

Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.

Owner deed reference is Thomas Paul Briscoe and wife, Jennifer Ann Briscoe, document number 202323595, Official Public Records, Parker County, Texas.

Total area of site: 2.235 acres.

Lot to be served by Private Water Well and Private Septic System approved by the appropriate authorities.

The purpose of this replat is to change the rear drainage easement from 75' to 10'.

Statement Acknowledging Visibility Triangle  
There shall be provided of all public streets, visibility triangles as required by County Statutes.

We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Surveyor is not responsible for the locations of underground utilities/gas lines before digging, trenching, excavation or building.

Selling a 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.

Reflective house numbers are to be visible and legible day and night from the public road.

Waiver for the groundwater study was approved in the Commissioner's Court on Aug. 12, 2024.

Owner:  
Thomas Paul Briscoe  
15129 Roderick Rd.  
Alledo, Texas 76008

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas.  
on the 4th day of September 2024

County Judge

George A. Carley  
County Commissioner Precinct #1

James H. Hester  
County Commissioner Precinct #2

James H. Hester  
County Commissioner Precinct #3

James H. Hester  
County Commissioner Precinct #4

According to the National Flood Insurance Program, Flood Insurance Rate Map Number 48367C0425F, Map Revised April 5, 2019 This property lies within Zone X. Zone X being area of minimal flood hazard.

1-18" driveway culvert

This property lies within the ETJ Annetta South released to Parker County, Ordinance No. 11 14 2023.

202423449 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS THAT, Thomas Paul Briscoe and wife, Jennifer Ann Briscoe acting by and through the undersigned, it's duly authorized agent, are the owners of the following described real property, to wit:

Being Lot 21, Block B, LA MADERA PHASE SEVEN, an addition in the ETJ of the City of Annetta South, Parker County, Texas according to the plat recorded in Cabinet F, Slide 491, Plat records, Parker County, Texas. Said Lot 21 being more particularly described, as follows:

Beginning at a capped Harlan 2074, 1/2" iron found in the north line of San Jacinto Drive and the southeast corner of said Lot 21 and being the southwest corner of Lot 20;

THENCE South 89 degrees 11 minutes 44 seconds West, along the north line of said San Jacinto Drive, 275.00 feet to a capped Harlan 2074, 1/2" iron found for the southwest corner of said Lot 21 and the southeast corner of Lot 20;

THENCE North 00 degrees 48 minutes 16 seconds West, 366.99 feet to a capped Harlan 2074 1/2" iron found for the northwest corner of said Lot 21 and the northeast corner of said Lot 22 in the south line of that certain tract of land described in deed to MQC Ranch LLC by deed recorded in document number 201200393, Official Public Records, Parker County, Texas;

THENCE South 85 degrees 26 minutes 50 seconds East along the common line of said Lot 21 and MQC Ranch LLC tract, 276.21 feet to a capped Harlan 2074 1/2" iron found for the northeast corner of said Lot 21 and the northwest corner of said Lot 20;

THENCE South 00 degrees 48 minutes 16 seconds East, along the common line of said Lots 21 and 20, 341.20 feet to the POINT OF BEGINNING and containing 2.235 acres/97375.9 sq.ft. of land. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Thomas Paul Briscoe and wife, Jennifer Ann Briscoe acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the herein described real property, to be designated as...

Lot 21R, Block B  
LA MADERA-PHASE SEVEN  
Parker County, Texas

An addition to Parker County, Texas, and hereby dedicate to the public use forever the easements and as shown hereon.

Executed this the 4 day of September 20 24

Thomas Paul Briscoe

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared personally Thomas Paul Briscoe known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 4 day of September 20 24

