

State of Texas
County of Parker

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. 20217570 Real Property Records, Parker County, Texas (R.P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod, on the centerline of Redbud Lane, a 32 foot easement recorded in Volume 1474, 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 Surveying, Inc.", for the north corner of said 0.016 acre tract, for the northeast corner of a 3.000 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 Klasek, 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 Magnall, for the southwest corner of a tract of land described as Tract 2 in instrument to William & Julia Bogie, recorded in Clerk File No. 201803974 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° 02' 54" West, 129.50 feet, 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 tract;

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 described 6.974 acre tract;

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 rod, 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, Zachariah 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 ground.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: January 2021 - AN04396-P



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 1, Boukadoum 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.

Witness, my hand, this the 9th day of September, 2022.

By: Alem Boukadoum
Alem Boukadoum

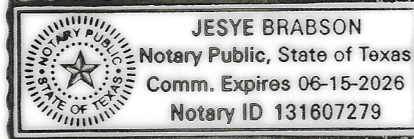
By: Megan Boukadoum
Megan Boukadoum

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 appeared Alem Boukadoum, 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 9th day of September, 2022.

By: Jesye Brabson
Notary Public in and for the State of Texas

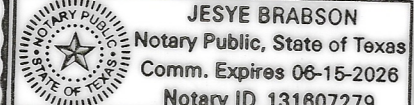


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Megan Boukadoum, 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.

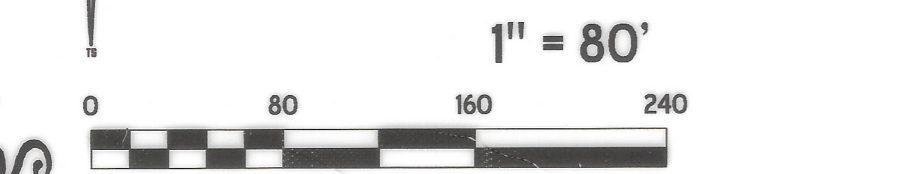
given under my hand and seal of office on this the 9th day of September, 2022.

By: Jesye Brabson
Notary Public in and for the State of Texas



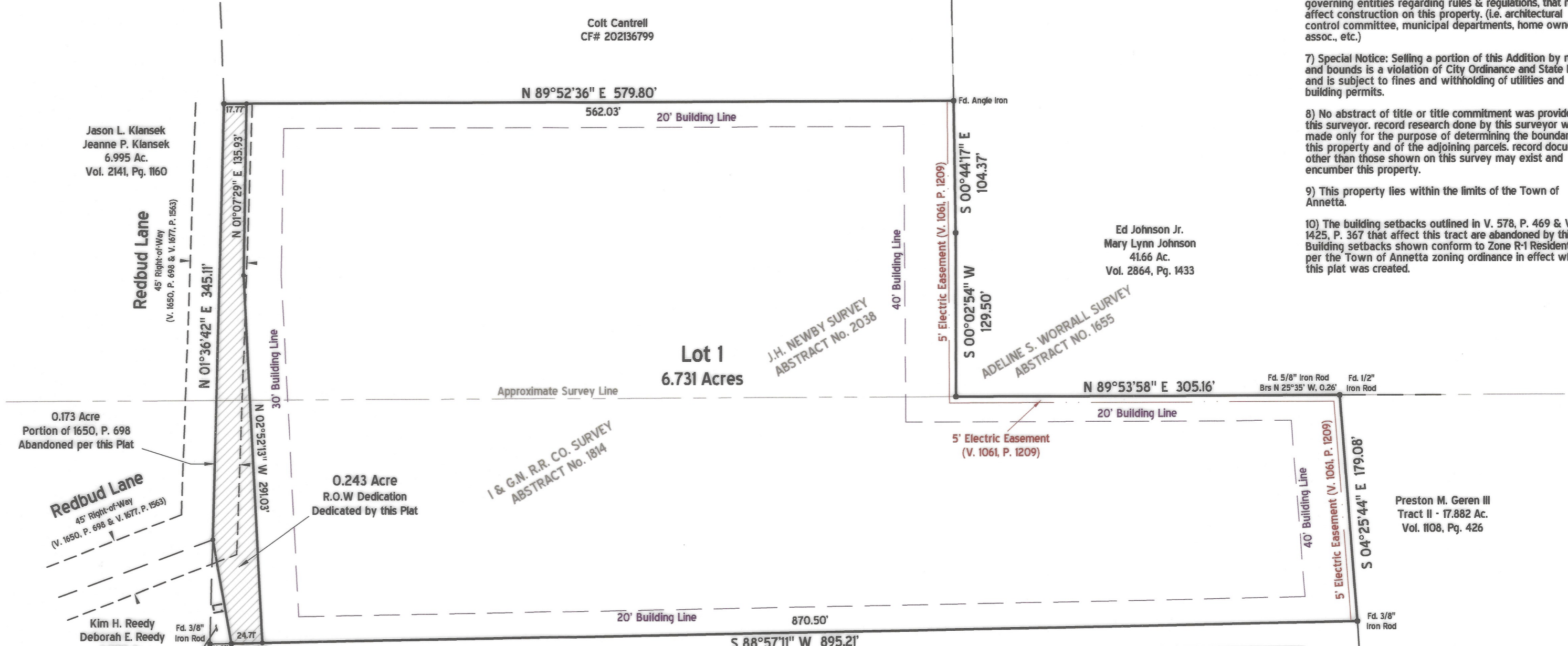
Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

