOUTH HICKORY ESTATES Doc Number: 2023-167 Number of Pages: 2 Amount: 100.00 Order#: 20230523000229 By: BH

