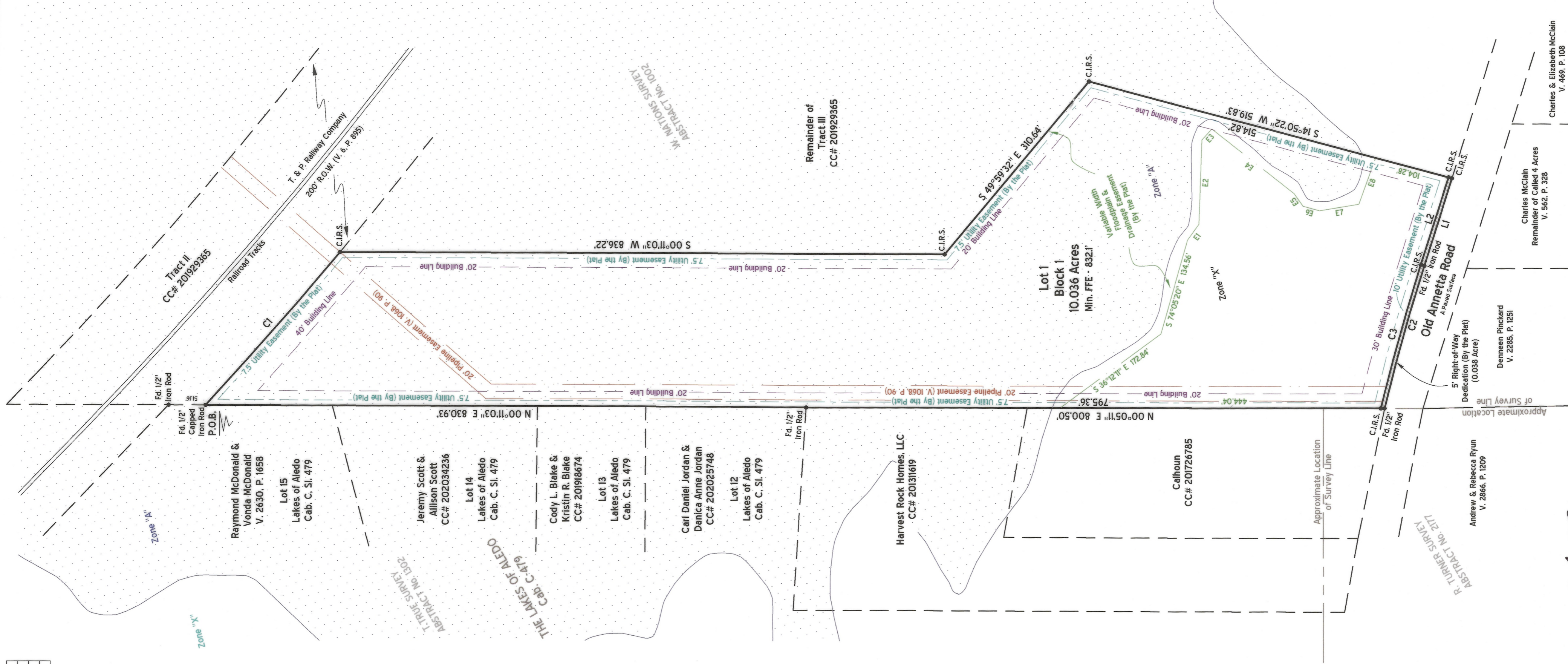


CURVE	RADIUS	ARC	CHORD	CHORD
C1	5629.58	S 48°34'49" E	280.91	280.88
C2	2840.00	N 74°27'02" W	203.74	203.69
C3	2845.00	N 74°27'45" W	205.29	205.24

LINE	BEARING	DISTANCE
L1	N 72°23'44" W	126.30'
L2	N 72°23'44" W	126.06'

LINE	BEARING	DISTANCE
E1	S 54°11'22" E	26.49'
E2	S 87°59'44" E	116.28'
E3	S 48°02'03" E	20.23'
E4	S 37°57'00" W	144.90'
E5	S 54°59'52" W	21.03'
E6	S 15°23'02" W	23.95'
E7	S 09°21'37" E	55.22'
E8	S 70°08'30" E	67.66'

