



Job No. 201407001 - Pengelly Platting  
Final Plat - 01  
Plot Date: 06/02/2022 11:00 am  
0' 50' 100'  
Scale: 1" = 100'

QUAIL RIDGE  
(ASPHALT ROAD)

A.J. HOOD SURVEY  
ABSTRACT No. 2217

A.J. HOOD SURVEY  
ABSTRACT No. 2217

APPROXIMATE SURVEY LINE

W. NATIONS SURVEY  
ABSTRACT No. 1002

Point of Beginning  
3.000 Acres Tract

N:6941615.84  
E:2231013.31

Called 2.000 ACRES  
TRACT TWO  
KELLEY D DISHMAN,  
AND GUNTER HEYDMAN  
DOCUMENT No. 698114  
O.P.R.P.C.TX

S 89°54'27" E 551.42'

N:6941614.95  
E:2231564.73

0.526 Acres  
ACCESS EASEMENT  
DOCUMENT No. 202014770  
O.P.R.P.C.TX

Point of  
Beginning  
0.526 Acre  
Easement &  
0.089 Acre  
Easement

0.089 Acres  
ACCESS EASEMENT  
DOCUMENT No. 202014770  
O.P.R.P.C.TX

REMAINDER 31.05 ACRES  
LEE AND PAULINE FULSAAS  
INSTRUMENT No. 201609774  
O.P.R.P.C.TX

"Town of Annetta North, (2002-7, Article 3, Sec. 8, Item 6)"  
Subject lot is of irregular shape and is shown by bearings and distances on this plat.  
Total computed acreage is 3.00 acres

A FINAL PLAT OF

LOT 1 OF HAYDN'S HOLLER

BEING A SUBDIVISION OF 3.000 ACRES IN THE A.J. HOOD SURVEY, ABSTRACT No. 2217, PARKER COUNTY, TEXAS.  
APPROXIMATELY 2.7 MILES NORTHWEST OF ALEDO, TEXAS 76008  
FEBRUARY 14, 2022

3.000 ACRES OF LAND LOCATED IN THE A.J. HOOD SURVEY, ABSTRACT No. 2217. BEING ALL OF A CALLED 3.000 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202014770 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF A CALLED 4.838 ACRES TRACT DESCRIBED IN INSTRUMENT No. 201603108, AND BEING THE SOUTHWEST CORNER OF A CALLED 2.000 ACRES TRACT DESCRIBED IN VOLUME 2677, PAGE 1187 BOTH RECORDED IN SAID OFFICIAL PUBLIC RECORDS;  
THENCE ALONG THE COMMON LINE OF SAID CALLED 2.000 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 89°54'27" E - 551.42 FEET TO A 1/2 INCH IRON ROD FOUND;  
THENCE CROSSING SAID CALLED 31.05 ACRES TRACT, S 30°48'55" W - 209.39 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";  
THENCE CONTINUING ACROSS SAID CALLED 31.05 ACRES TRACT, S 67°30'36" W - 481.21 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE EAST LINE OF SAID CALLED 4.838 ACRES TRACT;  
THENCE ALONG THE COMMON LINE OF SAID CALLED 4.838 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 00°04'17" E - 364.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND.

