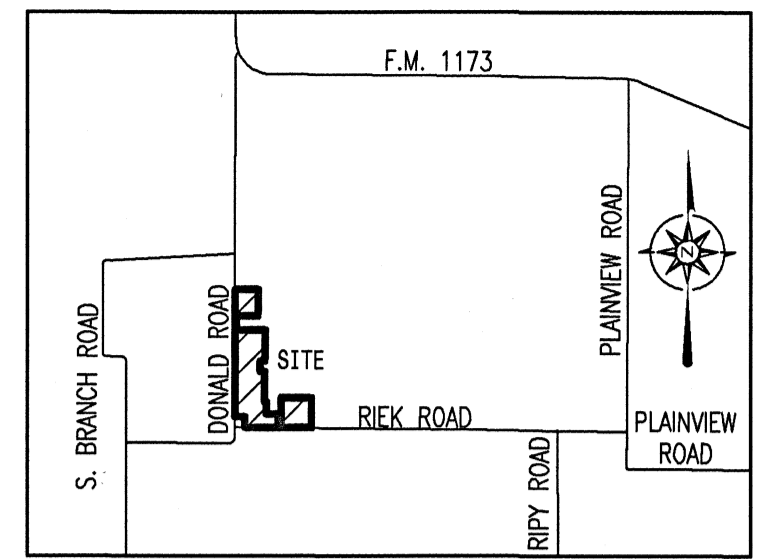
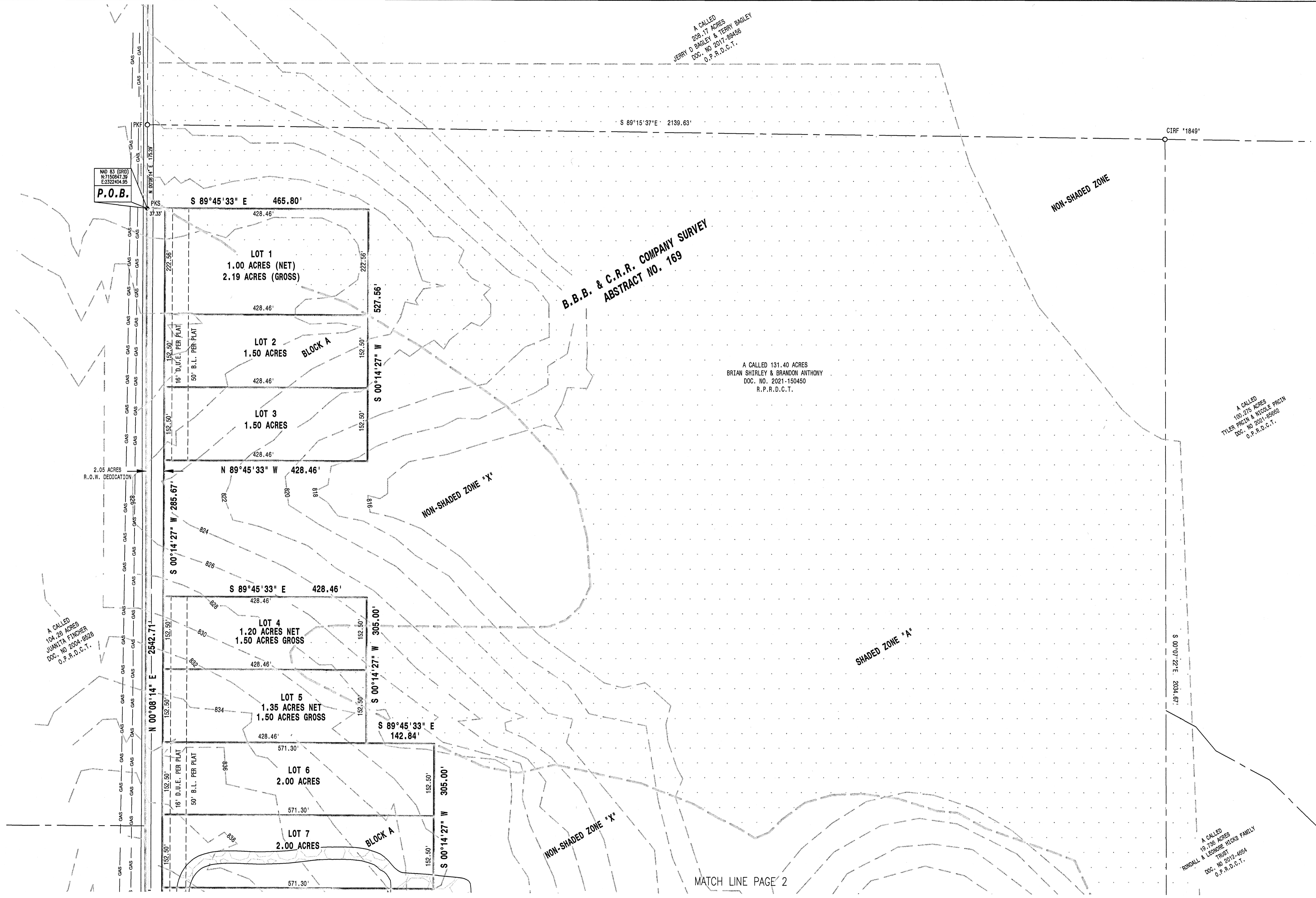