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



22038.005.001.00
21814.039.001.00
22038.005.001.50

LINE	BEARING	DISTANCE
L1	N 10°08'42" W	83.31'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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

10627
AL
K-18

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

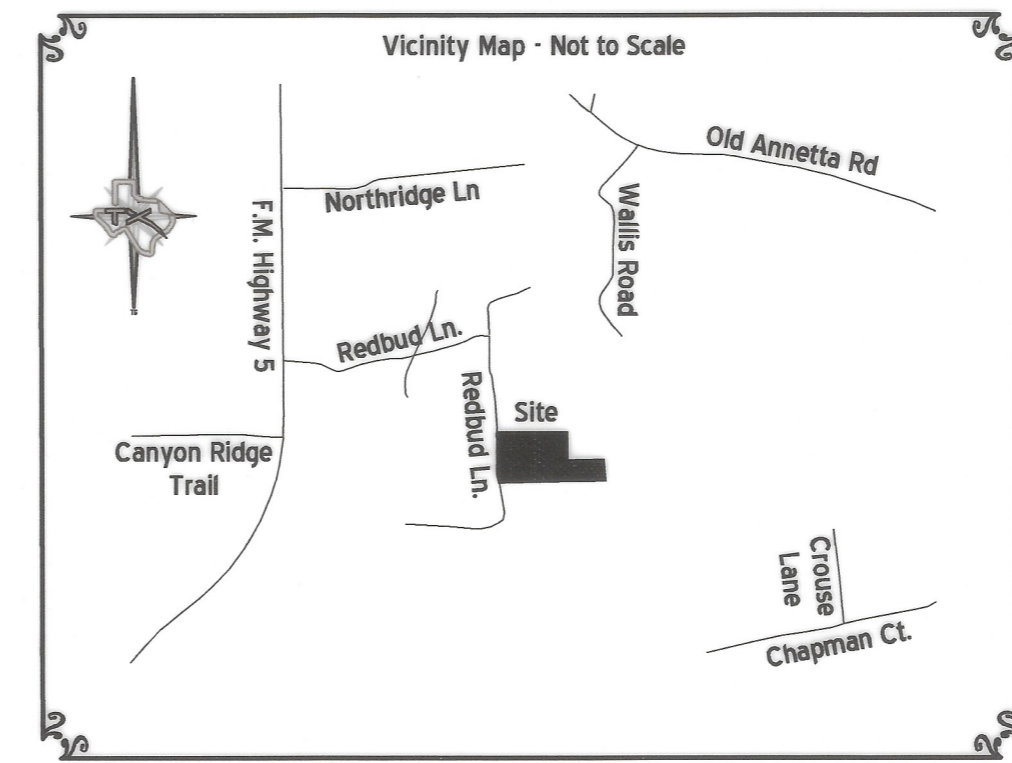
WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.

FIRM NO. 10100000 - WWW.TXSURVEYING.COM

MINOR PLAT APPROVED THIS 9th DAY OF September, 2022.

[Signature]
MAYOR, TOWN OF ANNETTA



Plat Cabinet F Slide 327