

LINE	BEARING	DISTANCE
L1	N 42°20'26" E	71.06'
L2	S 09°37'49" W	69.77'

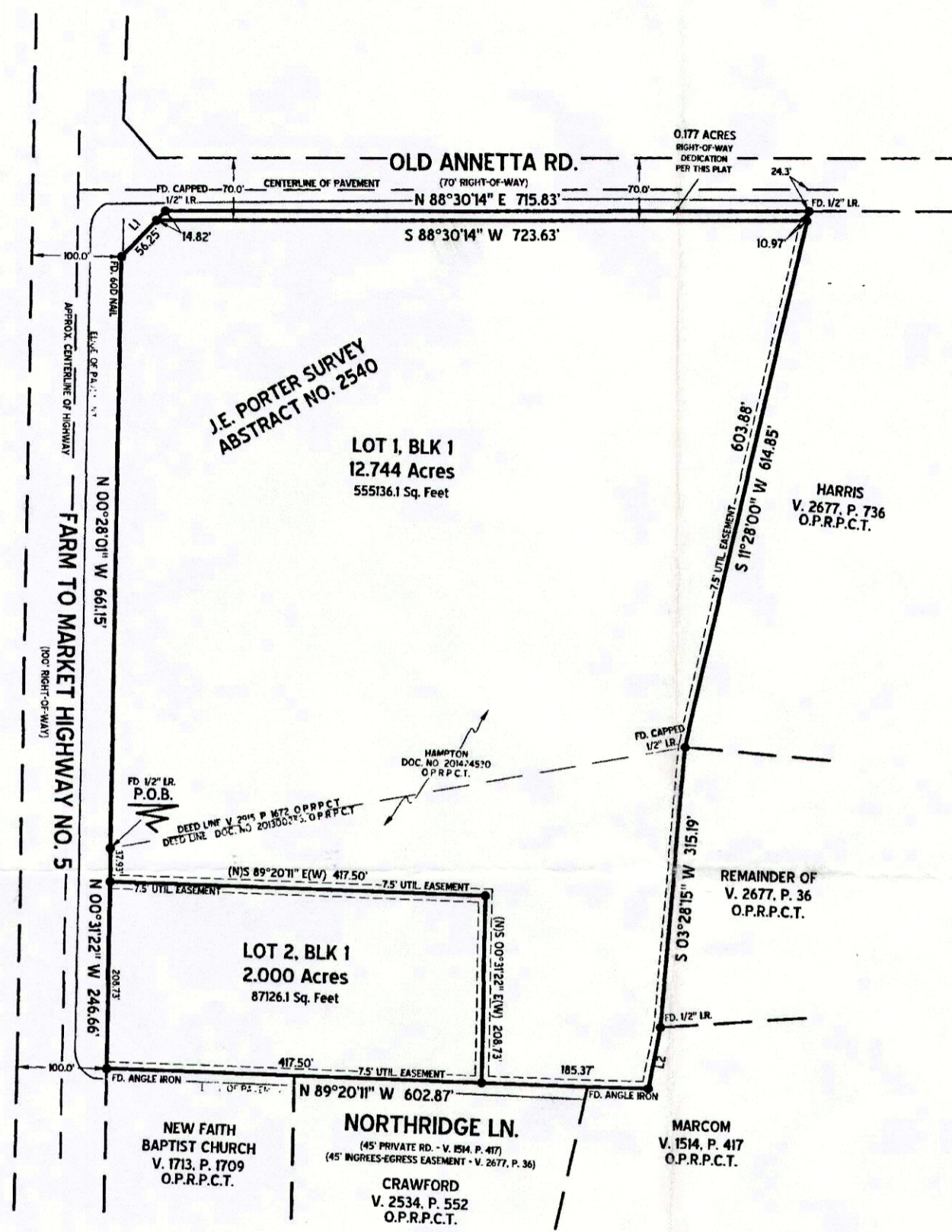
**MINOR PLAT
LOTS 1 & 2, BLOCK 1
GARDNER HAMPTONS ADDITION
AN ADDITION TO THE TOWN OF ANNETTA,
PARKER COUNTY, TEXAS**

201629958 PLAT Total Pages: 1

D 662

NOTES:

- 1) THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "X", ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0425E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (FEMA.GOV).
- 2) ALL CORNERS ARE SET 1/2" CAPPED IRON RODS (STAMPED "CARTER SUB COR") UNLESS OTHERWISE STAMPED.
- 3) SPECIAL 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.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE TOWN OF ANNETTA'S USE THEREOF. THE TOWN OF ANNETTA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE TOWN OF ANNETTA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) 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.
- 7) BEFORE CONSTRUCTION OR DEVELOPMENT PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
- 9) WATER WILL BE PROVIDED BY ON-SITE FACILITIES.
- 10) SANITARY SEWER WILL BE PROVIDED BY ON-SITE FACILITIES.
- 11) 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 AVAILABILITY.