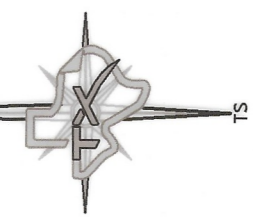


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13031
AL
K-17

SURVEYOR:
Kris Brickey, PRLS
104 S. Walnut ST
Weatherford, TX 76086
817-594-0400

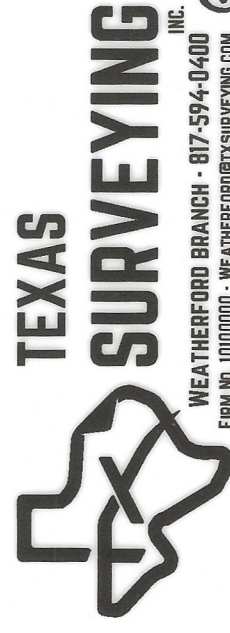
OWNER/DEVELOPER:
D. Anthony Haines
14929 Blakey Way
Aledo, TX 76008
630-209-4275



1" = 100'

Minor Plat
Lot 1, Block 1
Haines Hollow
An Addition to the Town of Annetta
Parker County, Texas
BEING a 10.074 acres tract of land out of the
W. NATIONS SURVEY, ABSTRACT No. 1002,
Parker County, Texas

October 2021



WEATHERFORD BRANCH - 817-594-0400
FORM NO. 10010000 - WEATHERFORDSURVEYING.COM

Charles & Elizabeth McClain
V. 469, P. 106

Charles McClain
Remainder of Called 4 Acres
V. 562, P. 328

Denneen Pincick
V. 2285, P. 1251

Andrew & Rebecca Ryan
V. 2866, P. 1209

F 71

STATE OF TEXAS
COUNTY OF PARKER

Whereas, D. Anthony Haines, being the sole owner(s) of a certain 10.074 acres tract of land out of the W. NATIONS SURVEY, ABSTRACT No. 1002, Parker County, Texas; being all of that certain tract described in Document No. 202126564, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following 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).

BEGINNING at a found 1/2" capped iron rod at the intersection of the south right of way line of the T. & P. Railway Company R.O.W. as described in Volume 6, Page 895, and the occupied west line of said W. NATIONS SURVEY, and in the east line of The Lakes of Aledo, as recorded in Cabinet C, Slide 479, Plat Records, Parker County, Texas, same being the northwest corner of said Doc. No. 202126564, for the northwest and beginning corner of this tract. WHENCE a found 1/2" iron rod at the northeast corner of said The Lakes of Aledo bears N 00°11'03" E 51.16 feet.

THENCE along the arc of a curve to the left, having a radius of 5829.58 feet, an arc length of 280.91 feet, and whose chord bears S 48°34'49" E 280.88 feet along the south right of way line of said T. & P. Railway Company R.O.W. to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northeast corner of this tract.

THENCE along the east line of said Doc. No. 202126564 tract as follows:
S 00°11'03" W 836.22 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 49°59'32" E 310.64 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for a corner of this tract.
S 14°50'22" W 519.83 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the called north line of Old Annetta Road, for the southeast corner of this tract.

THENCE along the called north line of said Old Annetta Road as follows:
N 72°23'44" W 126.30 feet to a found 1/2" capped iron rod, for a corner of this tract. Northwestly along the arc of a curve to the left, having a radius of 2840.00 feet, an arc length of 203.74 feet, and whose chord bears N 74°27'02" W 203.69 feet to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in the occupied west line of said W. NATIONS SURVEY and at the southeast corner of that certain tract conveyed to Calhoun in CC# 201726785, for the southwest corner of this tract.

THENCE N 00°05'11" E 800.50 feet to a found 1/2" iron rod at the easterly common corner of said The Lakes of Aledo and that certain tract conveyed to Harvest Rock Homes, LLC in CC# 201311619, for a corner of this tract.

THENCE N 00°11'03" E 830.93 feet along the east line of said The Lakes of Aledo to the POINT OF BEGINNING.

