

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, **JAMES DALE HURD** and **CAROLYN E. HURD** and **WILLIAM CARL WOLFE, JR. AND LAURA WHITENER WOLFE, TRUSTEES OF THE WOLFE FAMILY REVOCABLE LIVING TRUST** are the owners of a tract of land situated in the State of Texas, County of Cooke, out of the M.E.P. & P. R.R. CO. Survey, Abstract Number 928, being all of a called 2.07 acre tract conveyed to William Carl Wolfe, Jr. and Laura Whitener Wolfe, Trustees of the Wolfe Family Revocable Trust in a Deed recorded in Document Number 2025-114716 of the Official Public Records of Denton County, Texas and a portion of a called 9.8896 acre tract of land conveyed to Jamey Hurd and Carolyn Hurd in a Deed recorded in Document Number 2014-98168 of said Official Records, said premises being more particularly described as follows:

BEGINNING at a capped iron rod set in the West line of Bridle Bit Road marking the Southeast corner of said 2.07 acre tract and said premises;

THENCE, with the South line of said 2.07 acre tract and said premises, North 85°06'11" West, 294.65 feet to a capped iron rod found in the East line of said 9.8896 acre tract marking the Southwest corner of said 2.07 acre tract and said premises;

THENCE, over and across said 9.8896 acre tract with the West line of said premises, North 13°55'25" West, 99.69 feet to a fence corner post marking an angle point in the West line of said premises;

THENCE, over and across said 9.8896 acre tract with the West line of said premises, in part along or near a fence, North 00°54'54" East, 181.66 feet to PK nail set in Bridle Bit Road in the North line of said 9.8896 acre tract marking the Northwest corner of said premises;

THENCE, along Bridle Bit Road, with the North line of said premises, being in part with the North line of said 9.8896 acre tract and in part with the North line of said 2.07 acre tract, South 89°51'59" East, 348.40 feet to a PK nail set at a turn in Bridle Bit Road marking the Northeast corner of said premises;

THENCE, departing Bridle Bit Road and along its West line, with the East line of said 2.07 acre tract and said premises, South 06°21'32" West, 304.61 feet to the POINT OF BEGINNING and containing 2.20 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **JAMES DALE HURD** and **CAROLYN E. HURD** and **WILLIAM CARL WOLFE, JR. AND LAURA WHITENER WOLFE, TRUSTEES OF THE WOLFE FAMILY REVOCABLE LIVING TRUST**, do hereby adopt this plat designating the hereinabove described property as **HURD ADDITION**, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

BY: _____
James Dale Hurd

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
Carolyn E. Hurd

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

GENERAL NOTES

- Bearings based on Texas State Plane Coordinate System NAD 83, North Central Zone 4202.
- All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Notice: Selling a portion of this addition by metes and bounds is a violation of State Law, and is subject to fines and/or withholding utilities or building permits.
- No part of the subject property is shown to lie with a Special Flood Hazard Area inundated by 100 year flood per Map No. 48121C0520G of the F.E.M.A. Flood Insurance Rate Maps of Denton County, Texas, dated April 18, 2011.
- Water service provided by Red Rock Water Supply (940) 453-8252.
- Sewer provided by on site septic facilities approved by the Town of Bartonville.
- Gas provided by Atmos Energy Corporation (888) 289-6700.
- Electric provided by CoServ (940) 321-7800.

SURVEYOR'S CERTIFICATE

I, JAMES JOEL WILHITE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Town of Bartonville.

_____, Date: _____
James Joel Wilhite
Registered Professional Land Surveyor
No. 5190

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JAMES JOEL WILHITE, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
William Carl Wolfe, Jr.
Trustee of Wolfe Family Revocable Living Trust

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
Laura Whitener Wolfe
Trustee of the Wolfe Family Revocable Living Trust

