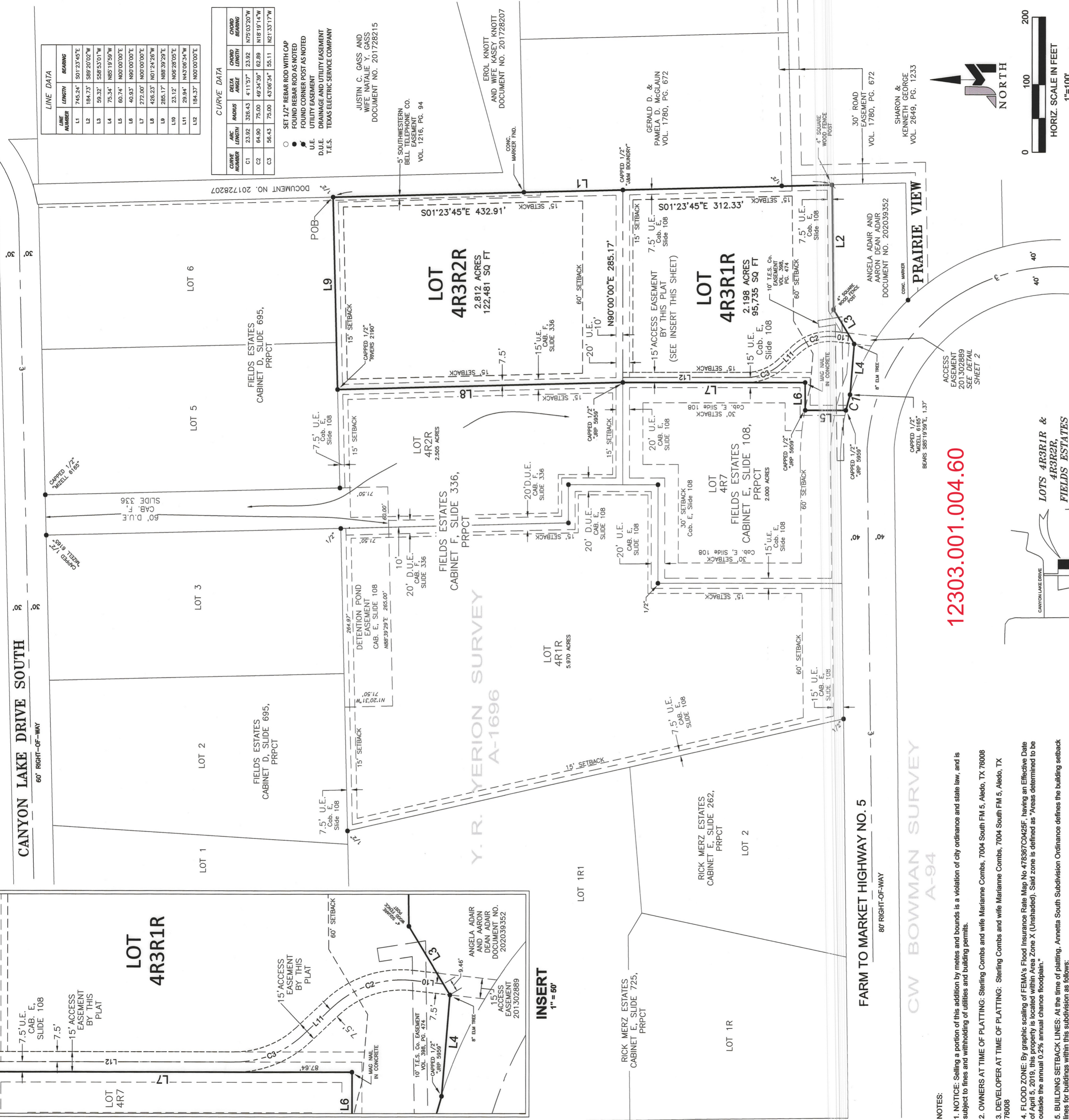


INSERT
1" = 60'