A CALLED
208.47 ACRES
JERRY D BAGLEY & TERRY BAGLEY
DOC. NO 2011-88458
O.P.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)



NAD 83 (FPO)
N715547.39
E232204.45
P.O.B.

A CALLED
104.25 ACRES
JUANITA FINCHER
DOC. NO 2004-3822
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.

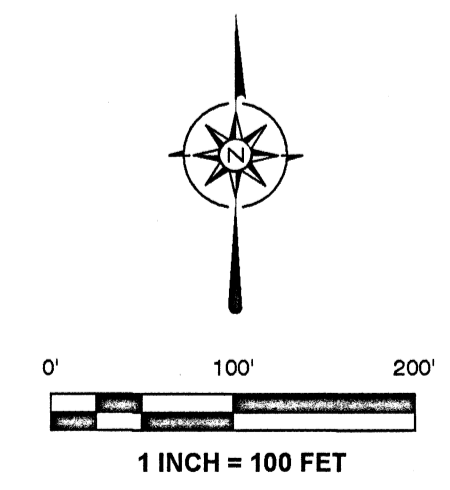
A CALLED
100.275 ACRES
TYLER PRIN & NICOLE PRIN
DOC. NO 2012-85692
O.P.R.D.C.T.

A CALLED
19.735 ACRES
RUBALL & EDWINE RICKS FAMILY
DOC. NO 2012-4554
O.P.R.D.C.T.

MATCH LINE PAGE 2

LEGEND

○	PROPERTY CORNER	CM	CONTROL MONUMENT
□	BENCHMARK	*	BEARING BARS
⊠	TELEPHONE/UTILITY RISER (TR/UR)	FF	FINISHED FLOOR
⊞	BURIED CABLE MARKER (BCM)	MFCP	METAL FENCE CORNER POST
⊙	TELEPHONE MANHOLE (TMH)	WFSP	METAL FENCE CORNER POST
⊚	POWER/UTILITY POLE (P/UP)	()	PLAT/DEED CALLS
⊛	LIGHT POLE (LP)	POB	POINT OF BEGINNING
⊜	GUY WIRE (GW)	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 FOUND
⊚	STORM DRAIN MANHOLE (SDMH)	PKS	PK MAIL SET
⊚	SIGN (SIGN)		
⊚	FLAGPOLE (FP)		
⊚	MAILBOX (MB)		
⊚	ABSTRACT CORNER		



LINETYPE LEGEND

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

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

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

LINE BEARING DISTANCE

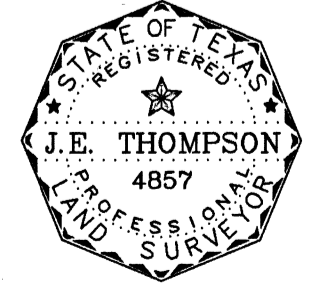
L1	S 89°45'33" E	133.29'
L2	S 89°21'09" E	160.00'

