

D-203

PAUL S. TAYLOR AND  
DIANE K. TAYLOR  
VOL. 2089, PG. 326  
O.P.R.P.C.T.

E. BRAD MAHON AND WIFE  
S. DIANE MAHON  
BK. 1529, PG. 915  
O.P.R.P.C.T.

JAMES E. SWEENEY AND WIFE,  
JOYCE P. SWEENEY  
VOL. 1313, PG. 643  
O.P.R.P.C.T.

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That James Sweeney and Joyce Sweeney are the owners of the following described real property, to wit:  
Being a 4.471 acre tract of land situated in the B.T. YARBROUGH SURVEY, Abstract No. 1689, in Parker County, Texas, and being a portion of that certain called 86.747 acre tract of land described in deed to James E. Sweeney and wife, Joyce P. Sweeney, recorded in Volume 1313, Page 643, Official Public Records, Parker County, Texas, said 4.471 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING at a 5/8" iron rod with cap marked "BROOKES BAKER" found in the north line of that certain tract of land described in deed to James A. Perkins, recorded in Book 1622, Page 1148, Official Records, Parker County, Texas, for the southeast corner of that certain called 7.000 acre tract of land described in deed to Mark Harris and Vicki L. Harris, recorded in Volume 1870, Page 1115, Official Public Records, Parker County, Texas;

THENCE N 01°00'01" W, 501.03 feet to a pk nail set in the south line that certain tract of land described in deed to Paul S. Taylor and Diane K. Taylor by deed recorded in Volume 2089, Page 326, Official Records, Parker County, Texas;

E. Brad Mahon and wife, S. Diane Mahon, recorded in Book 1529, Page 915, Official Public Records, Parker County, Texas in the center of a 60 foot road easement at the beginning of a non-tangent curve to the left whose radius is 248.79 feet and whose long chord bears S 78°53'04"E, 3.47 feet;

THENCE with the center of said 60 foot road easement and the common line of said Sweeney and Taylor tracts passing the southeast corner of said Taylor tract and the southwest corner of that certain tract of land described in deed to E. Brad Mahon and wife, S. Diane Mahon by deed recorded in Volume 1529, Page 915, Official Records, Parker County, Texas and continuing along said common line, as follows:  
S 78°17'15" E, 88.81 feet to a PK nail found for the beginning of a curve to the left whose radius is 141.82 feet and whose long chord bears N 85°21'27" E, 75.11 feet;

THENCE in a southeasterly direction, through a central angle of 30°42'36", an arc length of 78.01 feet to a PK nail set;

THENCE S 18°50'48" E, 448.98 feet to a 5/8" iron set in the south line of said Sweeney tract and the north line of that certain tract of land described in deed to Aubrey A. Martin and Mary Ann Martin by deed recorded in Volume 1578, Page 457, Official Records, Parker County, Texas;

THENCE N 80°13'02" W, with the common line of said Sweeney and Martin tracts, passing the northwest corner of said Martin tract and the northeast corner of said Perkins tract and continuing along the common line of said Sweeney and Perkins tracts, in all, 508.44 feet to the POINT OF BEGINNING and containing 4.471 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That James and Joyce Sweeney the owners of the land shown herein do (i) hereby adopt this plan for plotting the same according to the lines, lots, streets, restrictions and easements shown, (ii) designate said plot as PLUMB RIDGE, being a part of the YARBROUGH SURVEY, Abstract No. 1689, Parker County, Texas, (iii) hereby plat the property shown herein by the recording of this Plat and said lots shall be hereafter known by the lot and number as indicated hereon, (iv) certify the Property is within the Town of Annetta North's city limits and (v) certify the Property currently has no lien filed against it or otherwise encumbering the same other than for current property taxes not yet due.

Lots 1&2, Block 1 PLUMB RIDGE  
Town of Annetta North, Parker County, Texas

And do hereby dedicate to the public's use forever the streets and easements shown hereon.

EXECUTED This 17th day of Sept., 2012

*James Sweeney*  
James Sweeney  
(Owner)

*Joyce Sweeney*  
Joyce Sweeney  
(Owner)

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James Sweeney, know to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of Sept, 2012

*Barbara Dickes*  
Barbara Dickes  
Notary Public, State of Texas  
My Commission Expires 10/2/15

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Joyce Sweeney, know to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executes the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of Sept, 2012

*Barbara Dickes*  
Barbara Dickes  
Notary Public, State of Texas  
My Commission Expires 10/2/15

Accepted this 11 day of September, 2012, By the Commission of the Town of Annetta North.