LINE NUMBER	LENGTH	BEARING
L1	745.24	S01°23'45"E
L2	184.73	S89°20'02"W
L3	59.32	S58°53'01"W
L4	75.34	N85°19'59"W
L5	60.74	N00°00'00"E
L6	40.93	N80°00'00"E
L7	272.00	N00°00'00"E
L8	428.23	N01°24'26"W
L9	285.17	N86°39'29"E
L10	23.12	N06°28'05"E
L11	29.94	N43°05'34"W
L12	184.37	N00°00'00"E

CURVE NUMBER	ARC LENGTH	AREA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	23.92	326.43	4°11'37"	23.92	N75°03'20"W
C2	64.90	75.00	49°34'39"	62.89	N18°19'14"W
C3	56.43	75.00	43°06'34"	55.11	N21°33'17"W

○ SET 1/2" REBAR ROD WITH CAP
● FOUND REBAR ROD AS NOTED
● FOUND CORNER POST AS NOTED
● UTILITY EASEMENT
D.U.E. DRAINAGE AND UTILITY EASEMENT
T.E.S. TEXAS ELECTRIC SERVICE COMPANY

JUSTIN C. GASS AND WIFE NATALIE Y. GASS
DOCUMENT NO. 201728215

S. SOUTHWESTERN BELL TELEPHONE CO. EASEMENT
VOL. 1216, PG. 84

EROL KNOTT AND WIFE KASEY KNOTT
DOCUMENT NO. 201728207

GERALD D. & PAMELLA D. MACALIN
VOL. 1780, PG. 672

FARM TO MARKET HIGHWAY NO. 5
80' RIGHT-OF-WAY

CW BOWMAN SURVEY A-94

12303.001.004.60

12303
AL
K-19

NOTES:

- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- OWNERS AT TIME OF PLATTING: Sterling Combs and wife Marianne Combs, 7004 South FM 5, Alledo, TX 76008
- DEVELOPER AT TIME OF PLATTING: Sterling Combs and wife Marianne Combs, 7004 South FM 5, Alledo, TX 76008
- FLOOD ZONE: By graphic scaling of FEMA's Flood Insurance Rate Map No. 476387C0425E, having an Effective Date of April 5, 2018, the property is located within Area Zone X (Unshaded). Said zone is defined as: "Areas determined to be outside the annual 0.2% annual chance floodplain."
- BUILDING SETBACK LINES: At the time of platting, Annetta South Subdivision Ordinance defines the building setback lines for buildings within this subdivision as follows:
Front Yard: 60 Feet
Side Yard: 15 Feet
Rear Yard: 15 Feet
- At the time of platting the lots within this replat are designed for private onsite water wells.
- At the time of platting the lots within this replat are designed for private onsite septic systems.
- This replat does not vacate the previous plat of record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- Additional easements will be provided as a separate instrument at the time of construction if necessary.
- Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.000152. Areas shown are surface areas.

PLAT OF

Lots 4R3R1R and 4R3R2R
FIELDS ESTATES,

in the City of Annetta South, Parker County, Texas, being a replat of Lot 4R3R, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet F, Slide 336, Plat Records, Parker County, Texas, which is a replat of Lots 4R1, 4R2, 4R3, 4R4, 4R5, and 4R6, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet E, Slide 108, Plat Records, Parker County, Texas, which is a replat of Lot 4, FIELD ESTATES, as shown on the plat thereof recorded in Cabinet D, Slide 695, Plat Records, Parker County, Texas.

