

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by City Statutes.

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city regulations and state law, and is subject to fines and other penalties.

Surveyor is not responsible for locations of underground Utilities. Contact 811 for locations of all underground Utilities/gas lines before digging, trenching, excavation or building.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

STATE OF TEXAS
COUNTY OF PARKER

202121997 PLAT Total Pages: 1

WHEREAS, BRUCE LEE CASBURN (Volume 2547, Page 581), is the owner of a 4.05 acre tract of land situated in and being a portion of the I & G N RR COMPANY SURVEY, ABSTRACT No. 1825 and the J. LAWRENCE SURVEY, ABSTRACT No. 812, in the City of Annetta South, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the west line of Koldin Drive at the southeast corner of a tract of land described by deed to Mary E. Hartman recorded in Volume 1717, Page 242, Real Records, Parker County, Texas, said iron being called by deed to be North, 1546.5 feet and East, 208.42 feet from the southwest corner of said J. Lawrence Survey;

THENCE S 05°46'33" W, with the west line of said Koldin Drive, 62.86 feet to a 3/8" iron rod found at the most northerly corner of a tract of land described by deed to P. S. Tiberg recorded in Volume 2001, Page 897, Official Records, Parker County, Texas;

THENCE with the west line of said P. S. Tiberg tract the following courses and distances;

S 58°18'44" W, 176.23 feet to a 3/8" iron rod found;

S 02°38'13" W, 522.65 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);

THENCE S 89°35'50" W, at 49.55 passing the northeast corner of a tract of land described by deed to William Shaw III recorded in Volume 2850, Page 1488, Official Records, Parker County, Texas and in all 158.76 feet to an iron rod set;

THENCE N 15°29'02" W, continuing with the line of said William Shaw III (V. 2850 P. 1488), 272.66 feet to an iron rod found (iron rods found are 1/2" unless noted) at the southeast corner of a tract of land described by deed William Shaw III recorded in Volume 2850, Page 1484, Official Records, Parker County, Texas;

THENCE N 15°09'55" W, 383.54 feet to a post at the southwest corner of a tract of land described by deed to Rick Metzger recorded Volume 1891, Page 1416, Real Records, Parker County, Texas;

THENCE N 89°27'46" E, at 237.45 feet passing an iron rod found at the southeast corner of said Rick Metzger tract and the southwest corner of said Mary E. Hartman tract and in all 444.96 feet to a 3/8" iron rod found;

THENCE N 58°30'43" E, continuing with the south line of said Mary E. Hartman tract, 78.89 feet to the POINT OF BEGINNING and containing 4.05 acres (176,203 square feet) of land.

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THENCE N 58°30'43" E, continuing with the south line of said Mary E. Hartman tract, 78.89 feet to the POINT OF BEGINNING and containing 4.05 acres (176,203 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRUCE LEE CASBURN, does hereby adopt this plat and designated herein as LOT 1 AND LOT 2, BLUEBONNET MEADOW, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, being 4.05 acre tract of land situated in and being a portion of the I & G N RR Company Survey, Abstract No. 1825 and the J. Lawrence Survey, Abstract No. 812, in the City of Annetta South, Parker County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

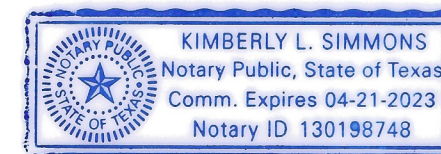
Bruce L. Casburn
Bruce L. Casburn
Date: April 20, 2021

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned Notary Public in and for said county and State on this day personally appeared BRUCE LEE CASBURN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20 day of April, 2021.

Kimberly L. Simmons
Notary Public in and for Parker County
Bruce Lee Casburn
Bruce Lee Casburn



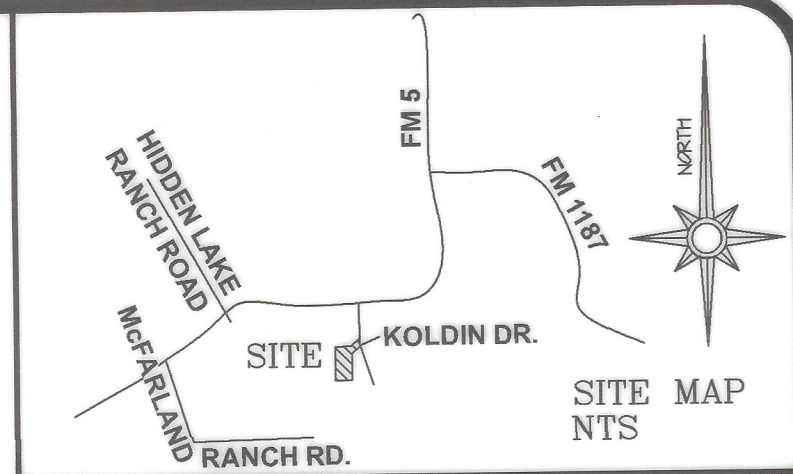
THE STATE OF TEXAS
COUNTY OF PARKER

I, David Harlan, Jr., 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 shown thereon were properly placed, Under my personal supervision, in accordance with the Subdivision regulations of the City of Annetta South, Texas.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
December 2020



Cabinet/Instrument# E 773, Slide



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0450 E EFFECTIVE DATE: SEPTEMBER 26, 2008 A PORTION OF THIS PROPERTY DOES LIE WITHIN A ZONE AE: BASE FLOOD DETERMINED, @788.0 ZONE X: OUTSIDE 100-YEAR FLOOD HAZARD AREA

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202121997
06/03/2021 03:57 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

City of Annetta South Approval:
Planning & Zoning Date: May 11, 2021
Planning & Zoning Chairman: May 11, 2021 Charles Col
City Council Date: May 11, 2021
Mayor: Bill Gordon
City Secretary: Colon Woodward
City Engineer: J.P.A.

