Lot 1
Block 1
Justin M. McCarthy
Kathryn R. McCarthy
Rio Grande County

STATE OF TEXAS
PARKER COUNTY

WHEREAS, Justin M. McCarthy and Kathryn R. McCarthy, being the owners of 2.51 acres of land situated in the Thomas Rolston Survey, Abstract Number 923, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201806004, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 9/16 red rebar (Central Monument) in the north line of Underwood Road, an existing 60 feet wide road, the southwest corner of said McCarthy Tract, same being the southeast corner of said Douglas Tract, being described in a deed to Byron B. Douglas and wife, Stephanie B. Douglas, recorded in Volume 1452, Page 1116, Official Records, Parker County, Texas,

Then northerly 45°55' w. 417.24 feet along the common line of said McCarthy Tract and said Douglas Tract to a 804 nail set in a mound of rock, for the northwest corner of said McCarthy Tract, same being the northeast corner of said Douglas Tract, and being in the south line of a tract of land described in a deed to "Tract 1" in William Elston Jr. recorded in Volume 2006, Page 688, Official Records, Parker County, Texas, from whereon 5/8" rebar bearing N87°53'W 232.49 feet.

Then S89°53'E 232.49 feet along the common line of said McCarthy Tract and said Tract 1 to a 5/8" rebar rod found in the west line of an existing 60 feet wide ingress and egress easement, recorded in Volume 2006, Page 688, Official Records, Parker County, Texas, for the northeast corner of said Tract 1, same being the southeast corner of said Tract 1.

Then S07°35'54"E 417.53 feet along the west line of said 60 feet wide ingress and egress easement to a 5/8" rebar rod found in the north line of Underwood Road, an existing 60 feet wide right of way, for the southeast corner of said McCarthy Tract.

Then S89°53'W 232.54 feet along the north line of said Underwood Road.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Justin M. McCarthy and Kathryn R. McCarthy, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Underwood Hill Addition, an addition to the Town of Annetta North, Parker County, Texas, and do hereby dedicate to the public use forever the easements and streets shown hereon.

WITNESS our hands in the County of Parker, Texas, the 1st day of October, 2019.

Justin M. McCarthy
Kathryn R. McCarthy

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Justin M. McCarthy and Kathryn R. McCarthy, known to me to be the persons whose signatures are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 1st day of October, 2019.

Notary Public

My Commission Expires 10/17/2019

The easements to Texas Electric Service Company recorded in Volume 404, Page 191, and Volume 674, Page 46, Deed Records, Parker County, Texas, do not affect this plat.

Lot 1
Block 1
Underwood Hill Addition

Ownership:
Justin M. McCarthy
Kathryn R. McCarthy

220 S Cotton Street
Benbrook, TX 76126
817-939-0752

Note: The plat represents property which has been plotted without groundwater verification as prescribed in the Local Government Code Section 212.002.

ACCT NO. 18571
SCH DIST. 5

FINAL PLAT SHOWING
LOT 1, BLOCK 1,
Underwood Hill Addition

AN ADDITION TO THE TOWN OF ANNETTA NORTH, IN PARKER COUNTY, AND BEING 2.31 ACRES OF LAND SITUATED IN THE THOMAS ROLSTON SURVEY, ABSTRACT 923, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 53, DATE 02-01-2016

2013-007-001-00