

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

201728756 PLAT Total Pages: 1

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

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

NOTE: We do hereby waive all claims for damages against the County 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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER : PRIVATE WELLS

WASTE WATER: PRIVATE SEPTIC SYSTEMS

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.

STATE OF TEXAS )  
COUNTY OF PARKER

WHEREAS, LARRY A. CARNES (Volume 683, Page 531) being the sole owners of 7.975 Acres (remainder of a 12.0 acre tract) situated in and being a portion of the James Billings Survey, Abstract No. 104 in the City of Annetta South, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the east right of way line of Valle Vista Road at the northwest corner of said 12.0 acre tract at the southwest corner of a tract of land described by deed to Geoffrey Cecil, recorded in Volume 2510, Page 176, Official Records, Parker County, Texas;

THENCE N 88°34'26" E, with the common line of said tracts, 805.39 feet to an iron rod found at the northeast corner of said 12.0 acre tract in the west line of a tract of land described by deed to Geoffrey Ledoyen, recorded in Doc #201606255, Official Records, Parker County, Texas;

THENCE S 00°30'21" E, on or about a fence and the west line of said Geoffrey Ledoyen tract, 653.87 feet to an iron rod set (iron rods set are 1/2" with cap Harlan, 2074) at the northeast corner of a tract of land described by deed to L. Christian, recorded in Volume 1473, Page 1181, Real Records, Parker County, Texas;

THENCE S 88°45'22" W, with the north line of said L. Christian tract, 296.91 feet to an iron rod set at the southeast corner of a tract of land described by deed to David Johnson, recorded in Volume 2884, Page 571, Official Records, Parker County, Texas;

THENCE with the line of said David Johnson tract the following courses and distances:

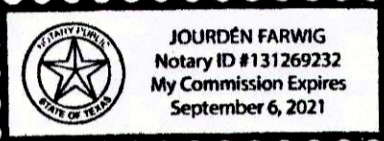
N 01°24'20" W, 350.82 feet to an iron rod found;  
S 88°45'22" W, 498.21 feet to an iron rod set in the east right of way line of said Valle Vista Road;

THENCE N 01°24'20" W, with the east right of way line of said Valle Vista Road, 300.44 feet to the POINT OF BEGINNING and containing 7.975 acres (347,405 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LARRY A. CARNES does hereby adopt this plat and designated herein as LOT 1, LOT 2 AND LOT 3, CARNES ESTATES, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, being 7.975 Acres situated in and being a portion of the James Billings Survey, Abstract No. 104 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.

*Larry A. Carnes*  
Larry A. Carnes  
11-14-17  
Date:

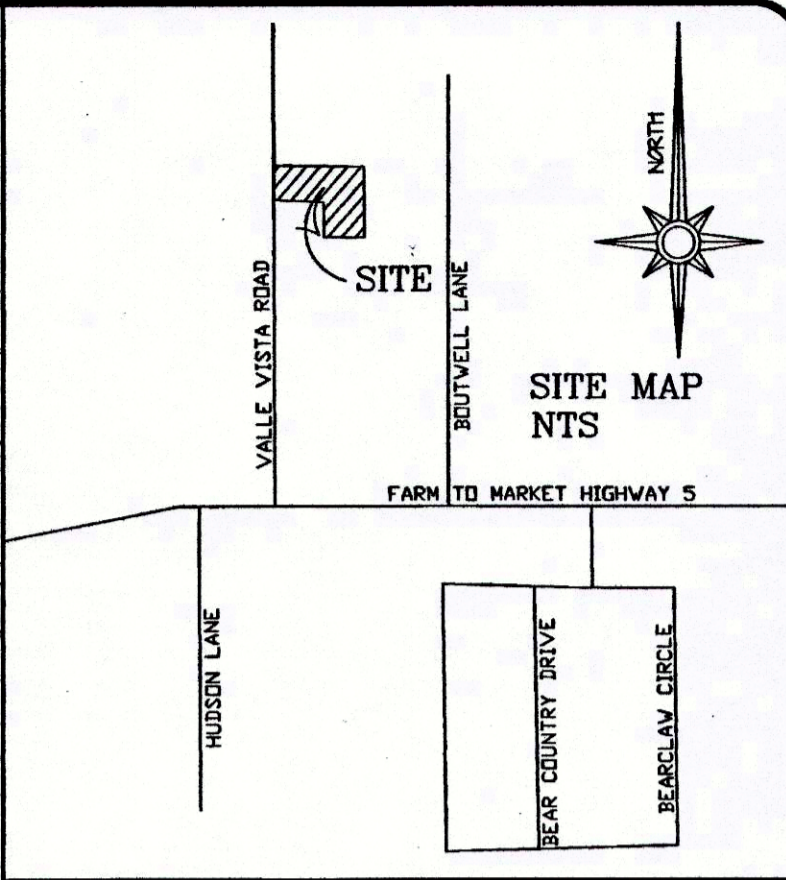


STATE OF TEXAS )  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared LARRY A. CARNES, 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 purposes and considerations therein stated.