TOTAL ACREAGE: 5.01 ACRES

CITY OF ANNETTA SOUTH APPROVAL

PLANNING AND ZONING DATE: MAY 9, 2023

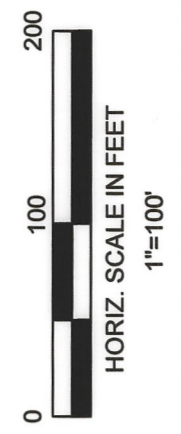
PLANNING AND ZONING CHAIRMAN: [Signature]

CITY COUNCIL DATE: May 9, 2023

MAYOR: [Signature]

CITY SECRETARY: [Signature]

CITY ENGINEER: _____



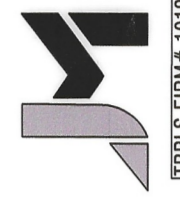
THIS PLAT FILED IN

Cabinet _____ Slide _____



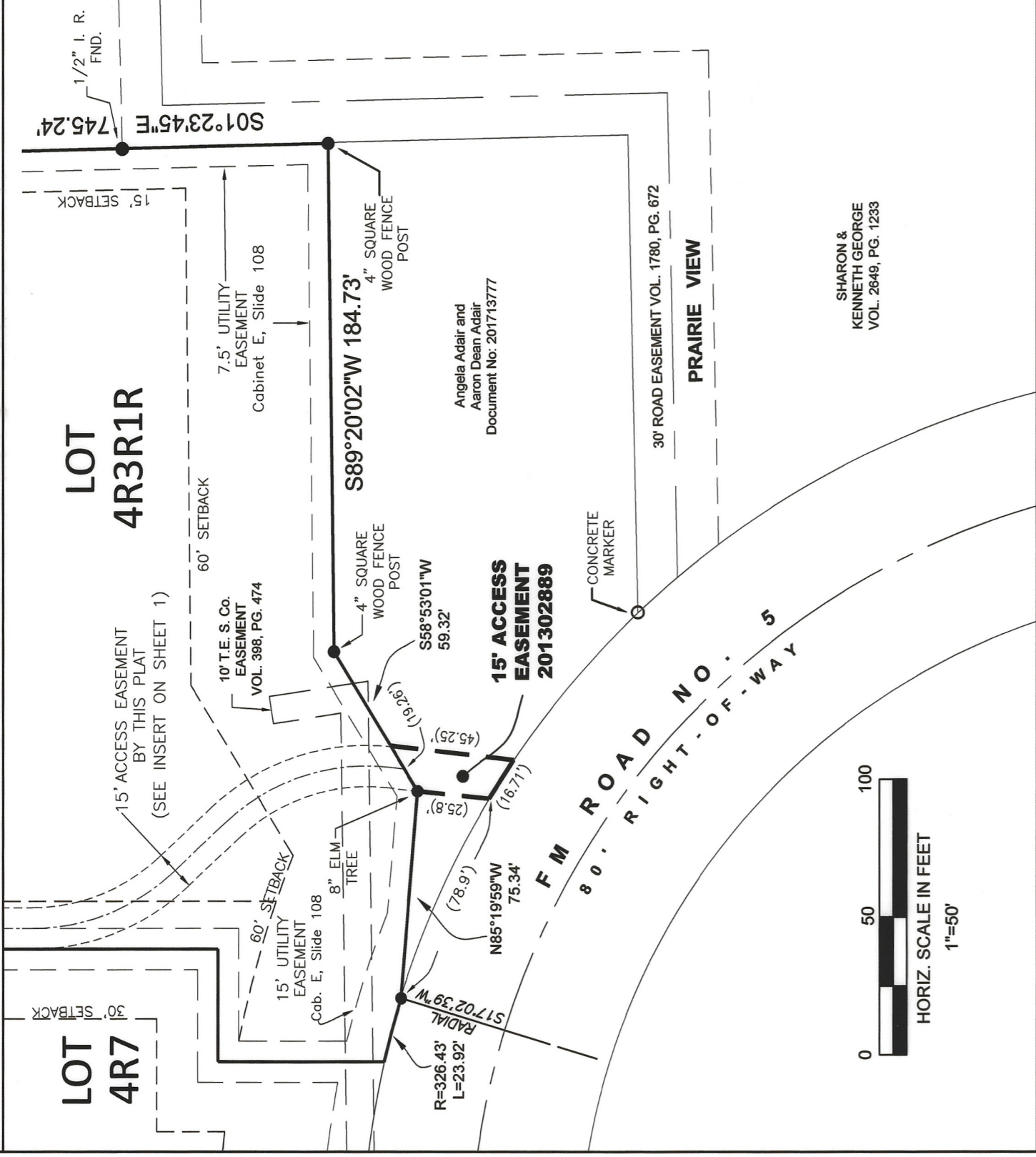
Mark T. Brown
SIGNATURE

MARK T. BROWN
(PSND)
REGISTERED PROFESSIONAL LAND SURVEYOR
5-3-2023
DATE



JACOB MARTIN
3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1005 FORT WORTH HWY
WEATHERFORD, TX 76086
817-594-9880
1014 BROADWAY STREET
LUBBOCK, TX 79414
EIRM# F-2448