SURVEY DESCRIPTION:

OF A 14.921 ACRES TRACT OF LAND CALLED TO BE OUT OF THE J.E. PORTER SURVEY, ABSTRACT NO. 2540, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO LARSON AND BRANDI HAMPTON IN DOCUMENT NO. 201424530, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE CALLED EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 5 (A PAVED SURFACE), AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 2915, PAGE 1672, R.R.P.C.T., AND AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 201300285, R.R.P.C.T.

THENCE N 00°28'01" W 661.15 FEET ALONG THE CALLED EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 5 TO A FOUND 60D NAIL FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 42°20'26" E 71.06 FEET TO A FOUND 1/2" IRON ROD IN THE APPARENT SOUTH RIGHT OF WAY LINE OF OLD ANNETTA RD. (A PAVED SURFACE) FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°30'14" E 715.83 FEET ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF SAID OLD ANNETTA RD. TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HARRIS IN VOLUME 2677, PAGE 736, R.R.P.C.T., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 11°28'00" W 644.85 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID DILL TRACT (DOC. NO. 201300285) FOR A CORNER OF THIS TRACT.

THENCE S 03°28'15" W 315.99 FEET TO A FOUND 1/2" IRON ROD IN THE EAST BOUNDARY LINE OF SAID DILL TRACT (DOC. NO. 201300285), AT THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARCOM IN VOLUME 1514, PAGE 417, R.R.P.C.T., FOR A CORNER OF THIS TRACT.

THENCE S 09°37'49" W 69.77 FEET ALONG THE COMMON LINE OF SAID DILL TRACT (DOC. NO. 201300285) AND THE WEST BOUNDARY LINE OF SAID MARCOM TRACT TO A FOUND ANGLE IRON IN NORTH RIGHT OF WAY LINE OF OF NORTHBRIDGE LN. (45 FOOT PRIVATE RD., V. 1514, P. 417 - 45 FOOT INGRESS-EGRESS EASEMENT, V. 2677, P. 36) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 89°20'11" W 602.87 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID DILL TRACT (DOC. NO. 201300285) AND THE NORTH RIGHT OF WAY LINE OF SAID NORTHBRIDGE LN. TO A FOUND ANGLE IRON AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO NEW FAITH BAPTIST CHURCH IN VOLUME 1713, PAGE 1709, R.R.P.C.T., AND SOUTHWEST CORNER OF SAID DILL TRACT (DOC. NO. 201300285) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°31'22" W 246.66 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 5 AND THE WEST BOUNDARY LINE OF SAID DILL TRACT (DOC. NO. 201300285) TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
KYLE RUCKER, R.P.L.S. NO. 6444
104107P2 - OCTOBER 2016



KNOW ALL MEN BY THESE PRESENTS:

THAT LARSON & BRANDI HAMPTON, DO HEREBY CERTIFY TO BEING THE LEGAL OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

WITNESS MY HAND, THIS 15th DAY OF December, 2016.

OWNER:

[Signature]
NAME/TITLE

[Signature]
NAME/TITLE

**STATE OF TEXAS
COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Larson & Brandi Hampton, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF December, 2016.