BRANDON ANTHONY
3381 RIPPY ROAD
KRUM, TX 76249

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

SURVEYOR
JOHN E. THOMPSON, II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
940-685-9105

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: 940-685-9105
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. NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST 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 38 MINUTES 51 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;

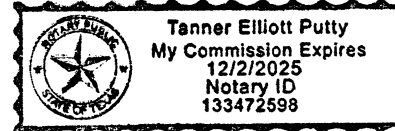
THENCE NORTH 89 DEGREES 21 MINUTES 32 SECONDS WEST, WITH THE NORTH LINE OF SAID 1.0 ACRE TRACT A DISTANCE OF 208.71 FEET TO A PK NAIL SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT, IN OR NEAR THE CENTER OF SAID DONALD ROAD, AND IN THE WEST LINE OF SAID 132.321 ACRE TRACT;

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.

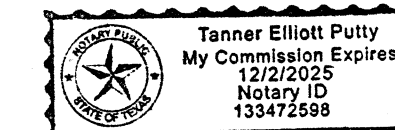
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF MAY 2023.

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



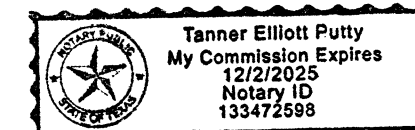
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRANDON ANTHONY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND 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 CORNER USE SET WITH CAPPED IRON RODS OR FOUND AS INDICATED.