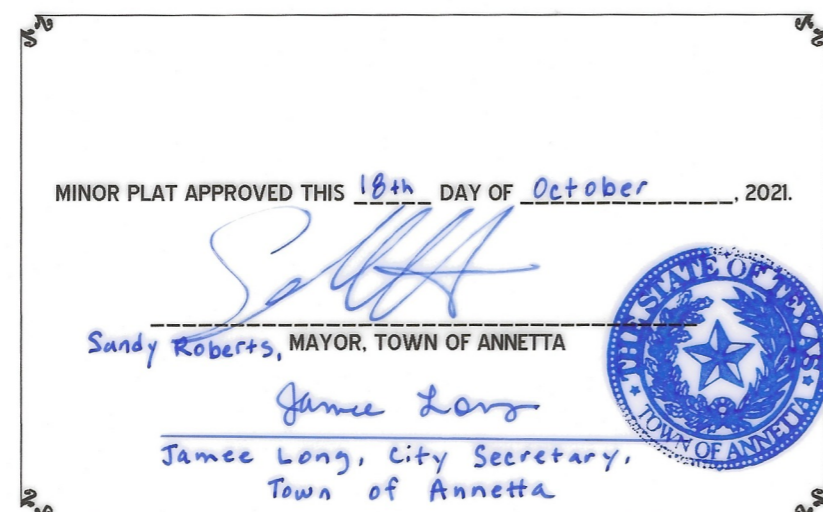
Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker

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
Field Date: August 30, 2019 - JN190855-R4-P



Now, Therefore, Know All Men By These Presents:

That I, D. Anthony Haines, do hereby certify that I am the legal owner of the above described tract of land, Lot 1, Block 1, Haines Hollow, and do hereby convey and dedicate to the public or public use the streets, alley, rights-of-way, easements, and any other public areas shown on this plat.

Witness, my hand, this the 19TH day of OCTOBER, 2021.

By:

D. Anthony Haines

D. Anthony Haines

State of Texas

County of Parker

Before me, the undersigned notary public in and for said County and State on this day personally appeared D. Anthony Haines, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office on this the 19th day of October, 2021.

Diana Kotlinski

Notary Public in and for the State of Texas



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corner are "C.I.R.S." - Set 1/2" iron rods with plastic caps stamped "Texas Surveying Inc." unless otherwise noted.

3) At the time of this survey, underground utilities were not located during this survey. Call Texas 811 and/or utility providers before excavation or construction.

(Continued)

Notes:

(Continued)

4) With respect to the documents listed in Title Commitment No. 19-340846 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Pipeline Easement - V. 1068, P. 90; R.P.R.P.C.T. (As Shown)

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

5) Before construction please consult all applicable governing entities regarding rules and regulations that may affect construction on this property. (I.E. Architectural control committee, Municipal departments, home owners association, etc.)

6) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

7) Any future permitted locations for new private water wells and on-site septic facilities shall conform to U.T.G.W.C.D. & P.C.H.D. rules and regulations in regard to setback and spacing distances.

8) Lot shown hereon is zoned - Single Family Residential "R1".

9) Some existing overhead utility poles and/or guy wires may not be located within the right-of-way or utility easement(s).

10) Floodplain and minimum finished floor elevations per drainage study by Trevino Water Engineering dated September, 2020. Provided by Owner.

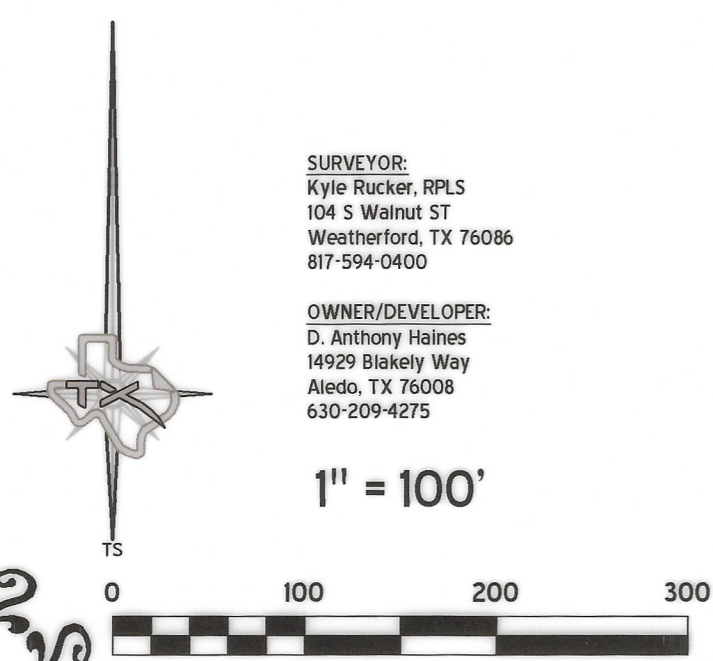
11) The owner of any property upon which a drainage facility, including but not limited to ponds, open channels, and swales, is required to be developed, constructed, or used in order to satisfy the Town of Annetta's requirements for drainage, shall be required to indemnify, defend, and hold harmless the Town of Annetta, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Drainage Facility" including any non-performance of the foregoing, in form and substance as required by Town Ordinance.

