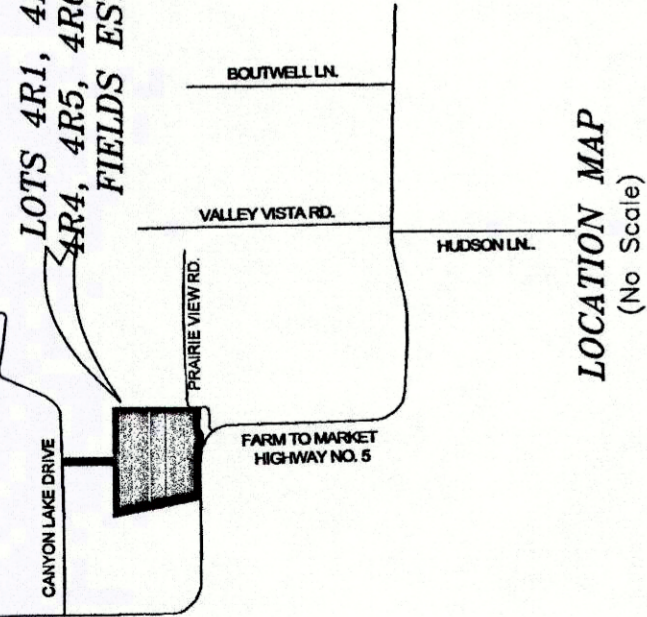


LOTS 4R1, 4R2, 4R3, 4R4, 4R5, 4R6, & 4R7
FIELDS ESTATES



THE STATE OF TEXAS \$
COUNTY OF PARKER \$

KNOW ALL MEN BY THESE PRESENTS:

THAT David A. Fields being the owner of the following described property, to wit:

SITUATED in the City of Annetta South, Parker County, Texas, and being all of Lot 4, Fields Estates, as shown on plat thereof recorded in Cabinet D, Slide 695, Parker County Plat Records, and said Lot being more fully described as follows:
BEGINNING at a 1/2" iron rod found in place in the north line of Farm to Market Highway No. 5 (an 80 foot right-of-way), for the southwest corner of said Lot 4, and the southeast corner of that certain tract conveyed to B. J. McGregory as Tract 2, by deed recorded in Volume 650, Page 703, Parker County Plat Records;

THENCE North 12 degrees, 40 minutes, 06 seconds West with the most westerly line of said Lot 4 and the east line of said McGregory tract, passing the north corner of McGregory tract, and the east line of that certain tract conveyed to B. J. McGregory by deed recorded in volume 439, Page 232, continuing with said west line of lot 4, in all 758.88 feet to a 1/2" iron rod found in place in the north of said McGregory tract recorded in Volume 459, for the most westerly northwest corner of Lot 4, said point also being in the south line of Lot 2 said Fields Estates;

THENCE North 88 degrees, 39 minutes, 29 seconds East with the south line of said Lot 2 and the most westerly north line of said Lot 4, passing the southwest corner of Lot 3, said Fields Estates, and continuing with the south line of said Lot 3 and said north line of Lot 4, in all 448.52 feet to a "MIZELL 6165" capped 1/2" iron rod found in place for the southeast corner of said Lot 3 and an angle point in said Lot 4;

THENCE North 1 degree, 21 minutes, 45 seconds West with the east line of said Lot 3, and the most northerly west line of said Lot 4, a distance of 439.96 feet to a "MIZELL 6165" capped 1/2" iron rod found in place in the south line of Canyon Lake Drive South (a 60 foot right-of-way), for the northeast corner of said Lot 3, and the most northerly northwest corner of said Lot 4;

THENCE North 88 degrees, 37 minutes, 48 seconds East with the south line of said Canyon Lake Drive South for the most northerly north line of said Lot 4, a distance of 60.0 feet to a "MIZELL 6165" capped 1/2" iron rod found in place for the most northerly northeast corner of said Lot 4, and the northwest corner of Lot 5, said Fields Estates;

THENCE South 1 degree, 21 minutes, 45 seconds West with the most northerly east line of said Lot 4, and the west line of said Lot 5, a distance of 439.99 feet to a "MIZELL 6165" capped 1/2" iron rod found in place for the southwest corner of said Lot 5, and an angle point in said Lot 4;

THENCE North 88 degrees, 39 minutes, 29 seconds East with the most easterly north line of said Lot 4, and the south line of said Lot 5, passing the southwest corner of Lot 6, said Fields Estates, and continuing with said easterly north line of Lot 4, and the south line of said Lot 6, in all 430.82 feet to a 1/2" iron rod found in place in the east line of that certain tract conveyed to Henry Sterling and Janet Daubert Green as Tract 1, by deed recorded in Volume 460, Page 457, said Deed Records, said point being for the southeast corner of said Lot 6, and the most easterly northeast corner of said Lot 4;

