

D465

NOTES

1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 48307 0425, DATED SEPTEMBER 30, 2008.

2) ALL CORNERS ARE FOUND AS LABELED ON THIS PLAT.

3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE TOWN OF ANNETTA'S USE. THEREOF THE TOWN OF ANNETTA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE TOWN OF ANNETTA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC, ETC).

8) BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.

LINE	BEARING	DISTANCE
1.1	S 47°16'49" E	18.65'

THE MAYOR OF THE TOWN OF ANNETTA, TEXAS, ON THIS 16 DAY OF October, 2015, HAS APPROVED OF THIS PLAT FOR FILING OF RECORD.

[Signature]
MAYOR, TOWN OF ANNETTA

ATTEST:
[Signature]

MINOR PLAT
LOT 1
MYERS' COMPOUND

BEING A 200 ACRES ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, OUT OF THE L & G. N. RR. CO. SURVEY NO. 3, ABSTRACT NO. 1814, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201422920, REAL RECORDS, PARKER COUNTY, TEXAS.

SEPTEMBER 2015

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS CHARLES MYERS JR. & SORAYA MYERS BEING THE SOLE OWNERS OF A CERTAIN 200 ACRES (86,979 ± SQ. FT.) TRACT OF LAND OUT OF THE L & G. N. RR. CO. SURVEY NO. 3, ABSTRACT NO. 1814, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MYERS IN DOCUMENT NO. 201422920, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 1/2" IRON ROD IN THE CALLED NORTH RIGHT OF WAY LINE OF CHAPMAN COURT (A PAVED SURFACE) AT THE SOUTHWEST CORNER OF SAID MYERS TRACT AND AT THE SOUTHEAST CORNER OF MORRIS ACRES, AN ADDITION TO PARKER COUNTY AS RECORDED IN PLAT CABINET C, SLIDE 144, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 09°21'07" W 476.07 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID MYERS TRACT AND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CASSEDY-BLAIR IN DOCUMENT NO. 20134454, O.P.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 80°59'29" E 242.42 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTH EAST CORNER OF SAID MYERS TRACT AND AT A CORNER OF SAID CASSEDY-BLAIR TRACT, FOR THE NORTH EAST CORNER OF THIS TRACT.

THENCE S 05°20'27" E 96.46 FEET TO A 4" STEEL FENCE CORNER AT A CORNER OF SAID MYERS TRACT AND SAID CASSEDY-BLAIR TRACT FOR A CORNER OF THIS TRACT.

THENCE S 47°16'49" E 18.65 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID MYERS TRACT AND AT THE SOUTHWEST CORNER OF SAID CASSEDY-BLAIR TRACT AND IN THE NORTH RIGHT OF WAY LINE OF SAID CHAPMAN COURT TO THE POINT OF BEGINNING.

THENCE S 20°59'42" W 500.88 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID CHAPMAN COURT TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.

KNOW ALL MEN BY THESE PRESENTS

THAT WE, CHARLES MYERS JR. & SORAYA MYERS, DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

[Signature] CHARLES MYERS JR.
[Signature] SORAYA MYERS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES MYERS JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 13 DAY OF Sept, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Valory Christine Kizer
My Commission Expires
02/08/2016

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SORAYA MYERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 13 DAY OF Sept, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Valory Christine Kizer
My Commission Expires
02/08/2016

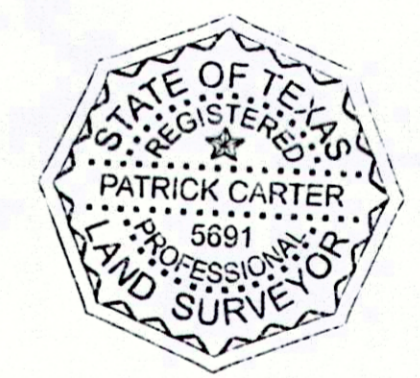
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, 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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
CARTER SURVEYING AND MAPPING, 110 A PALO PINTO ST. WEATHERFORD, TX 76086
SEPTEMBER 2015 - JN150824