12) Development on the lot is subject to the requirements of the Town of Annetta's Flood Damage Prevention Ordinance.

13) Min. FFE = Minimum Finished Floor Elevation

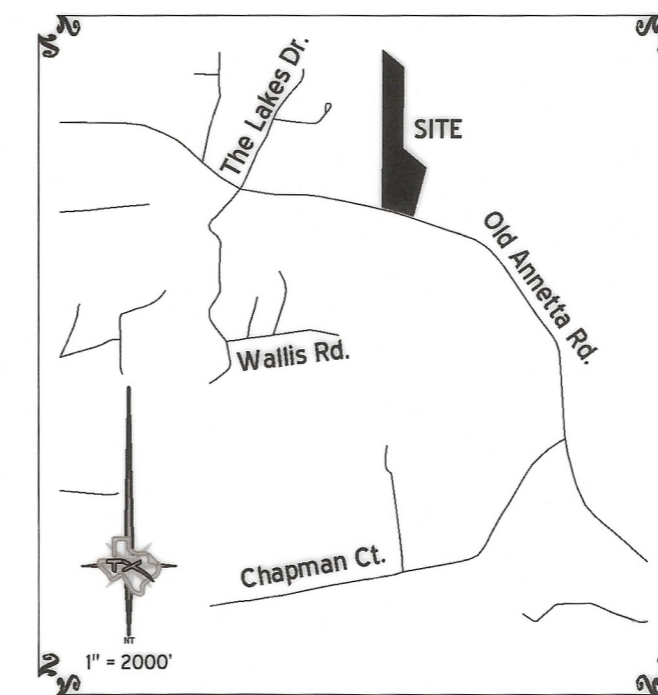
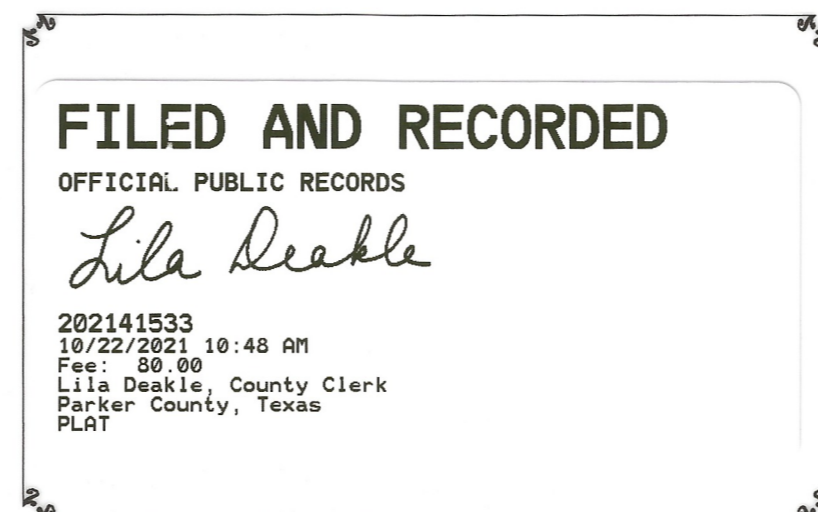
Utility Easements:

1) There shall be a 10' utility easement along the frontage of Old Annetta Road and a 7.5' utility easement along the rear and side property lines of this lot.



SURVEYOR:
Kyle Rucker, RPLS
104 S Walnut ST
Weatherford, TX 76086
817-594-0400

OWNER/DEVELOPER:
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Aledo, TX 76008
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Plat Cabinet F Slide 71