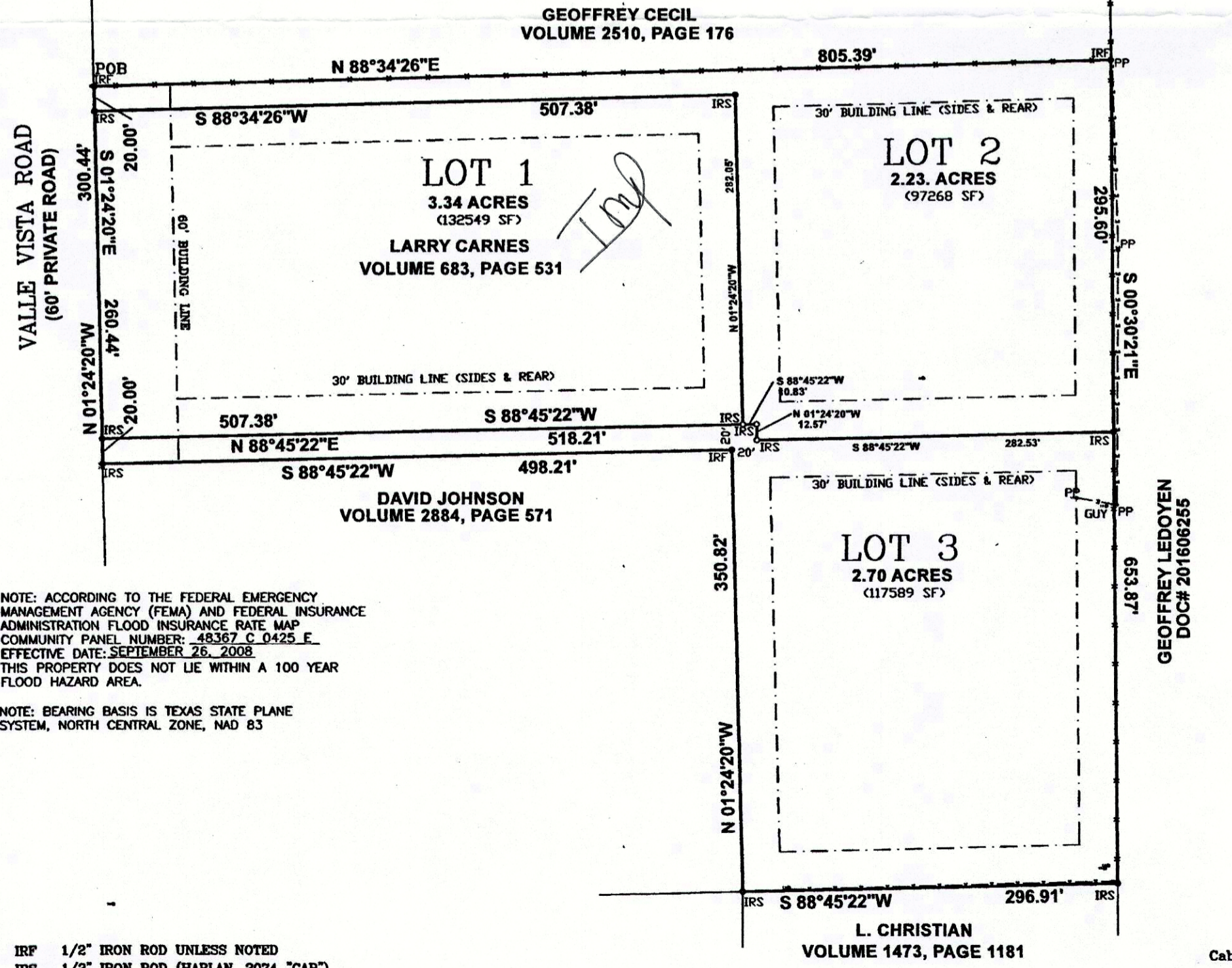
Given under my hand and seal of office this 14th day of November, 2017

*Jourden Farwig*  
Notary Public PARKER County, Texas



LIENHOLDER  
N/A  
Signature of Lien holder  
This the \_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas

Owners/Developers:  
Larry Carnes  
406 Valle Vista Rd  
Aledo, TX 76008  
Contact person:  
Logan Merkey  
1-231-690-2458



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 45357 C-0425 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

GEOFFREY LEDOYEN  
DOC# 201606255

THE STATE OF TEXAS )  
COUNTY OF PARKER

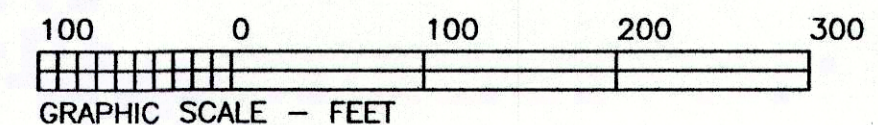
I, David Harlan, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, Under my personal supervision, in accordance with the Subdivision regulations of the City of Annetta South, Texas.

*David Harlan, Jr.*  
David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
AUGUST, 2017



LOT 1, LOT 2 AND LOT 3  
CARNES ESTATES  
AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS  
Being 7.975 Acres situated in and being a portion of the James Billings Survey, Abstract No. 104 in the City of Annetta South, Parker County, Texas

Cabinet/Instrument# D Slide 798



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201728756  
11/17/2017 04:04 PM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 11011  
SCH. DIST.: AL  
CITY: K-19  
MAP NO.:  
NORTH

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

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