NOTES

1. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

2. ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN TOWN LIMITS) REGULATIONS OF THE TOWN OF ANNETTA INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL, WATER WELL CONTROL AND SANITARY SEWER CONTROL INCLUDING ANY REQUIRED ACCOMPANYING EASEMENTS AND APPURTENANCES. ALSO BEFORE CONSTRUCTION OR DIGGING, PLEASE CONTACT THE TOWN OF ANNETTA, THE PROPER UTILITY COMPANY, AND/OR 1-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.

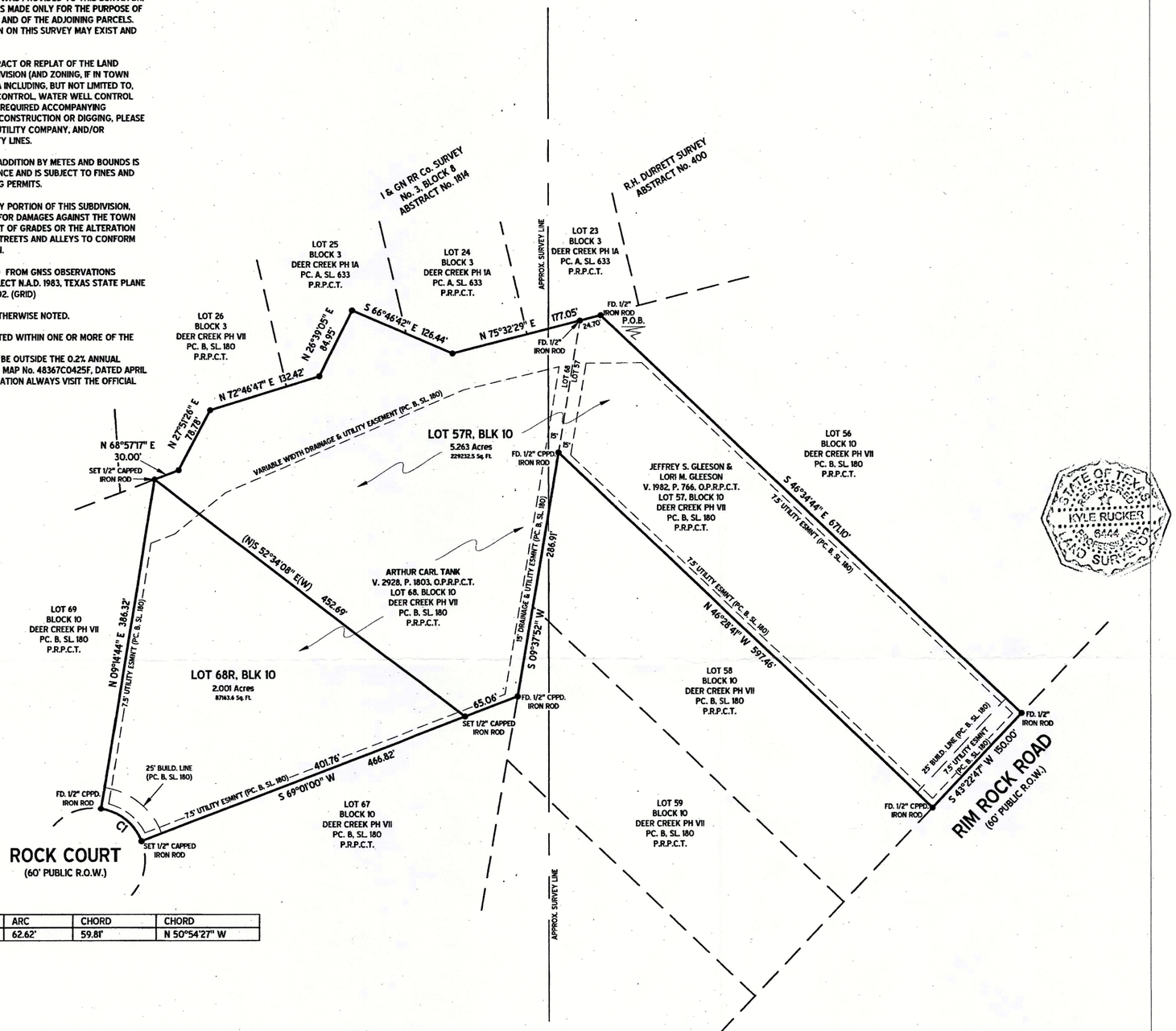
3. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND TOWN ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

4. THE CURRENT AND/OR FUTURE OWNERS OF ANY PORTION OF THIS SUBDIVISION, WITH THIS PLAT PRESENTS, A WAIVER OF CLAIM FOR DAMAGES AGAINST THE TOWN OF ANNETTA OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

5. 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)

6. ALL CORNERS ARE POINTS IN CREEK, UNLESS OTHERWISE NOTED.

7. CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS:
OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP No. 48367C0425F, DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).



