Jason L. Klansek

Jeanne P. Klansek 6.995 Ac.

Vol. 2141, Pg. 1160

0.173 Acre Portion of 1650, P. 698

Abandoned per this Plat

Kim H. Reedy

Deborah E. Reedy

0.016 Ac.

Redbud Lane

Kim H. Reedy

3.000 Ac.

Vol. 1467, Pg. 1639

Vol. 1472, Pg. 1226 Kim H. Reedy

Deborah E. Reedy Iron Rod

Deborah E. Reedy

0.399 Ac.

MINOR PLAT APPROVED THIS 9th

MAYOR, TOWN OF ANNEX

Fd. 3/8"

22038.005.001.00

21814.039.001.00

22038.005.001.50

DISTANCE

83.31

Colt Cantrell

CF# 202136799

20' Building Line

Lot 1

**6.731 Acres** 

870.50

Northridge Ln

Canyon Ridge

Trail

Vicinity Map - Not to Scale

S 88°57'11" W 895.21'

Kenneth D. & Lisa A. Butler

Tract 1 - 9 160 Ac

Vol. 1951, Pg. 669

N 89°52'36" E 579.80'

Approximate Survey Line

LINE BEARING

1 8

\Iron Rod

P.O.B

0.243 Acre R.O.W Dedication

Dedicated by this Plat

N 10°08'42" W

State of Texas

Whereas Alem & Megan Boukadoum, being the owners of a 6.974 acre tract of land in the I & G.N. R.R. CO. Survey, Abstract No. 1814, and the J.H. Newby Survey, Abstract No. 2038 in Parker County, Texas, being all of that certain tract described in instrument to Alem & Megan Boukadoum, recorded in Clerk File No. 2021/7570 Real Property Records, Parker County, Texas (R.P.R.P.C.T.), and being more particularly described by metes and bounds as

BEGINNING at a found 1/2" iron rod, on the centerline of Redbud Lane, a 32 foot easement recorded in Volume 1478, Page 463 and Volume 1591, Page 172, R.P.R.P.C.T., for the northwest corner of a 9.160 acre tract described as Tract 1 in instrument to Kenneth & Lisa Butler, recorded in Volume 1951, Page 669 R.P.R.P.C.T., for the northeast corner of a 0.399 acre tract described in instrument to Kim and Deborah Reedy, recorded in Volume 1467, Page 1234, R.P.R.P.C.T., for the southeast corner of a 0.016 acre tract described in instrument to Kim and Deborah Reedy, recorded in Volume 1467, Page 1234, R.P.R.P.C.T., being the southwest corner of the herein described 6.974 acre tract, from which a found 3/8" iron rod bears South 88° 57' 11" West, 16.99 feet;

THENCE North 10° 08' 42" West, 83.31 feet, with said Redbud Lane, to a set 1/2" iron rod capped "Texas THENCE North 10° 08° 42" West, 83.31 feet, with said Redbuld Lahe, to a set 1/2" Iron rod capped Texas Surveying, Inc", for the north corner of said 0.016 acre tract, for the northeast corner of a 3.00 acre tract described in instrument to Kim and Deborah Reedy, recorded in Volume 1467, Page 1234, R.P.R.P.C.T., for the southeast corner of a 6.995 acre tract described in instrument to Jason and Jeanne Klansek, recorded in Volume 2141, Page 1160 R.P.R.P.C.T., being an angle corner of the herein described 6.974 acre tract;

THENCE North 01° 36' 42" East, 345.11 feet, with said Redbud Lane (Variable Width) and the east line of said 6.995 acre tract, to a set Magnaii, for the southwest corner of a tract of land described as Tract 2 in instrument to William & Julia Bogle, recorded in Clerk File No. 201808974 R.P.R.P.C.T., being the northwest corner of said 6.99 acre tract and the herein described 6.974 acre tract;

THENCE North 89° 52' 36" East, 579.80 feet, to a found angle iron, on the west line of a 41.66 acre tract described in instrument to Ed and Mary Johnson, recorded in Volume 2864, Page 1433, R.P.R.P.C.T., for the southeast corner of said Tract 2, being a northeast corner of said 6.99 acre tract and the herein described 6.974 acre tract;

THENCE South 00° 44' 17" East, 104.37 feet, with the west line of said 41.66 acre tract, to a set 1/2" iron rod capped "Texas Surveying, Inc", for an angle corner of said 6.99 acre tract and the herein described 6.974 acre tract;

THENCE South 00° 02' 54" West, 129.50 feet, to a set 1/2" iron rod capped "Texas Surveying, Inc", for a southwest corner of said 41.66 acre tract, being an interior corner of said 6.99 acre tract and the herein described 6.974 acre