THENCE South 1 degree, 23 minutes, 45 seconds East with the west line of said Green tract and the most easterly east line of said Lot 4, passing a concrete marker for the southwest corner of said Green tract and the northwest corner of that certain tract conveyed to Gerald D. and Pamela D. McGlaun by deed recorded in Volume 1780, Page 672, said Deed Records, continuing with the common line of said Lot 4 and McGlaun tract, passing a 1/2" iron rod found in place for the northwest corner of a 30 foot wide road easement referenced in said McGlaun deed, passing the southwest corner of said McGlaun tract and continuing with the said most easterly line of Lot 4 and the west line of said road easement, in all 745.24 feet to a 4" square wood fence corner post for the southeast corner of said Lot 4 and the Northeast corner of that certain tract conveyed to Brandon and Devon Flowers by deed recorded under County Clerk's File No. 201713777;

THENCE with the common lines of said Lot 4, and said Flowers tract the following courses and distances:
South 89 degrees, 20 minutes, 02 seconds West, 184.73 feet to a wood fence post;
South 58 degrees, 53 minutes, 01 seconds West 59.32 feet to an 8" elm tree; and,
North 85 degrees, 19 minutes, 59 seconds West 75.34 feet to the northerly line of said Farm to Market Highway No. 5, said point being on a curve whose center bears South 17 degrees, 02 minutes, 40 seconds East, 326.43 feet, and from said point a "MIZELL 6165" capped 1/2" iron rod found in place bears South 85 degrees East 1.37 feet;

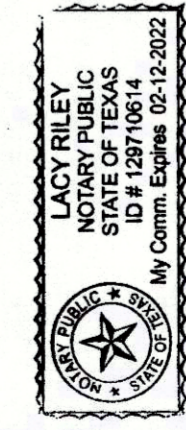
THENCE westerly with said curve and said northerly line of Highway, for the southerly line of said Lot 4, a distance of 101.41 feet to the end of said curve;
THENCE South 89 degrees, 14 minutes, 36 seconds West with the north line of said Highway and the south line of said Lot 4, at 22:22 feet passing a 1/2" iron rod found, and continuing in all 380.26 feet to the PLACE OF BEGINNING.

Does hereby adopt this plat designating the herein above described property as LOTS 4R1, 4R2, 4R3, 4R4, 4R5, 4R6, and 4R7, FIELDS ESTATES, on addition in the City of Annetta South, Parker County, Texas, and does hereby dedicate to the public use of the streets, rights-of-way, easements, and other public improvements shown thereon.

WITNESS: my hand, this the 8 day of May, 2018
BY: David A. Fields
David A. Fields