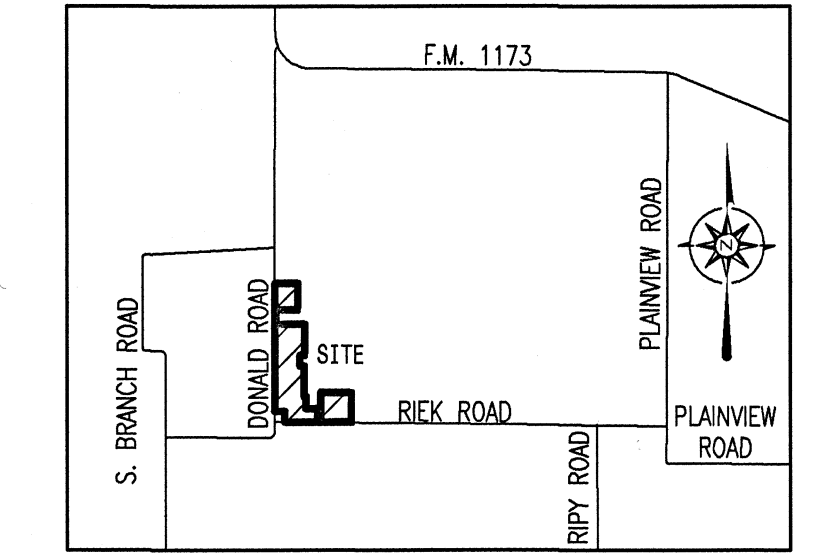
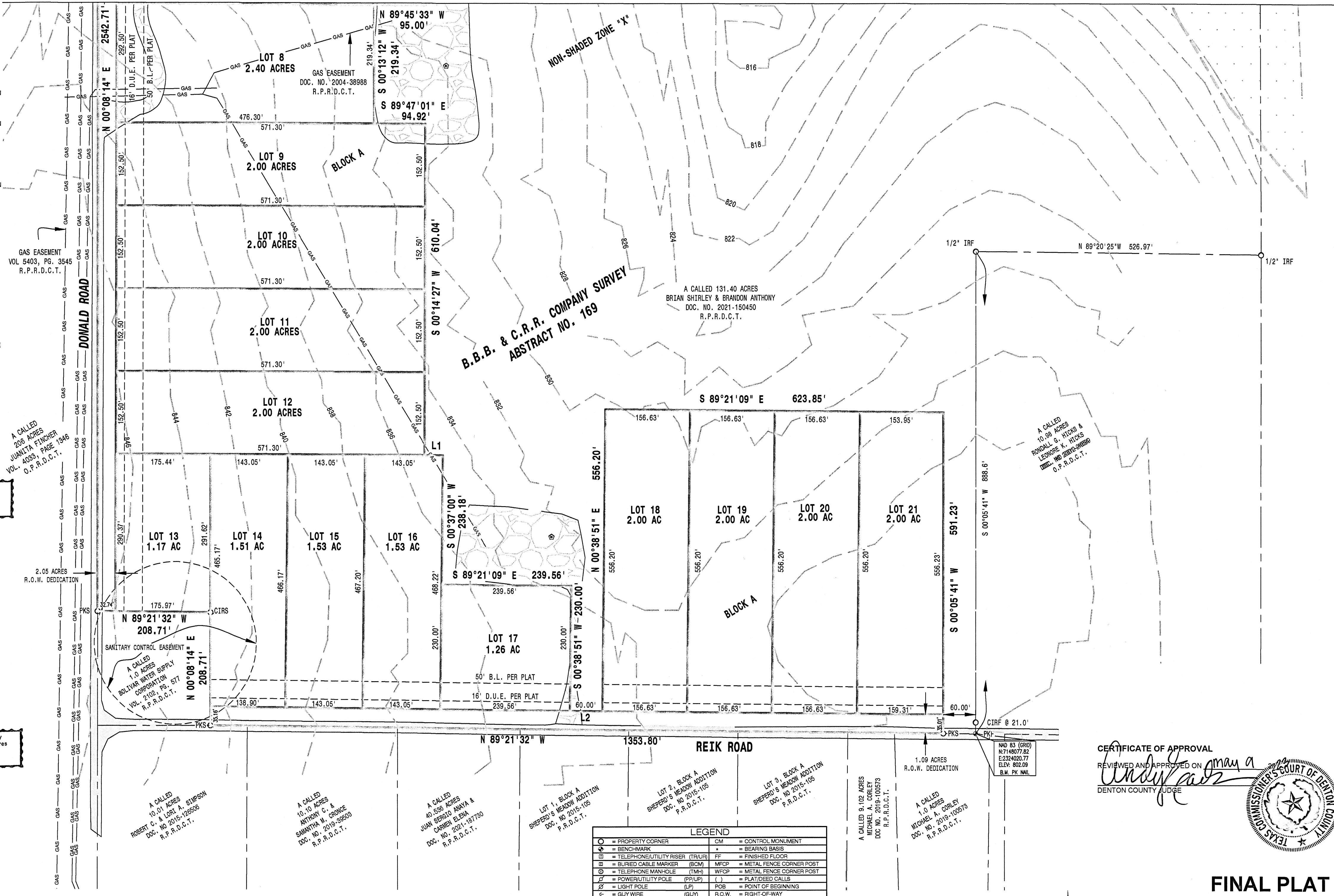
J.E. THOMPSON II, R.P.L.S.
 TEXAS REGISTRATION NO. 4857
 STATE OF TEXAS
 COUNTY OF COCKE



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, STATE OF TEXAS



VICINITY MAP
(NOT TO SCALE)

- NOTES:**
1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL M.D. 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, 4151 F.M. 455, SANGER, TEXAS 76268 ON LOTS 1-17; LOTS 18-21 WILL BE WELLS.
 4. SANITARY SEWER TO BE PROVIDED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT.
 5. ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" 7701 SOUTH STEMMONS, CORINTH, TEXAS 76210 (840) 321-4640.
 6. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
 7. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 8. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF FENCES, BUILDINGS, FOUNDATION, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 9. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
 10. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
 11. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
 12. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM DEVELOPMENTAL SERVICES DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
 13. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
 14. DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
 15. FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121 PANEL REVISION DATE 4-18-11 AND THAT MAP INDICATES THAT PART OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 16. THE CITY OF DENTON DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.
 17. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
 18. GAS LINES SHOWN ARE APPROXIMATE. CALL DIGEST PRIOR TO BUILDING ON ALL LOTS.
 19. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE").
 20. THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
 21. THIS PROPERTY IS SUBJECT TO GAS EASEMENTS RECORDED IN VOLUME 5403, PAGE 3545 (BLANKET TYPE), VOLUME 4834, PAGE 2412 (30 FOOT WIDE CENTERED OVER LINE, 50 FOOT WIDE DURING CONSTRUCTION); VOLUME 5415, PAGE 2735 (30 FOOT WIDE CENTERED OVER LINE, 50 FOOT DURING CONSTRUCTION) AND COUNTY CLERK'S FILE 2004-39969 (AFFECTS SUBJECT AS SHOWN).