ACCT. NO.: 15383
SCH. DIST.: AL
CITY: _____
MAP NO.: R-18



LIEN HOLDER

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

BANK OF TEXAS
801 CHERRY STREET, STE. 3322, UNIT 27
FORT WORTH, TX, 76102

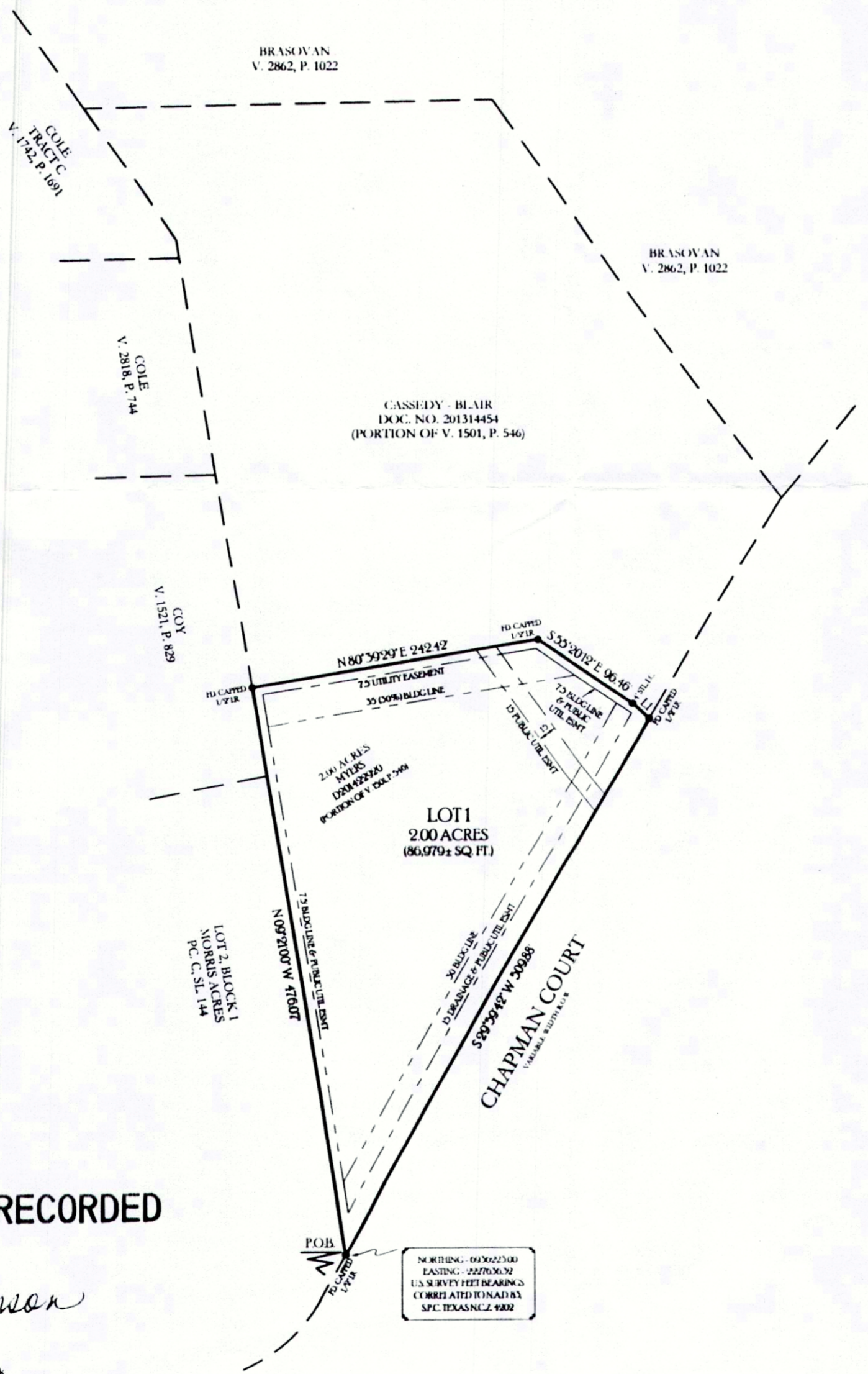
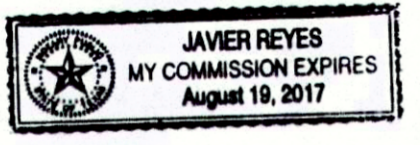
[Signature] VP of Private Bank
NAME/TITLE
DATE 9/24/2015

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRECK RAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 ON THIS THE 24 DAY OF SEPTEMBER, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

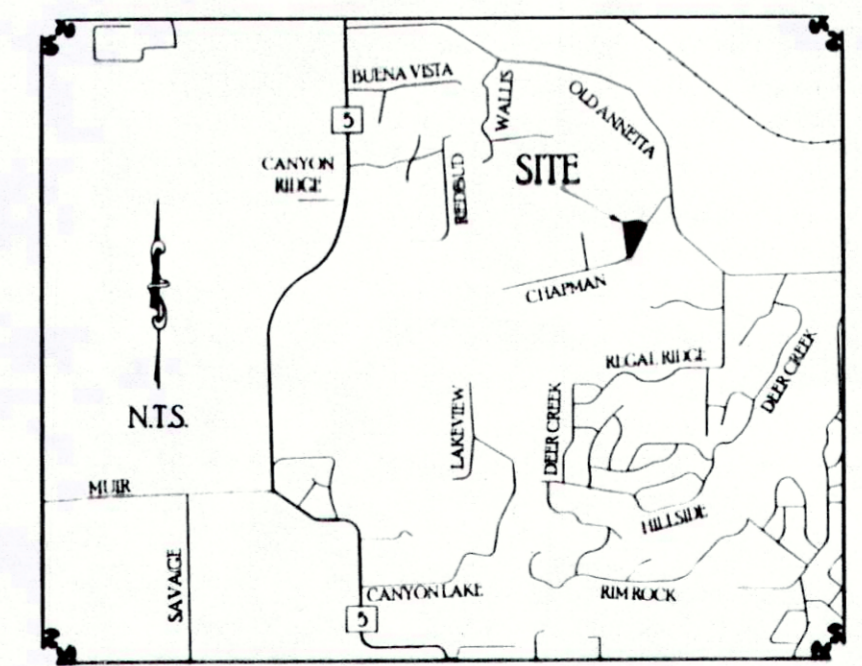
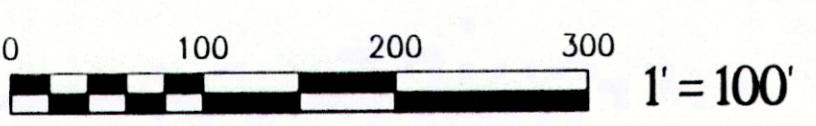


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201521324
10/07/2015 02:48 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

OWNER/DEVELOPER
CHARLES MYERS JR.
& SORAYA MYERS
8083 EAGLE MOUNTAIN CIRCLE
FORT WORTH, TX 76135



MINOR PLAT
LOT 1
MYERS' COMPOUND

BEING A 200 ACRES ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, OUT OF THE L & G. N. RR. CO. SURVEY NO. 3, ABSTRACT NO. 1814, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201422920, REAL RECORDS, PARKER COUNTY, TEXAS.

SEPTEMBER 2015

CARTER SURVEYING & MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(817) 594-0400 - (817) 594-0403

21814.024.001.00