*Rob Watson*  
Rob Watson  
Mayor

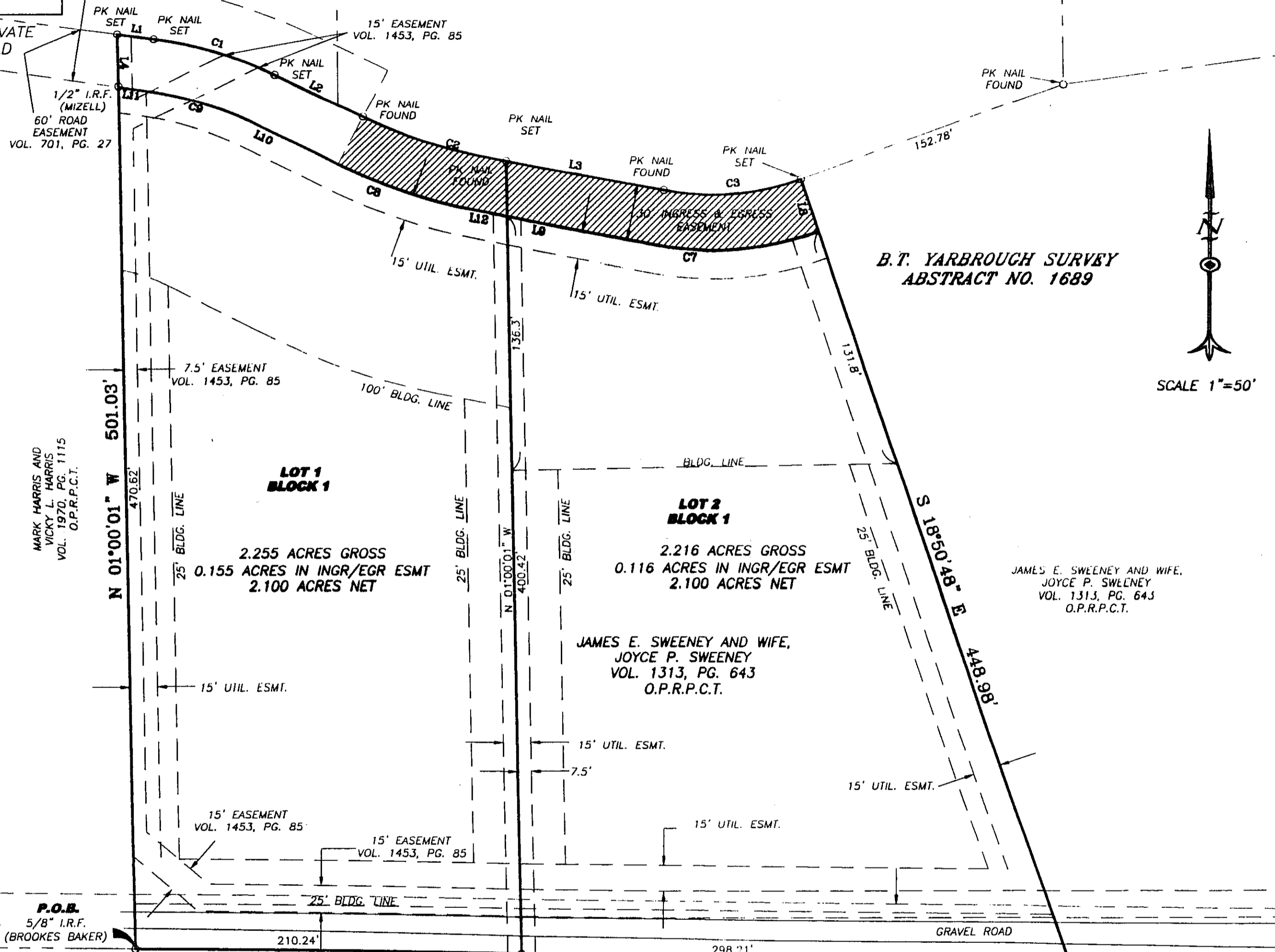
*Burbine*  
Burbine  
City Secretary

**FINAL PLAT**  
**LOTS 1 & 2, BLOCK 1**  
**PLUMB RIDGE**  
**BEING 4.471 ACRES**  
**SITUATED IN THE**  
**B.T. YARBROUGH SURVEY**  
**ABSTRACT NO. 1689**  
**PARKER COUNTY, TEXAS**

