

BRS PROPERTIES LP
CC# 201321336
RRPCT

HARWOOD FAMILY LIVING TRUST
CC# 202004170
RRPCT

1/2" IRF
NAD83 (GRID)
N:6937967.9
E:2223868.6

1/2" IRF
NAD83 (GRID)
N:6937967.9
E:2224035.6

1/2" IRF
NAD83 (GRID)
N:6938000.4
E:2224505.5

1/2" IRF
NAD83 (GRID)
N:6937967.9
E:2223868.6

JOHN F. JOHNSON ETUX
VOL. 1315, PG. 441
RRPCT

RIGHT-OF-WAY DEDICATION
0.093 ACRES
(4,055 SQ. FT.)

LOT 1, BLOCK 1
2.015 ACRES
(87,785 SQ. FT.)

CALLLED 6.176 ACRES
COLT CANTRELL
CC# 202136799
RRPCT

LOT 2, BLOCK 1
3.771 ACRES
(164,259 SQ. FT.)

WILLIAM F. & JULIE M. FREY
VOL. 2884, PG. 1660
RRPCT

CHAD MATTHEW MCNEAL
CC# 202208990
RRPCT
ADALINE S. WORRALL
SURVEY ~
ABSTRACT NO. 1655

CALLLED 41.66 ACRES
ED AND MARY JOHNSON
VOL. 2884, PG. 1433
RRPCT

J.H. NEWBY SURVEY ~ ABSTRACT NO. 2038

J.H. NEWBY SURVEY ~ ABSTRACT NO. 2038

POB
MAG NAIL FND.
NAD83 (GRID)
N:6937561.0
E:2223929.2

LINE TABLE	TAG NO.	BEARING	DISTANCE
	L1	N02°47'00"W	55.10'
	L2	N09°57'57"W	11.08'
	L3	N01°37'09"W	11.08'
	L4	N00°02'05"W	21.38'
	L5	S89°46'04"W	15.65'
	L6	N90°00'00"W	17.35'
	L7	S89°53'04"W	14.59'
	L8	N01°55'14"W	28.64'

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS FINAL PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

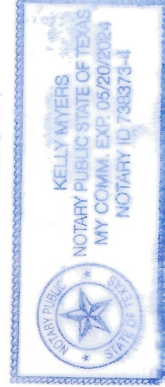
MERLE W. MILLER DATE: OCTOBER 5, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5 DAY OF OCTOBER, 2022.

NOTARY PUBLIC, STATE OF TEXAS
[Signature]



MWM PROJECT NO.: 2022-27-01 DATE: OCTOBER 5, 2022
REVISED DATE:
REVISION NOTES:

ABBREVIATIONS

RRPCT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
PRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"

J.H. NEWBY SURVEY ~ ABSTRACT NO. 2038

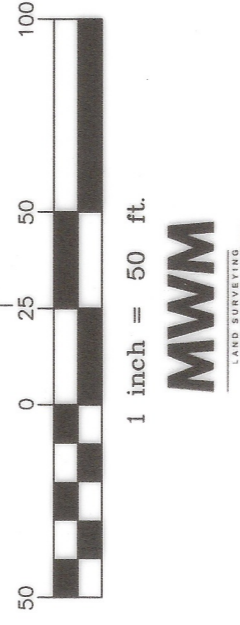
CALLLED 6.99 ACRES
ALEM RIDHA BOUKADOUIM AND
MEGAN LYNN BOUKADOUIM
CC# 202117570
RRPCT

MINOR PLAT APPROVED THIS 3rd DAY OF OCTOBER, 2022.
[Signature]
MAYOR, TOWN OF ANNETTA



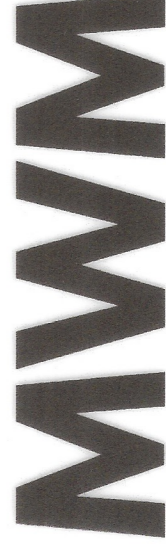
13936
AL
K-18
SAL

22038.019.000.00



MINOR PLAT
LOTS 1 & 2, BLOCK 1
J.H. NEWBY - CANTRELL ADDITION
BEING A 5.946 ACRE TRACT OF LAND LOCATED IN THE
J.H. NEWBY SURVEY, ABSTRACT NO. 2038, CITY OF ANNETTA
PARKER COUNTY, TEXAS

SURVEYOR:



LAND SURVEYING

MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM
2 LOTS ~ 5.946 ACRES

OWNER:

CANTRELL COMMERCIAL REAL ESTATE
& DEVELOPMENT
CONTACT: COLT CANTRELL
PHONE: 817-447-8900
PO BOX 980
ALEDO, TX 76008

NOTE: SEE PAGE 2 OF 2 FOR OWNER'S
DEDICATION, OWNER'S CERTIFICATE,
GENERAL NOTES AND VICINITY MAP

2022237534 PLAT Total Pages: 2

OWNERS CERTIFICATE AND DEDICATION

WHEREAS COLT CANTRELL, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 5.946 ACRE TRACT OF LAND SITUATED IN THE J.H. NEWBY SURVEY, ABSTRACT NO. 2038, PARKER COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.176 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN (VENDOR'S LIEN RESERVED AND ASSIGNED TO THIRD PARTY LENDER), TO COLT CANTRELL, A MARRIED MAN, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202138799, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS (RRPCT), SAID 5.946 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 6.176 ACRE TRACT OF LAND, BEING IN REDBUD LANE, A PUBLIC RIGHT-OF-WAY OF UNDEFINED WIDTH, SAME BEING THE NORTHWEST CORNER OF A CALLED 6.99 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ALEM RIDHA BOUKADOUIM AND MEGAN LYN BOUKADOUIM, HUSBAND AND WIFE, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 3937561.0 E: 2223929.2 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET GPS REFERENCED NETWORK);

THENCE NORTHERLY, ALONG SAID REDBUD LANE, THE FOLLOWING CALLS:

NORTH 02 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 238.08 FEET, TO A MAG NAIL SET;
NORTH 09 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 11.06 FEET, TO A MAG NAIL SET;
NORTH 08 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 190.08 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 2.756 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN, FILED FOR RECORD IN VOLUME 2206, PAGE 1485, RRPCT, SAID 1/2" IRON ROD FOUND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 6937997.9 E: 2223988.8;

THENCE NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OFF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 616.66 FEET, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID CALLED 2.756 ACRE TRACT OF LAND, SAID 1/2" IRON ROD FOUND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 6938000.4 E: 2224505.5;

THENCE SOUTHERLY, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 224.44 FEET, TO A 3/8" IRON ROD FOUND;

SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 111.92 FEET, TO A 1/2" IRON ROD FOUND;
THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 6.99 ACRE TRACT OF LAND, BEING COMMON WITH THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 579.74 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 5.946 ACRES OF LAND (259,019 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, COLT CANTRELL, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, J.H. NEWBY - CANTRELL ADDITION, AN ADDITION TO THE CITY OF ANNETTA, PARKER COUNTY, TEXAS, AND DO DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

PURSUANT TO SECTION 12.02 OF THE TEXAS PROPERTY CODE, AS AMENDED BY THE 76TH TEXAS LEGISLATURE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF ANNETTA, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND AT PARKER COUNTY, TEXAS, THIS THE 17th DAY OF OCTOBER, 2022.

BY: COLT CANTRELL

BY: 
COLT CANTRELL

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COLT CANTRELL, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF OCTOBER, 2022.




NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



202237534
10/17/2022 11:55 AM
Lila Deakle, County Clerk
Parker County, Texas
PLAT

MWM PROJECT NO.: 2022-27-01 DATE: OCTOBER 5, 2022

REVISED DATE:

REVISION NOTES:

PAGE 2 OF 2



VICINITY MAP
NTS

5.946 ACRE
SITE LOCATION

GENERAL NOTES

- 1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK, SURVEYED ON THE GROUND IN THE MONTH OF OCTOBER, 2022.
- 2. ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM RPLS 5438."
- 3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0425F, EFFECTIVE APRIL 5, 2015.
- 4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 5. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 2 LOTS FROM AN UPLATTED 5.946 ACRE TRACT OF LAND.
- 6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY OF ANNETTA ANY APPLICABLE FEES DUE.
- 7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS. IF ANY, ON THIS PROPERTY.
- 8. VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET OR DRIVEWAY INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE.
- 9. ALL LANDSCAPING (NOTHING OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF CURB WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.
- 10. 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, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DRAINAGE FACILITY" INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING IN FOR AND SUBSTANCE AS REQUIRED BY TOWN ORDINANCE (SECTION 12.3, PARAGRAPH M).
- 11. ON-SITE SANITARY SEWER FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PARKER COUNTY RULES AND REGULATIONS.
- 12. PROPOSED ZONING FOR THIS PROPERTY IS R-1 RESIDENTIAL DISTRICT.

MINOR PLAT
LOTS 1 & 2, BLOCK 1
J.H. NEWBY - CANTRELL ADDITION

BEING A 5.946 ACRE TRACT OF LAND LOCATED IN THE
J.H. NEWBY SURVEY, ABSTRACT NO. 2038, CITY OF ANNETTA
PARKER COUNTY, TEXAS



MERLE W. MILLER LAND SURVEYING
1751 RIVER RUN, STE 200
FORT WORTH, TX 76107
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM
2 LOTS ~ 5.946 ACRES
OCTOBER ~ 2022

OWNER:
CANTRELL COMMERCIAL REAL ESTATE
& DEVELOPMENT
CONTACT: COLT CANTRELL
PHONE: 817-447-8900
PO BOX 980
ALEDO, TX 76008