THENCE North 89° 53' 58" East, 305.16 feet, with the south line of said 41.66 acre tract, to a found 1/2" iron rod, for the northwest corner of a 17.882 acre tract described as Tract II in instrument to Preston Geren III, recorded in Volume 1108, Page 426, R.P.R.P.C.T. being the most easterly northeast corner of said 6.99 acre tract and the herein

THENCE South 04° 25' 44" East, 179,08 feet, with the west line of said 17.882 acre tract, to a found 3/8" iron red, for the northeast corner of said 9.160 acre tract, being the southeast corner of said 6.99 acre tract and the herein described 6.974 acre tract;

THENCE South 88° 57' 11" West, 895.21 feet, to the POINT OF BEGINNING, and containing 6.974 acres of land.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

Surveyor's Certificate

Know All Men By These Presents:

That I. Zacharjah R. Savory, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966 Texas Suryleying, Inc. - Weatherford Branch 104 S. Walnut Street, Weatherford, Texas 76086 weatherford@txsurveying.com - 817-594-0400 Field Date: January 2021 - ANO4396-P

LATE OF LEGISTERES PO S ZACHARIAH R. SAVORY PROFESSIONE 5966 SURVE

Now, Therefore, Know All Men By These Presents:

That Alem Boukadoum \_\_\_ and \_ Megan Boukadoum \_\_ , do hereby certify that I am the legal owner of the above described tract of land, Lot I, Beukadoum Estate, an addition to the Town of Annetta, Parker County, Texas, and do hereby convey and dedicate to the public or public use the streets, alley, rights-of-way, easements, and any other public areas shown on this plat.

September

State of Texas County of Parker

re me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared , known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and

considerations therein expressed, on behalf of said entities and in the capacities stated. given under my hand and seal of office on this the Qth\_day of Stotember

Myl babeon Notary Public in and for the State of Texas

JESYE BRABSON Notary Public, State of Texas Comm. Expires 06-15-2026 Notary ID 131607279

JESYE BRABSON

Notary Public, State of Texas Comm. Expires 06-15-2026

Notary ID 131607279

State of Texas County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeare \_\_\_, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and

considerations therein expressed, on behalf of said entities and in the capacities stated

given under my hand and seal of office on this the and day of September MOLET TIME THE STATE OF TEXAS

Zachariah R. Savory, R.P.L.S. 104 S. Walnut Street Weatherford, TX, 76086 817-594-0400

Owner/Developer Alem & Megan Boukadoum 1411 Redbud Lane Aledo, TX 76008

1" = 80

Plat Cabinet F Slide 327

**Town of Annetta Notes:** 

Fd. Angle Iron

202233889 09/13/2022 11:11 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas

Old Annetta Rd

Chapman Ct.

1) The Owner of any property upon which a drainage facility, including but not limited to ponds, open channels, and swales is required to be developed, constructed, or used in order to satisfy the Town of Annetta's requirements for drainage, shall be required to indemnify, defend, and hold harmless the Town of Annetta, its officers, employees, and agents from any direct or indirect loss, damage, liability, operation, maintenance, condition, or use of the "Drainage Facility" including any non-performance of the foregoing in for and substance as required by Town Ordinance.

2) On-site sanitary sewer facilities shall be installed and maintained in accordance with Parker County Rules and



1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal

According to the F.I.R.M. Community Panel Map No. 48367C0425F, Dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or

5) Any future permitted locations for new private water wells and on-site septic facilities shall conform to U.T.G.W.C.D. & P.C.H.D. rules and regulations in regard to setback and spacing distances.

Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners

 Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and

8) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and

9) This property lies within the limits of the Town of

10) The building setbacks outlined in V. 578, P. 469 & V. 1425, P. 367 that affect this tract are abandoned by this plat. Building setbacks shown conform to Zone R-1 Residential per the Town of Annetta zoning ordinance in effect when this plat was created.

Fd. 5/8" iron Rod Fd. 1/2" N 89°53'58" E 305.16' Brs N 25°35' W, 0.26' Iron Roo 20' Building Line 5' Electric Easement (V. 1061, P. 1209) Preston M. Geren III Tract II - 17.882 Ac. Vol. 1108, Pg. 426 10627 FILED AND RECORDED Lila Deakle

Ed Johnson Jr.

Mary Lynn Johnson

41.66 Ac.

Vol. 2864, Pg. 1433

**Minor Plat** Lot 1

## **Boukadoum Estate**

an addition to the Town of Annetta. Parker County, Texas

Being a 6.974 acre tract of land in the I & G.N. R.R. CO. Survey, Abstract No. 1814, and the J.H. Newby Survey, Abstract No. 2038 Parker County, Texas

September 2022

WEATHERFORD BRANCH - 817-594-0400 **TEXAS** 