ACCT. NO.: 16296  
SCH. DIST.: AL  
CITY: NONE  
MAP NO.: L-17

SCALE: 1"=50' DRAWN: AES DATE: 04/27/12

NOTES:  
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, MAD 83 DATUM. CORRELATION TO N 89°13'02" W (N 88°40'20" W-DEED) ALONG THE SOUTH LINE OF PROPERTY.  
2. 5/8" I.R.S. = 5/8" IRON ROD SET WITH CAP MARKED "CROSSWAY SURVEYING".  
3. ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480 520 0205 C EFFECTIVE JANUARY 3, 1997 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
4. SEWER WILL BE BY AN INDIVIDUAL ON-LOT SEPTIC SYSTEM AS APPROVED BY PARKER COUNTY.  
5. WATER WILL BE SUPPLIED BY PRIVATE WATER WELL (GROUNDWATER) ON EACH LOT AS APPROVED BY THE REGULATING AUTHORITY AND IN COMPLIANCE WITH THE TOWN OF ANNETTA NORTH ORDINANCES.  
6. THE PROPERTY IS INSIDE THE TOWN OF ANNETTA NORTH'S CITY LIMITS. PER THE TOWN OF ANNETTA NORTH.  
7. ALL LOT LINES SHALL HAVE A BUILDING LINE SETBACK AS DRAWN ON THE PLAT. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED BETWEEN THE LOT LINE AND THE BUILDING SETBACK LINE.  
8. A 15 FOOT UTILITY EASEMENT SHALL BE ALONG ALL FRONT AND SIDE LOT LINES AND A 15 FOOT UTILITY EASEMENT AT THE REAR OF THE LOT WHERE INDICATED ON THIS PLAT. FIFTEEN FOOT DRAINAGE EASEMENT ALONG THE ROAD-THERE IS NO CURB AND GUTTER TO BE INSTALLED PER PLAT.  
9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE KEPT OR MAINTAINED ON ANY LOT OR IN ANY DWELLING, EXCEPT AS SPECIFICALLY PERMITTED AS FOLLOWS:  
(a) HOUSEHOLD PETS INCLUSIVE OF, BUT NOT LIMITED TO, DOGS AND CATS MAY BE KEPT OR MAINTAINED ON A LOT OR IN THE DWELLING ON THE LOT PROVIDED THAT NO MORE THAN FOUR (4) OF SUCH ANIMALS ARE KEPT BY THE OCCUPANTS OF THE LOT. THIS PROVISION DOES NOT APPLY TO TROPICAL FISH, REPTILES, BOARDING FACILITIES, AND COMMERCIAL ACTIVITIES ARE NOT ALLOWED.  
(b) DOMESTIC, NONCOMMERCIAL USE OF POULTRY OR FOWL, SUCH AS CHICKENS, TURKEYS, PIGEONS, SMALL BIRDS, AND DUCKS, AND DOMESTIC, NONCOMMERCIAL USE OF SMALL LIVESTOCK, SUCH AS RABBITS, CHINCHILLAS OR SIMILAR ANIMALS, SHALL BE PERMITTED PROVIDED THAT NO MORE THAN TWELVE (12) OF SUCH ANIMALS ARE KEPT BY THE OCCUPANTS OF THE LOT.  
(c) A HORSE, MULE, DONKEY, LAMB, GOAT, COW OR STEER MAY BE KEPT OR MAINTAINED ON A LOT PROVIDED THAT NO MORE THAN ONE OF SUCH ANIMAL IS KEPT BY THE OCCUPANTS OF THE LOT.  
(d) ANIMALS SHALL BE KEPT ONLY IN CONDITIONS THAT LIMIT (i) ODORS AND NOISE AND (ii) THE ATTRACTION OF INSECTS AND RODENTS, SO AS NOT TO CAUSE A NUISANCE TO OCCUPANTS OF NEARBY BUILDINGS OR PROPERTIES AND NOT TO CAUSE HEALTH HAZARDS. ANIMALS SHALL NOT BE KEPT IN A MANNER THAT IS INJURIOUS OR UNHEALTHFUL TO THE ANIMALS BEING KEPT ON THE PROPERTY.  
THE COOPS, CAGES, BARN, STABLES, STORAGE BUILDINGS AND/OR OTHER SHELTER MAY ONLY BE CONSTRUCTED AND/OR LOCATED (i) BEHIND THE RESIDENTIAL DWELLING THAT IS CONSTRUCTED ON THE LOT, (ii) AT LEAST 25 FEET FROM ALL PROPERTY LINES AND (iii) NOT EXCEED FIFTEEN (15) FEET IN HEIGHT. THERE SHALL BE NO CLEAR CUTTING OF TREES ON ANY LOT. NO ANIMALS SHALL BE KEPT IN THE FRONT YARD AREA (BETWEEN THE RESIDENCE AND STREET) OR SIDE YARD AREAS (BETWEEN THE RESIDENCE AND SIDE LOT LINES). NOTWITHSTANDING THE FOREGOING, NO ANIMALS MAY BE KEPT ON A LOT THIS IS VACANT OR HAS NO OCCUPIED RESIDENCE.  
10. NO BUILDING, INCLUDING BUT NOT LIMITED TO WORK SHOPS, STORAGE BUILDINGS, CARPORTS, SHEDS AND/OR BARN, MAY BE CONSTRUCTED AND/OR LOCATED IN FRONT OF THE RESIDENCE (BETWEEN THE RESIDENCE AND STREET), WITHIN 25 FEET OF ANY PROPERTY LINE OR WITH A HEIGHT IN EXCESS OF FIFTEEN (15) FEET.  
11. LOT 1 HAS A MINIMUM OF 2750 SQUARE FEET OF HEATED/AIR CONDITIONED LIVING AREA.  
12. JAMES SWEENEY, JOYCE SWEENEY AND/OR THE TOWN OF ANNETTA NORTH MAY ENFORCE THE TERMS AND REQUIREMENTS OF THIS PLAT.