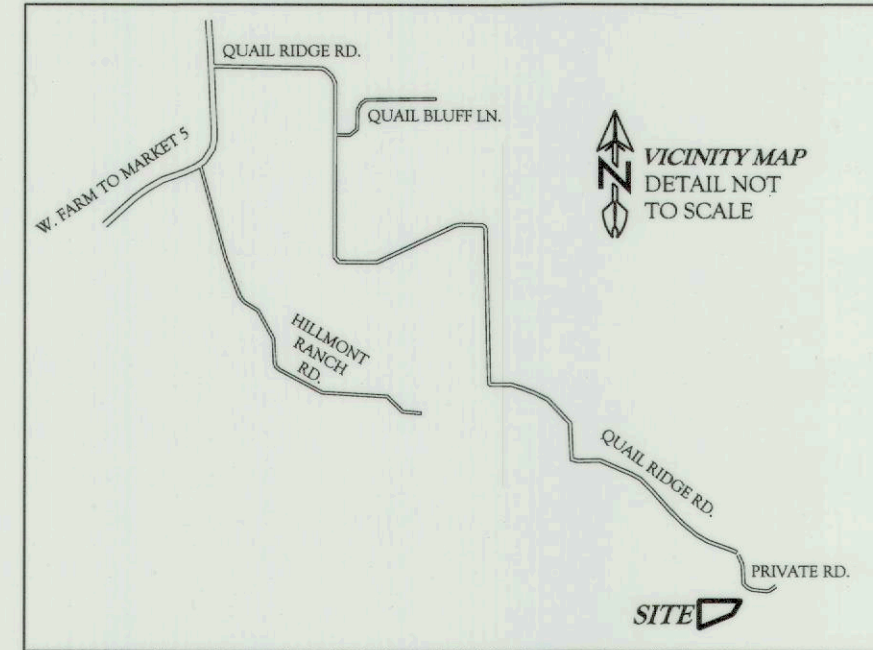
TOGETHER WITH A 0.526 ACRES ACCESS EASEMENT:  
0.526 ACRES SITUATED IN THE A.J. HOOD SURVEY, ABSTRACT No. 2217, BEING A PORTION OF A 31.05 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT No. 201609774, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST COMMON CORNER OF SAID 31.05 ACRES AND A 2.000 ACRE TRACT OF LAND, NAMED TRACT TWO, DESCRIBED IN DOCUMENT NO. 698114 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, ALSO BEING A WEST CORNER OF THE EASEMENT DESCRIBED HEREIN;  
THENCE WITH THE COMMON LINE OF SAID 31.05 ACRES AND SAID TRACT TWO THE FOLLOWING COURSES AND DISTANCES:  
ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 205.00 FEET, WITH A CHORD BEARING OF N 17°07'19" W, WITH A CHORD LENGTH OF 162.60 FEET TO A 1/2 INCH IRON ROD FOUND,  
ALONG A CURVE TO THE LEFT WITH A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF N 05°57'20" E, WITH A CHORD LENGTH OF 14.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH COMMON CORNER OF SAID TRACT TWO AND A 2.000 ACRE TRACT OF LAND, NAMED TRACT ONE, DESCRIBED IN DOCUMENT NO. 698114 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, SAID POINT ALSO BEING A WEST CORNER OF THE EASEMENT DESCRIBED HEREIN;  
THENCE WITH THE COMMON LINE OF SAID 31.05 ACRES AND SAID TRACT ONE THE FOLLOWING COURSES AND DISTANCES:  
ALONG A CURVE TO THE LEFT WITH A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF N 08°04'11" W, WITH A CHORD LENGTH OF 153.51 FEET TO A 1/2 INCH IRON ROD FOUND,  
N 19°31'01" W - 47.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAID 31.05 ACRES AND SAID TRACT ONE, ALSO BEING A NORTH CORNER OF THE EASEMENT DESCRIBED HEREIN, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 37.423 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1439, PAGE 1414, OF THE DEED RECORDS, PARKER COUNTY, TEXAS BEARS, S 85°33'54" W - 454.24 FEET;  
THENCE WITH THE LINE OF SAID 31.05 ACRES AND THE EASEMENT DESCRIBED HEREIN, N 86°03'39" E - 62.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 2.532 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT No. 201324970 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, ALSO BEING A NORTH CORNER OF THE EASEMENT DESCRIBED HEREIN;  
THENCE WITH THE COMMON LINE OF SAID 2.532 ACRE TRACT AND THE EASEMENT DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:  
S 20°08'42" E - 30.17 FEET TO A 1/2 INCH IRON ROD FOUND,  
ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 430.00 FEET, WITH A CHORD BEARING OF S 06°50'42" E, WITH A CHORD LENGTH OF 194.63 FEET TO A 1/2 INCH IRON ROD FOUND, AND  
ALONG A CURVE TO THE LEFT WITH A RADIUS OF 145.00 FEET, WITH A CHORD BEARING OF S 19°56'53" E, WITH A CHORD LENGTH OF 128.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF THE EASEMENT DESCRIBED HEREIN;  
THENCE CROSSING SAID 31.05 ACRES THE FOLLOWING COURSES AND DISTANCES:  
S 43°44'55" W - 59.87 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959", AND  
ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 204.67 FEET, WITH A CHORD BEARING OF N 43°25'01" W, WITH A CHORD LENGTH OF 20.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.526 ACRES OF LAND.