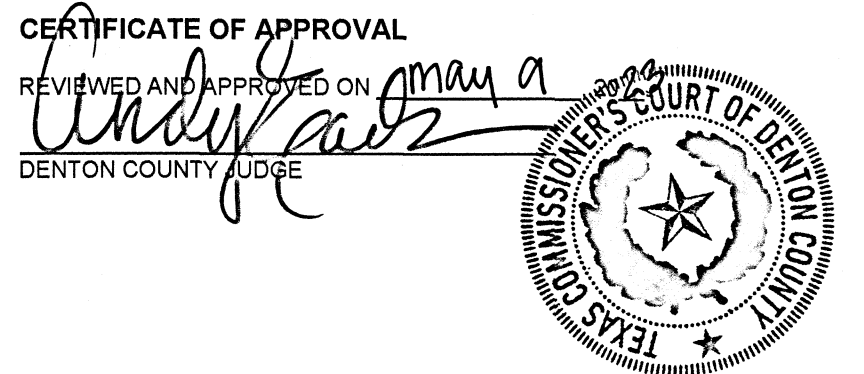
LEGEND

○	PROPERTY CORNER	CM	CONTROL MONUMENT
□	BENCHMARK	BF	BEARING BASIS
⊕	TELEPHONE/UTILITY RISER (TRUR)	MF	FINISHED FLOOR
⊖	BURIED CABLE MARKER (BCM)	MFCP	METAL FENCE CORNER POST
⊙	TELEPHONE MANHOLE (TMH)	MFPC	METAL FENCE CORNER POST
⊚	POWER/UTILITY POLE (PPULP)	()	PLAT/DEED CALLS
⊛	LIGHT POLE (LP)	POB	POINT OF BEGINNING
⊜	GUY WIRE (GW)	R.O.W.	RIGHT OF WAY
⊝	ELECTRIC VAULT (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 (GVTS)	S.W.E.	SEWELWALK EASEMENT
⊦	GAS WELL HEAD (GWH)	S.S.E.	SANITARY SEWER EASEMENT
⊧	PICKUP/TANK (PT)	IRF	IRON ROD FOUND
⊨	SEPTIC CLEANOUT (CO)	CRF	CAPPED IRON ROD FOUND
⊩	SEPTIC LID (SEPT)	CRS	CAPPED IRON ROD SET
⊪	SANITARY SEWER MANHOLE (SSMH)	PK	PK NAIL FOUND
⊫	STORM DRAIN MANHOLE (SDMH)	PKS	PK NAIL SET
⊬	CONCRETE SURFACE		
⊭	ASPHALT SURFACE		
⊮	GRAVEL SURFACE		
⊯	MAILBOX		
⊰	ABSTRACT CORNER		

LINETYPE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	ADJOINER LINE
---	OVERHEAD ROAD
---	ASPHALT ROAD
---	GRAVEL ROAD
---	FENCE LINE

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



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

ENGINEER
 LMM ENGINEERING
 2355 N HWY 360
 GRAND PRairie, TX 75050
 (214) 794-4436

UTILITY PROVIDERS:
 ELECTRIC:
 COSERV ELECTRIC
 7701 SOUTH STEMMONS
 CORINTH, TX 76210
 (840) 321-4640

WATER:
 BOLIVAR WATER SUPPLY CORP.
 4151 F.M. 455
 SANGER, TX 76268
 (840) 458-3931

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

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
 FAX: 940-665-9106
 TEP'S FIRM NO: 10480000