DETAIL OF ACCESS EASEMENT



THE STATE OF TEXAS §
COUNTY OF PARKER §
KNOW ALL MEN BY THESE PRESENTS:

THAT Sterling D. and wife Marianne R. Combs, being the owners of the following described property, to wit:

SITUATED in the City of Annetta South, Parker County, Texas, and being a replat of all of Lot 4R3R, FIELDS ESTATES, an addition to said City of Annetta South, as shown on the plat thereof recorded in Cabinet F, Slide 336, Plat Records, Parker County, Texas which is a replat of Lots 4R1, 4R2, 4R3, 4R4, 4R5, and 4R6, FIELDS ESTATES, an addition to said City of Annetta South, as shown on the plat thereof recorded in Cabinet E, Slide 108, Plat Records, Parker County, Texas which is a replat of Lot 4 of said FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet D, Slide 695 of said plat records, and being more fully described as follows:

BEGINNING at a found 1/2 inch rebar rod (N=6,929,595.51', E=2,224,029.54') being in the west line of a certain tract conveyed to Erol Knott and wife, Kasey Knott, by deed recorded in Document No. 201728207, Official Public Records, Parker County, Texas, said point being the southeast corner of Lot 6, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet D, Slide 695 of said plat records, and the northeast corner of said Lot 4R3R;

THENCE S 01°23'45" E with the west line of said Knott tract and the east line of said Lot 4R3R, at 284.04 feet passing a concrete marker for the southwest corner of said Knott tract and the northwest corner of that certain tract conveyed to Gerald D. and Pamela D. McClain by deed recorded in Volume 1780, Page 672, Deed Records, Parker County, Texas, at 699.03 feet passing a 1/2 inch rebar rod found in place for the northwest corner of a 30 foot wide road easement referenced in said McClain deed, at a calculated distance of 694.03 feet passing the southwest corner of that certain tract, same being the northwest corner of that certain tract conveyed to Sharon and Kenneth George by deed recorded in Volume 2844, Page 1239, Deed Records, Parker County, Texas, at 44.26 feet passing the southeast corner of said Lot 4R3R, the west line of said George tract, at a distance of 44.26 feet passing the southeast corner of said Lot 4R3R and the northeast corner of that certain tract conveyed to Angela and Aaron Dean Adair in a deed recorded in Document No. 2020098362, of said Official Public Records;

THENCE with the south line said Lot 4R3R, and the north line of said Adair tract the following courses and distances:

- S 89°20'02" W 184.73 feet to a 4 inch square wood fence post;
• S 89°53'01" W 59.32 feet to an 8 inch elm tree;
• N 85°19'59" W, at 73.97 feet passing a found 1/2 inch rebar rod with cap marked "MIZELL 61657", and continuing a total distance of 76.34 feet to a point in said northerly right-of-way line of FM Road No. 5 being a curve to the left with a center point that bears S 17°02'39" W 326.43 feet, having a radius of 326.43 feet, a curve length of 23.92 feet, a delta angle of 04°11'57", and subtended by a chord with bearing and distance of N 75°03'20" W 23.92 feet;

THENCE westerly along said curve, same being said northerly right-of-way line, and said southerly line of Lot 4R3R, an arc distance of 23.92 feet (said curve length) to a found 1/2 inch rebar rod with cap marked "JRP 5959" for the southwest corner of said Lot 4R3R and the most southerly southeast corner of Lot 4R7 of said FIELDS ESTATES as shown on said plat recorded in Cabinet E, Slide 108, Plat Records, Parker County, Texas;