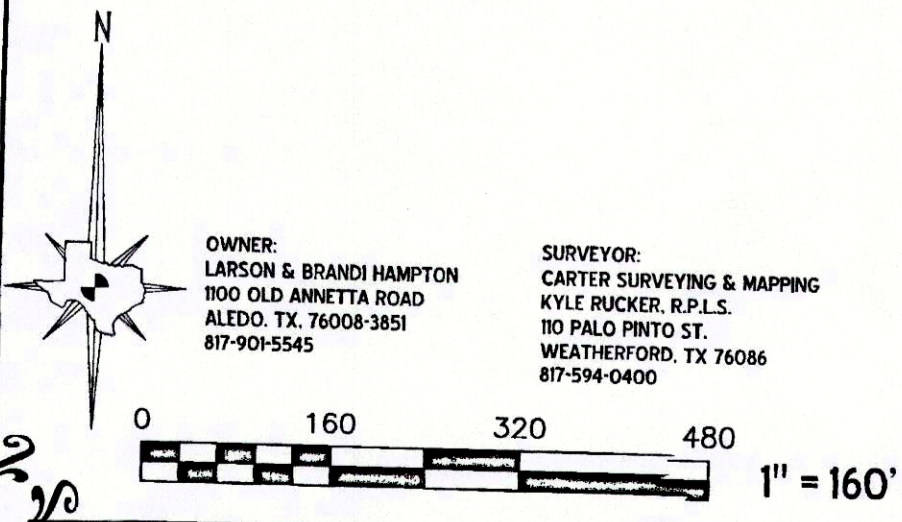
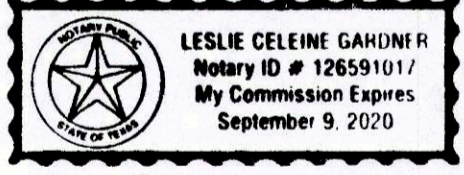
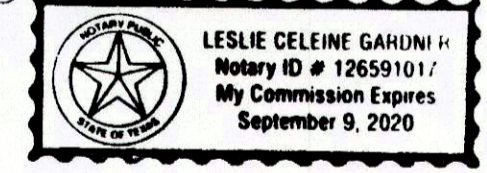
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS
COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Brandi Hampton, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF December, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



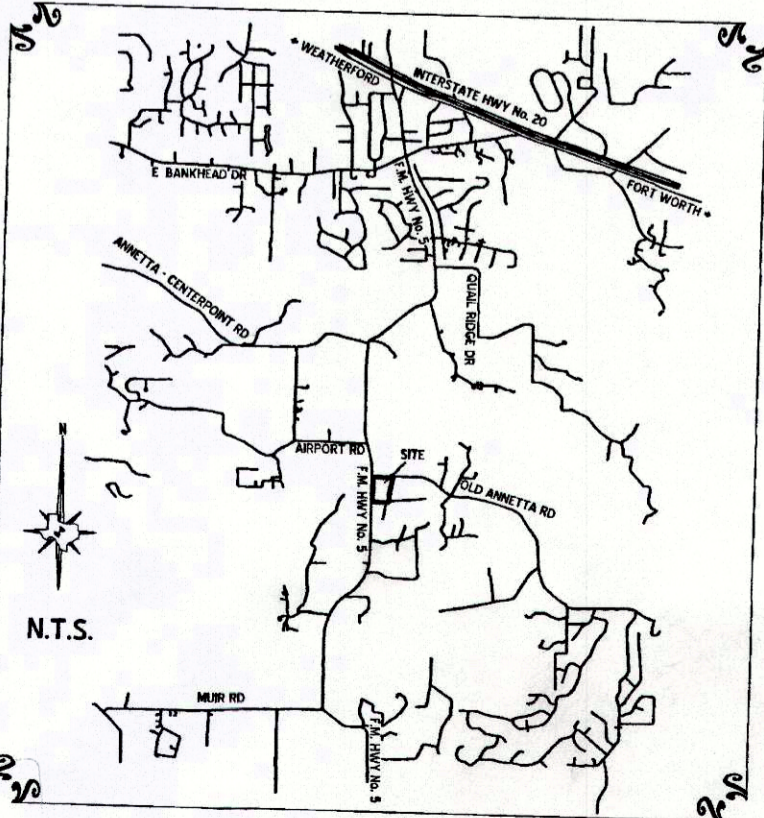
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201629958
12/30/2016 01:39 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE PLANNING & ZONING COMMISSION OF THE TOWN OF ANNETTA, TEXAS, VOTED AFFIRMATIVELY ON THIS 15th DAY OF December, 2016, TO APPROVE OF THIS PLAT.

[Signature]
CHAIRMAN, PLANNING & ZONING COMMISSION

ATTEST: *[Signature]*
SECRETARY, PLANNING & ZONING COMMISSION



ACCT. NO.: 12652
SCH. DIST.: AL
CITY: K-17
MAP NO.:

**MINOR PLAT
LOTS 1 & 2, BLOCK 1
GARDNER HAMPTONS ADDITION
AN ADDITION TO THE TOWN OF ANNETTA,
PARKER COUNTY, TEXAS**

BEING A 14.921 ACRES TRACT OF LAND CALLED TO BE OUT OF THE J.E. PORTER SURVEY, ABSTRACT NO. 2540, PARKER COUNTY, TEXAS.
DECEMBER 2016
**CARTER SURVEYING
& MAPPING**
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 • (F) 817-594-0403

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22540.001.006.00