THE STATE OF TEXAS \$
COUNTY OF PARKER \$

This instrument acknowledged before me on May 8, 2018,
BY: David A. Fields

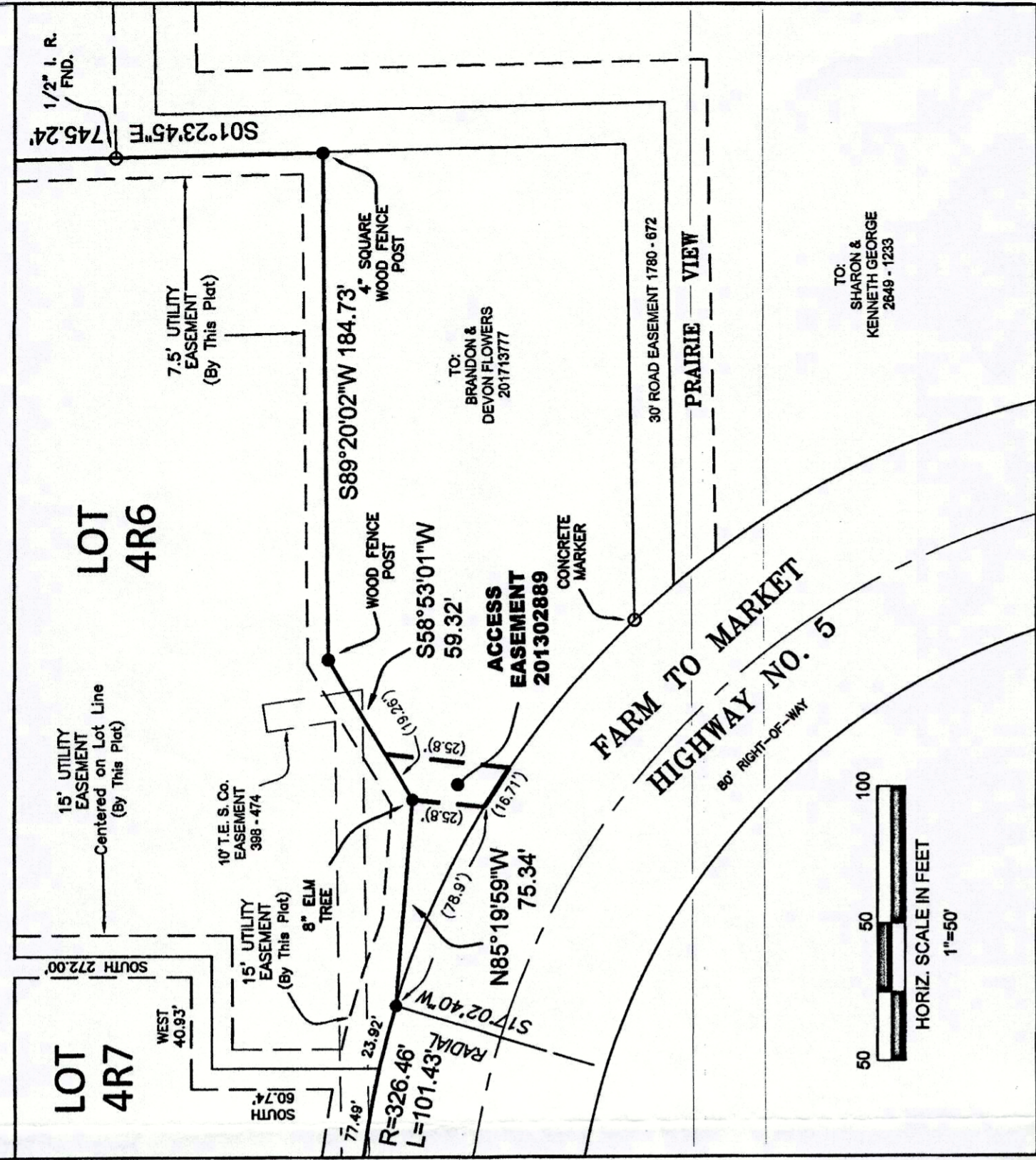


Lacy Riley
Notary Public, State of Texas
My commission expires, 2-12-2022

Plat of
**LOTS 4R1, 4R2, 4R3, 4R4, 4R5, 4R6, and 4R7,
FIELDS ESTATES,**
in the City of Annetta South, Parker County, Texas,
being a replat of Lot 4, Fields Estates, as shown on
plat thereof recorded in Cabinet D, Slide 695,
Parker County Plat Records.

TOTAL ACREAGE: 15.487 ACRES

DETAIL OF ACCESS EASEMENT



LOT AREA SUMMARY

LOT 4R1	87,145 Sq. Ft.	2.001 ACRES
LOT 4R2	87,147 Sq. Ft.	2.001 ACRES
LOT 4R3	87,663 Sq. Ft.	2.012 ACRES
LOT 4R4	92,722 Sq. Ft.	2.129 ACRES
LOT 4R5	90,945 Sq. Ft.	2.067 ACRES
LOT 4R6	95,784 Sq. Ft.	2.198 ACRES
LOT 4R7	87,121 Sq. Ft.	2.000 ACRES

TOTAL LOT AREA: 627,607 Sq. Ft. 14.408 ACRES

AREA DEDICATED FOR FIELDS COURT: 47,000 Sq. Ft. 1.079 ACRES

TOTAL AREA: 674,607 Sq. Ft. 15.487 ACRES

NOTES:

1. 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.
2. OWNER AT TIME OF PLATTING: David Fields, 7008 South FM 5, Aledo, TX 76008
3. DEVELOPER AT TIME OF PLATTING: David Fields, 7008 South FM 5, Aledo, TX 76008
4. FLOOD ZONE: By graphic scaling of FEMA's Flood Insurance Rate Map No. 478367C042SE, having an Effective Date of September 26, 2008, this 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."
5. 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: 30 Feet
Rear Yard: 30 Feet
6. At the time of platting the lots within this replat are designed for private onsite water wells.
7. At the time of platting the lots within this replat are designed for private onsite septic systems.
8. 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.
9. Additional easements will be provided as a separate instrument at the time of construction if necessary.
10. 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.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

LIENHOLDER:
First National Bank of Granbury
Address:
4062 East Highway No. 377
Granbury, Texas 76049

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:



Lacy Riley
Signature of Lienholder
This is the 8 day of May, 2018.
Lacy Riley
Notary Public in and for the State of Texas
My commission expires 2-12-2022

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12303.001.004-00

BASE CURRY LANE
ARLINGTON, TX 76010
324-866-1070
1508 SANTA FE DR. STE 203
WEATHERFORD, TX 76088
817-884-8880
JACOB HARTH
REALTY GROUP, INC. (817) 742-2122