LINE	BEARING	DISTANCE
L1	S 81°30'10" E	20.03'
L2	S 63°08'37" E	53.70'
L3	S 79°17'15" E	99.78'
L4	N 01°00'01" W	80.83'
L5	S 81°30'10" E	15.01'
L6	S 63°08'37" E	53.70'
L7	S 79°17'15" E	99.81'
L8	S 11°38'02" E	60.35'
L9	N 79°17'15" W	81.11'
L10	N 63°08'37" W	53.70'
L11	N 81°30'10" W	4.97'
L12	S 79°17'15" E	18.71'

BOUNDARY TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	216.59'	69.40'	69.11'	S 72°19'24" E	18°21'33"
C2	246.79'	69.56'	69.33'	S 71°13'07" E	16°09'01"
C3	141.82'	78.01'	75.11'	N 85°21'27" E	30°42'36"
C4	186.59'	59.79'	59.53'	S 72°19'24" E	18°21'33"
C5	276.79'	77.99'	77.73'	S 71°12'56" E	16°08'38"
C6	171.82'	88.65'	88.67'	N 85°55'56" E	29°33'39"
C7	171.82'	91.49'	90.42'	N 85°27'28" E	30°30'33"
C8	276.79'	74.09'	73.87'	S 70°48'45" E	15°20'15"
C9	186.59'	59.79'	59.53'	S 72°19'24" E	18°21'33"

OWNER/DEVELOPER  
JAMES SWEENEY  
417 QUAIL RIDGE ROAD  
ALEDO, TEXAS 76008

Crossway Surveying

6421 CAMP BOWIE BLVD., STE. 418  
FORT WORTH, TEXAS 76116 (817) 560-8026



I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE PROPERLY MARKED ON THE GROUND.

*Andrew E. Stevens*  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5385

30' ROAD EASEMENT  
BK. 1238, PG. 1

AUBREY A. MARTIN AND MARY ANN MARTIN  
BK. 1578, PG. 457  
(NO DESCRIPTION)  
JEREMIAH R. THOMPSON AND WIFE  
CAROLYN THOMPSON  
BK. 1395, PG. 1328  
O.P.R.P.C.T.

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