CURVE	RADIUS	ARC	CHORD	CHORD
C1	60.00'	62.62'	59.81'	N 50°54'27" W

STATE OF TEXAS
COUNTY OF PARKER

201915689 PLAT Total Pages: 1

WHEREAS, ARTHUR CARL TANK, OWNER OF LOT 68 (VOLUME 2928, PAGE 1803, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS) AND JEFFERY S. GLEESON AND LORI M. GLEESON,OWNERS OF LOT 57 (VOLUME 1982, PAGE 766, R.P.R.P.C.T.), BOTH BEING IN BLOCK 10, DEER CREEK, PHASE VII, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN SAID VOLUME 2928, PAGE 1803 AND SAID VOLUME 1982, PAGE 766, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF LOT 23, BLOCK 3, DEER CREEK, PHASE 1A, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 633, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT. SAID IRON ROD BEING THE NORTHEAST CORNER OF LOT 57, BLOCK 10, AND THE NORTHWEST CORNER OF LOT 56, OF SAID BLOCK 10, DEER CREEK, PHASE VII, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 180, PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE S 46°34'44" E 67.10 FEET ALONG THE COMMON LINE OF SAID LOTS 56 & 57, BLOCK 10 TO A FOUND 1/2" IRON ROD IN THE NORTHWEST RIGHT OF WAY OF RIM ROCK ROAD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 43°22'47" W 150.00 FEET ALONG THE NORTHWEST RIGHT OF WAY OF SAID RIM ROCK ROAD TO A FOUND 1/2" CAPPED IRON ROD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N 46°28'41" W 597.46 FEET ALONG THE COMMON LINE OF LOT 57 & 58, BLOCK 10 OF SAID DEER CREEK, PHASE VII, TO A FOUND 1/2" CAPPED IRON ROD IN THE EAST LINE OF LOT 68, BLOCK 10 OF SAID DEER CREEK , PHASE VII FOR A CORNER OF THIS TRACT.

THENCE S 09°37'52" W 286.91 FEET ALONG THE EAST LINE OF SAID LOT 68 AND THE NORTHWEST LINE OF LOTS 58 & 59, BLOCK 10 OF SAID DEER CREEK, PHASE VII TO A FOUND 1/2" CAPPED IRON ROD AT THE COMMON CORNER OF SAID LOT 68 AND LOT 67, BLOCK 10 FOR A CORNER OF THIS TRACT.

THENCE S 69°01'00" W 466.82 FEET ALONG THE COMMON LINE OF SAID LOTS 67 & 68, BLOCK 10 TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE RIGHT OF WAY OF ROCK COURT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N 50°54'27" W 59.81 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AND THE RIGHT OF WAY OF SAID ROCK COURT AN ARC DISTANCE OF 62.62 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°14'44" E 386.32 FEET ALONG THE COMMON LINE OF SAID LOT 68 AND LOT 69, BLOCK 10 TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN A CREEK FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE GENERAL COURSE OF A CREEK THE FOLLOWING COURSES AND DISTANCES:
N 68°57'17" E 30.00 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 27°51'26" E 78.78 FEET TO POINT FOR A CORNER OF THIS TRACT.
N 72°46'47" E 132.42 FEET TO A POINT FOR A CORNER OF THIS TRACT.
N 26°39'05" E 84.95 FEET TO A POINT FOR A CORNER OF THIS TRACT.
S 66°46'42" E 126.44 FEET TO A POINT IN THE SOUTH LINE OF SAID BLOCK 3 OF DEER CREEK, PHASE 1A FOR A CORNER OF THIS TRACT.

THENCE N 75°32'29" E ALONG THE SOUTH LINE OF SAID BLOCK 3, PHASE 1A, AT 152.35 FEET PASSING A FOUND 1/2" IORN ROD AT THE COMMON CORNER OF SAID LOTS 57 & 68, BLOCK 10, PHASE VII, IN ALL A DISTANCE OF 177.05 FEET TO THE POINT OF BEGINNING CONTAINING 7.264 ACRES OF LAND.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
DATE: APRIL 18, 2019 - JN190435P

STATE OF TEXAS REGISTERED X KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ARTHUR CARL TANK JEFFREY GLEESON DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 57R & 68R, BLOCK 10, DEER CREEK, PHASE VII, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 14TH DAY OF June 2019

OWNER OWNER OWNER

STATE OF TEXAS
COUNTY OF Parker
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Arthur Tank KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 14 DAY OF June 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DIANA KOTLINSKI
Notary Public, State of Texas
Comm. Expires 09-05-2022
Notary ID 129908956

STATE OF TEXAS
COUNTY OF Parker
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffrey Gleeson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 14 DAY OF June 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DIANA KOTLINSKI
Notary Public, State of Texas
Comm. Expires 09-05-2022
Notary ID 129908956

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE _____ DAY OF _____ 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCT. NO.: 11766
SCH. DIST.: AL
CITY:
MAP NO.: L-18

SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX, 76086

OWNER/DEVELOPER:
ARTHUR CARL TANK
1325 OAKWOOD DR.
HURST, TX, 76053

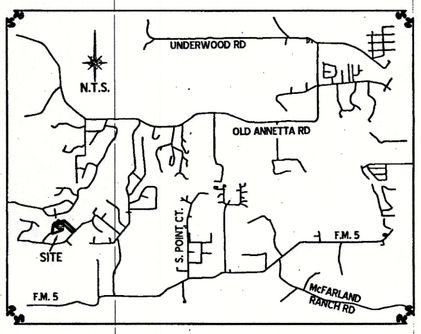
JEFFREY S & LORI M GLEESON
130 RIM ROCK RD.
ALEDO, TX, 76008

0 100' 200' 300'
1" = 100'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201915689
06/25/2019 12:47 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CABINET E, SLIDE 320

APPROVED BY THE TOWN OF ANNETTA
MAYOR 6-24-19
TOWN ADMINISTRATOR DATE
6/20/19
TOWN SECRETARY DATE
THE STATE OF TEXAS TOWN OF ANNETTA



LOTS 57R & 68R, BLOCK 10
DEER CREEK, PHASE VII

BEING A 7.264 REPLAT OF LOTS 57 & 68, BLOCK 10, DEER CREEK, PHASE VII, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, AS RECORDED IN P.C. B, SL. 180, P.R.P.C.T.

APRIL 2019

TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

11766.010.068.00 11766.010.057.00