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

OWNER:
JAMES HURD
CAROLYN HURD
1321 BRIDLE BIT RD
FLOWER MOUND, TX 75022

OWNER:
WILLIAM WOLFE JR.
LAURA WOLFE
1321 BRIDLE BIT RD
FLOWER MOUND, TX 75022

SURVEYOR:
JAMES JOEL WILHITE
RPLS 5190
WILHITE LAND SURVEYING
PO BOX 407
VALLEY VIEW, TEXAS, 76272
(940) 726-6150



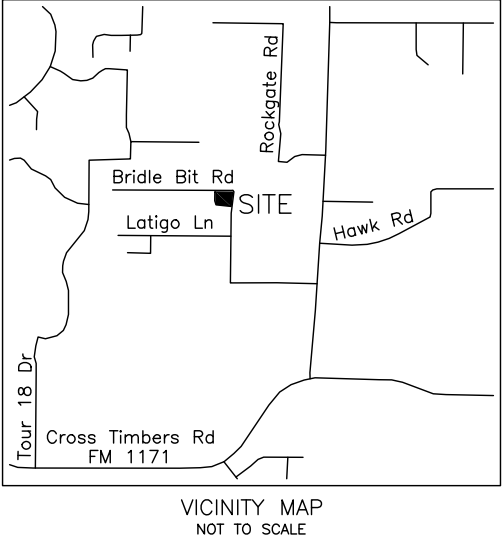
Wilhite Land Surveying, Inc.
PO Box 407
Valley View, Texas 76272
940-726-6150
Fax 940-726-6151
www.wilhitelandsurveying.com
Firm No. 10083800

Job No 20251985

Gwendolyn Kercheval Phillips
Doc No 2001-50997
O.R.D.C.T.
ZONED RE-2

Craig Carter and Carol Carter
Trustors and Trustees of the
Carter Living Trust
Called 19.822 Acres
Doc No 2021-87521
O.R.D.C.T.
ZONED RE-2

Approx. Loc.
50' Pipeline Easement
Vol 467, Pg 294
Affected by
Vol 112, Pg 413



N:7070481.43
E:2381248.48
PK-Nail Set

30.48
151.18
FCP
N 00°54'54" E 181.66
N 13°55'25" W 69.66
CIRP

A Part of
Jamey Hurd
Carolyn Hurd
Called 9.8896 Acres
Doc No 2014-98168
O.R.D.C.T.
ZONED RE-2

Remainder of
Jamey Hurd
Carolyn Hurd
Called 9.8896 Acres
Doc No 2014-98168
O.R.D.C.T.
ZONED RE-2

Bridle Bit Road

*Right-of-Way Dedication
0.21 Acres*

N 88°41'38" E 346.55

10' Utility Easement
By This Plat

30' Road Easement
Vol 554, Pg 24
Vol 561, Pg 76

**Lot 1
1.99 Acres**
Zoned RE-2

William Carl Wolfe, Jr.
Laura Whitener Wolfe
Trustees of the Wolfe Family
Revocable Living Trust
Called 2.07 Acres
Doc No 2025-114716
O.R.D.C.T.

M.E.P. & P. R.R. CO. SURVEY
ABSTRACT NO. 928

Anna M. Martinez
Remainder of 3.71 Acres
Doc No 2002-31336
O.R.D.C.T.

Bridle Bit Road

Charles Sweeney
Sherry K. Sweeney
Called 4.059 Acres
Doc No 2016-151668
O.R.D.C.T.
ZONED RE-2

Scotch and Water Supply Corporation
Called 0.016 Acres
Vol 560, Pg 667
O.R.D.C.T.
ZONED RE-2

**Relocate ROW
Easement to reflect
a total of 30 feet
from centerline of
Bridle Bit Road.**

Charles M. Hillis
Dorothy S. Hillis
Called 5.139 Acres
Vol 2587, Pg 819
O.R.D.C.T.
ZONED RE-2

Katrina L. Frank
Donald J. Moore
Called 11.58 Acres
Doc No 2013-40942
O.R.D.C.T.
ZONED RE-2

**COUNTY
REQUIRES
24" X 36"
SHEET SIZE**

CERTIFICATE OF APPROVAL

Approved by the Town of Bartonville for filing at the office of the County Clerk of Denton County, Texas

Chairman, Planning & Zoning Commission
Town of Bartonville, Texas

_____ Date

Approved and Accepted

Mayor, Town of Bartonville, Texas

_____ Date

Town Secretary

_____ Date

**MINOR PLAT
LOT 1, BLOCK A
HURD ADDITION**

2.20 ACRES OUT OF THE
M.E.P. & P. R.R. CO. SURVEY
ABSTRACT NO. 928
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DATE 10-24-2025

EXHIBIT 4

