

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: 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.

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 groundwater availability.

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: 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.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: INDIVIDUAL PRIVATE WELLS

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

STATE OF TEXAS COUNTY OF PARKER

202012472 PLAT Total Pages: 1

WHEREAS, IRON COMPASS, LLC (Doc No. 201818035), acting by and through its duly authorized agent, are the sole owners of 2.12 acres being a portion of a 42.148 acre tract situated in and being a portion of the ROBERT CARSON SURVEY, ABSTRACT No. 290, in the Town of Annetta North, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the south line of Underwood Road, said iron being S 05°40'58" E, 57.36 feet to an iron rod set and S 89°56'17" W, 42.16 feet from an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of said 42.148 acre tract;

THENCE N 88°56'17" E, with the south line of said Underwood Road, 236.66 feet to an iron rod set; THENCE S 00°48'09" E, 4119.40 feet to an iron rod set; THENCE N 87°38'55" W, 248.86 feet to an iron rod set in the east line of a 30' Access Easement recorded in Volume 2931, Page 441, Official Records, Parker County, Texas; THENCE with the east line of said 30' Access Easement the following courses and distances: N 20°24'04" E, 105.20 feet to an iron rod set; N 06°03'53" W, 307.97 feet to the POINT OF BEGINNING and containing 2.12 acres (92,357 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, IRON COMPASS, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOT 1, MEYER RESIDENCE, AN ADDITION IN THE TOWN OF ANNETTA NORTH, PARKER COUNTY, TEXAS, being 2.12 acres being a portion of a 42.148 acre tract situated in and being a portion of the Robert Carson Survey, Abstract No. 290, in the Town of Annetta North, Parker County, Texas and does hereby dedicate to the public's use forever the roads, streets and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 21st day of April, 2020.

Randall Meyer, Managing Member

STATE OF TEXAS COUNTY OF PARKER

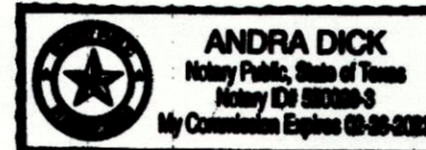
BEFORE ME, the undersigned authority, on this day personally appeared Randall Meyer, Managing Member, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of APRIL, 2020.

Notary Public in and for the State of Texas

02-26-2023

My Commission Expires On:



THE STATE OF TEXAS COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Randall Meyer, Signature of Owner