THENCE along the perimeter said Lot 4R7, being its common lines with said Lot 4R3R, the following courses and distances:

- N 00°00'00" E 607.4 feet to a found 1/2 inch rebar rod with cap marked "JRP 5959";
• N 00°00'00" E 403.80 feet to a found 1/2 inch rebar rod with cap marked "JRP 5959" for the northeast corner of said Lot 4R7, same being the southeast corner of Lot 4R2R of FIELDS ESTATES as shown on plat recorded in Cabinet F, Slide 336, of said Plat Records, being the southeast corner of Lot 4R2R of FIELDS ESTATES as shown on plat recorded in Cabinet F, Slide 336, of said Plat Records;

THENCE N 01°24'25" W 426.23 feet with the east line of said Lot 4R2R, same being the west line of said Lot 4R3R to a found 1/2 inch rebar rod with cap marked "JRP 5959" for the most easterly northeast corner of Lot 4R2R, being in the south line of Lot 5 of FIELDS ESTATES as shown on plat in Cabinet D, Slide 695, of said Plat Records, and being the northwest corner of said Lot 4R3R;

THENCE N 88°39'29" E with the south line of said Lot 5, at a distance of 69.69 feet passing the southeast corner of said Lot 5, same being the southwest corner of said Lot 6, continuing in all a total distance 285.17 feet to the PLACE OF BEGINNING and containing 5.01 acres (218216 square feet) of land.

Does hereby adopt this plat designating the herein above described property as LOTS 4R3R1R and 4R3R2R, FIELDS ESTATES, an addition in the City of Annetta South, Parker County, Texas, and does hereby dedicate to the public the use of the streets, rights-of-way, easements, and other public improvements shown thereon.

WITNESS, my hand, this the 8th day of May, 2023.
Sterling D. Combs

WITNESS, my hand, this the 8th day of May, 2023.
Marianne R. Combs

THE STATE OF TEXAS §
COUNTY OF PARKER §
This instrument acknowledged before me on May 8th, 2023,
By: Sterling D. Combs



Deanna Slavec Bartley
Notary Public, State of Texas
My commission expires 4-3-27

THE STATE OF TEXAS §
COUNTY OF PARKER §
This instrument acknowledged before me on May 8, 2023,
By: Marianne R. Combs



Deanna Slavec Bartley
Notary Public, State of Texas
My commission expires 4-3-27

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deable

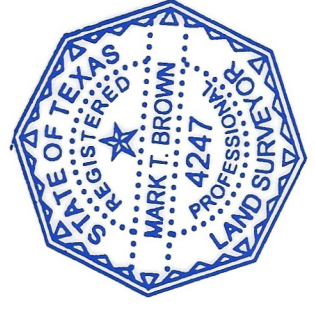
202311969
05/10/2023 10:34 AM
Lila Deable
County Clerk
Parker County, TX
PLAT

PLAT OF
Lots 4R3R1R and 4R3R2R
FIELDS ESTATES,

in the City of Annetta South, Parker County, Texas, being a replat of Lot 4R3R, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet F, Slide 336, Plat Records, Parker County, Texas, which is a replat of Lots 4R1, 4R2, 4R3, 4R4, 4R5, and 4R6, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet E, Slide 108, Plat Records, Parker County, Texas, which is a replat of Lot 4, FIELDS ESTATES, as shown on the plat thereof recorded in Cabinet D, Slide 695, Plat Records, Parker County, Texas.

TOTAL ACREAGE: 5.01 ACRES

SURVEYOR CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



Mark T. Brown
SIGNATURE
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
5-3-2023
DATE

JACOB MARTIN
3465 CURRY LANE
ARILENE, TX 79806
325-695-1070
1925 FORT WORTH HWY.
WEATHERFORD, TX 76086
817-394-9880
1014 BROADWAY STREET
LUBBOCK, TX 79414
806-368-6375
TEPLS FIRM# 10194993
FRM# F-2498