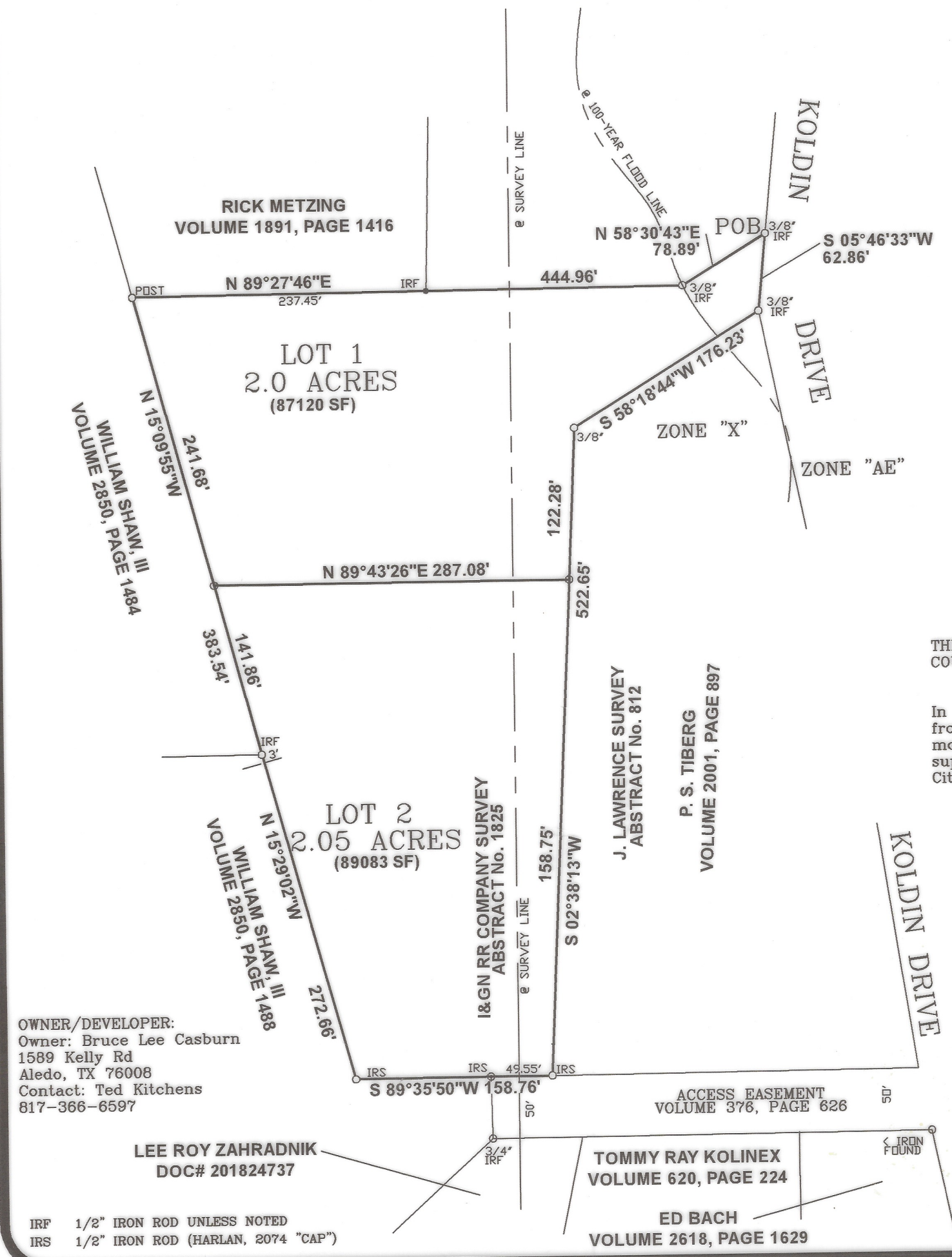
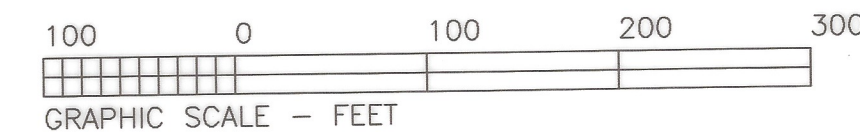
21825.002.000.00
20812.002.000.00

MINOR PLAT
LOT 1 AND LOT 2
BLUEBONNET MEADOW
AN ADDITION IN THE CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS

Being 4.05 acre tract of land situated in and being a portion of the I & G N RR Company Survey, Abstract No. 1825 and the J. Lawrence Survey Abstract No. 812, in the City of Annetta South, Parker County, Texas

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833
FIRM #10088500 harlanland@yahoo.com



OWNER/DEVELOPER:
Owner: Bruce Lee Casburn
1589 Kelly Rd
Aledo, TX 76008
Contact: Ted Kitchens
817-366-6597

LEE ROY ZAHRADNIK
DOC# 201824737

TOMMY RAY KOLINEX
VOLUME 620, PAGE 224

ED BACH
VOLUME 2618, PAGE 1629

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")