Debbie Hanks  
Notary Public, Parker County, Texas  
My Commission Expires

Executed this the 4 day of September 20 24

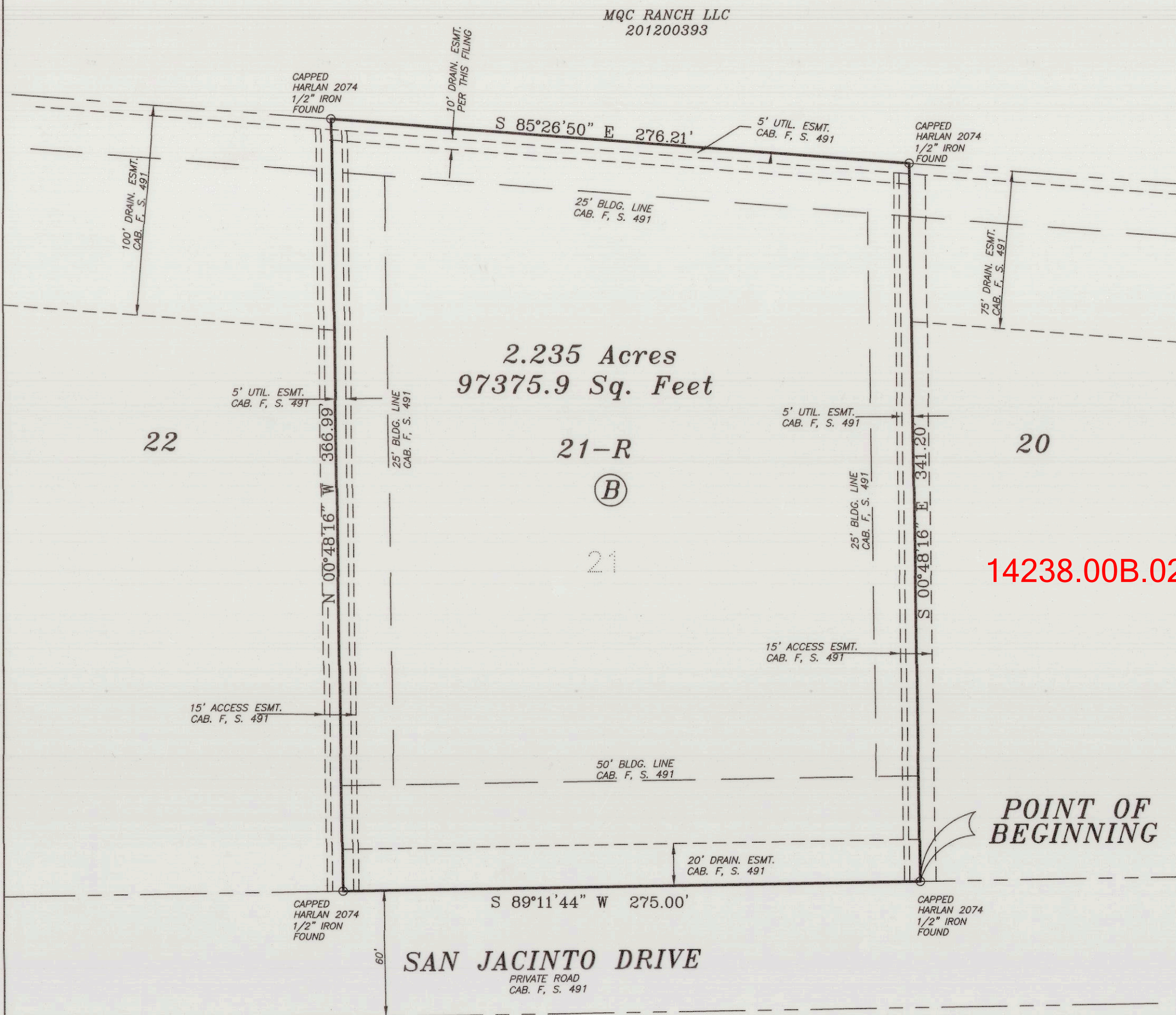
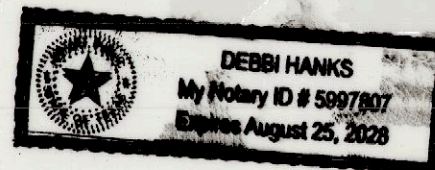
Jennifer Ann Briscoe  
Jennifer Ann Briscoe

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared personally Jennifer Ann Briscoe known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 4 day of September 20 24

Debbie Hanks  
Notary Public, Parker County, Texas  
My Commission Expires



14238.00B.021.00

ACCT. NO: 14238  
SCH. DIST: AL  
CITY:  
MAP NO: K-19

FILED AND RECORDED

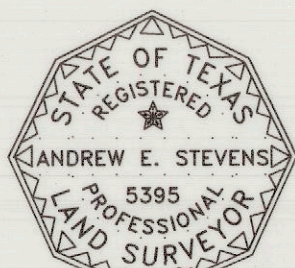
OFFICIAL PUBLIC RECORDS

Lila Deakle

202423449  
09/10/2024 09:23 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

Andrew E. Stevens  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
JULY 05, 2024



9/4/2024

F 779

Final Plat  
Lot 21-R, Block B

LA MADERA-PHASE SEVEN  
an addition to Parker County, Texas.

Being a replat of  
Lot 21, Block B, LA MADERA-PHASE SEVEN, as recorded in Cabinet F, Slide 491, Plat Records, Parker County, Texas.  
M.B. BATEMAN SURVEY,  
Abst. No. 1701  
Parker County, Texas.

STEVENS LAND SURVEYING  
OF TEXAS  
P.O. BOX 252  
DENNIS, TEXAS 76439  
817-696-9775  
FIRM REGISTRATION #10194023