THE STATE OF TEXAS COUNTY OF PARKER

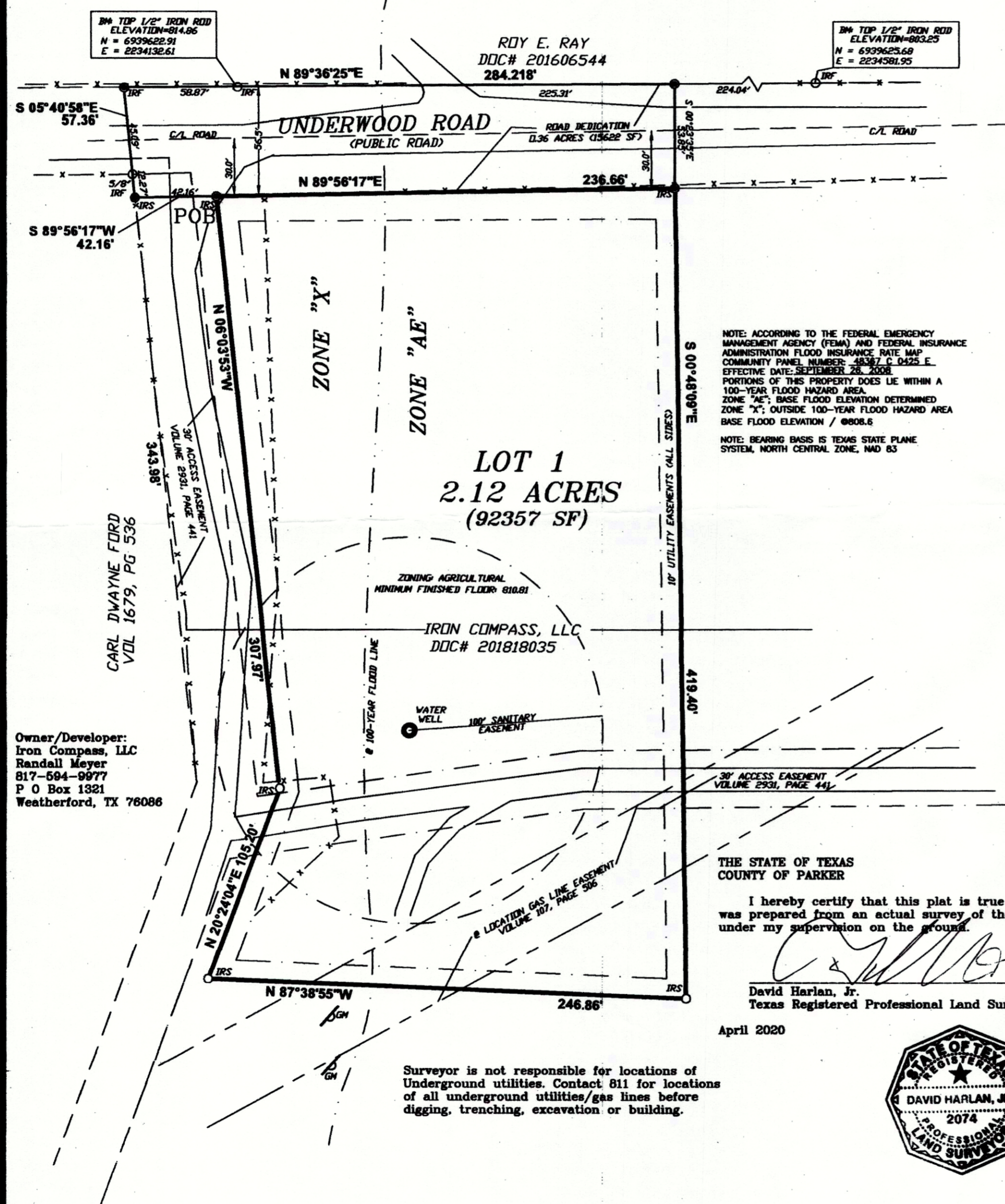
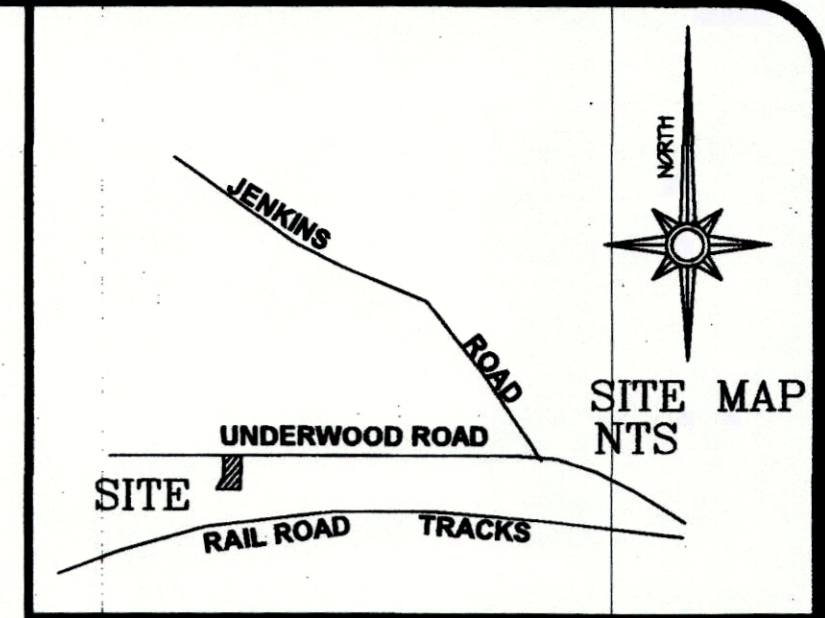
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr., Texas Registered Professional Land Surveyor, No. 2074

April 2020



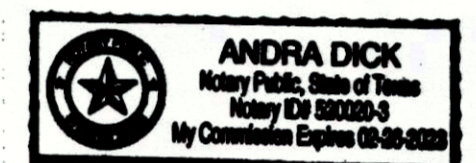
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Owner/Developer: Iron Compass, LLC, Randall Meyer, 817-594-9977, P O Box 1321, Weatherford, TX 76086

IRF 1/2" IRON ROD UNLESS NOTED, IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

LIENHOLDER: PlainsCapital Bank, by: Cindy Vasgouskas, S.V.P., Signature of Lien holder, This the 21st day of APRIL, 2020, Notary Public, State of Texas



THE STATE OF TEXAS COUNTY OF PARKER, Approved this 21 day of April, 2020, by the Commission of the TOWN OF ANNETTA NORTH, Robert Schmidt, Mayor, City Secretary

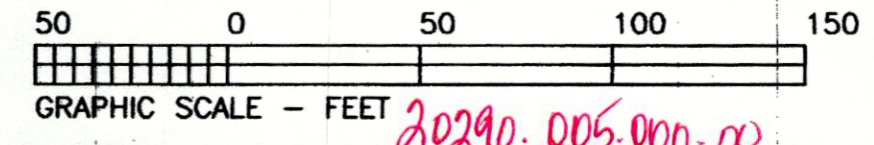
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS, Lila Deakle

202012472, 05/06/2020 08:33 AM, Fee: 75.00, Lila Deakle, County Clerk, Parker County, Texas, PLAT

ACCT. NO.: 15036, SCH. DIST.: AL, CITY: LIT, MAP NO.: LIT

FINAL PLAT LOT 1 MEYER RESIDENCE AN ADDITION IN THE TOWN OF ANNETTA NORTH PARKER COUNTY, TEXAS Being 2.12 acres being a portion of a 42.148 acre tract situated in and being a portion of the Robert Carson Survey, Abstract No. 290, in the Town of Annetta North, Parker County, Texas



HARLAN LAND SURVEYING, INC., 106 EUREKA STREET, WEATHERFORD, TX 76086, METRO(817)596-9700-(817)599-0880, FAX: METRO(817) 341-2833, FIRM #10088500 harlanland@yahoo.com