TOGETHER WITH A 0.089 ACRES ACCESS EASEMENT:  
0.089 ACRES OF LAND LOCATED IN THE A.J. HOOD SURVEY, ABSTRACT No. 2217. BEING A PORTION OF A CALLED 31.05 ACRES TRACT DESCRIBED IN INSTRUMENT No. 201609774 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID CALLED 31.05 ACRES TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 2.000 ACRES TRACT DESCRIBED IN VOLUME 2677, PAGE 1187 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;  
THENCE ALONG THE EAST LINE OF SAID CALLED 31.05 ACRES TRACT WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 20.79 FEET, A RADIUS OF 204.67 FEET, A CHORD BEARING OF S 43°25'32" E, AND A CHORD LENGTH OF 20.78 FEET TO A POINT FOR CORNER;  
THENCE CROSSING SAID CALLED 31.05 ACRES TRACT, S 30°48'55" W - 176.90 FEET TO A POINT FOR CORNER;  
THENCE CONTINUING ACROSS SAID CALLED 31.05 ACRES TRACT, S 67°30'36" W - 33.47 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";  
THENCE CONTINUING ACROSS SAID CALLED 31.05 ACRES TRACT, N 30°48'55" E - 209.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.089 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.20'	205.00'	46°43'47"	N 17°07'19" W	162.60'
C2	14.31'	370.00'	2°12'58"	N 05°57'20" E	14.31'
C3	154.63'	370.00'	23°56'44"	N 08°04'11" W	153.51'
C4	196.33'	430.00'	26°09'37"	S 06°50'42" E	194.63'
C5	133.14'	145.00'	52°36'30"	S 19°56'53" E	128.51'
C6	20.79'	204.67'	5°49'12"	N 43°25'32" W	20.78'

LINE	BEARING	DISTANCE
L1	S 30°48'55" W	176.90'
L2	S 67°30'36" W	33.47'
L3	N 30°48'55" E	209.39'
L4	N 19°31'01" W	47.35'
L5	N 86°03'39" E	62.16'
L6	S 20°08'42" E	30.17'
L7	S 43°44'52" W	59.88'



202329304 PLAT Total Pages: 1

OWNER(S)  
JEFFERY DANIEL PENGELLY AND AMBER PENGELLY  
418 LAKEVIEW COURT, ALEDO, TEXAS 76008

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PENGELLY JEFFERY D., DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

PENGELLY JEFFERY D.  
SIGNATURE OF OWNER

THE STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

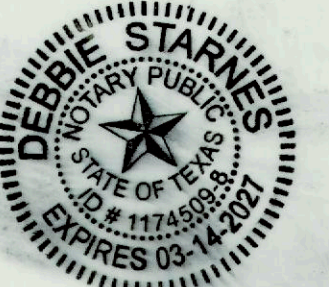
PENGELLY JEFFERY D.  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY

OF 2023 A.D.

NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 3.14.2027.



THE STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

#### "GENERAL NOTES"

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.001. NEVER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.
- 6) SELLING ANY 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.
- 7) SUBJECT PROPERTY IS WITHIN THE ETJ OF THE TOWN OF ANNETTA IN PARKER COUNTY, TEXAS.
- 8) ANY NOTES REGARDING FEMA FLOOD INSURANCE RATE MAPS DO NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

#### "FLOODPLAIN NOTE"

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON  
FEMA FIRM No. 48367C0425E, EFFECTIVE 04/05/2019.  
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.  
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

#### "TITLE COMMITMENT NOTE"

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

#### "SURVEYORS NOTES"

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
Texas Board of Professional Engineers and Land Surveyors  
1917 S. Interstate 35 Austin, Texas 78741  
Website: <http://pels.texas.gov>  
Email: [info@pels.texas.gov](mailto:info@pels.texas.gov)  
Phone: 512-440-7723

○ - 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959"

⊙ - 1/2 INCH IRON ROD FOUND

KNOW ALL MEN BY THESE PRESENTS

THAT I, JUSTIN RENE PARENTEAU, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 5, 2020 AND NOVEMBER 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau  
JUSTIN RENE PARENTEAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS LICENSE No. 5959  
140 HACKBERRY POINT DRIVE  
WEATHERFORD, TEXAS 76087  
PHONE No. 361-813-1888  
REPUBLIC FIELD SERVICES, LLC  
1849 RIVERWOOD DRIVE  
SAN ANGELO, TEXAS, 76903  
FIRM REGISTRATION No. 10194400  
PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED



APPROVED THIS 12th DAY OF September, 20 22 BY THE COMMISSION  
OF THE TOWN OF ANNETTA NORTH

Ronald Schmidt  
MAYOR

Sheila Emore  
CITY SECRETARY

#### 100' Sanitary Zone Note

No absorptive type septic tank system may be constructed within the 100' sanitary zone

22217.006.005.00

13159  
AL  
L-17  
SAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202329304  
11/09/2023 04:09 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

COUNTY CLERK FILING

VOLUME OR CABINET

PAGE OR SLIDE

F  
601