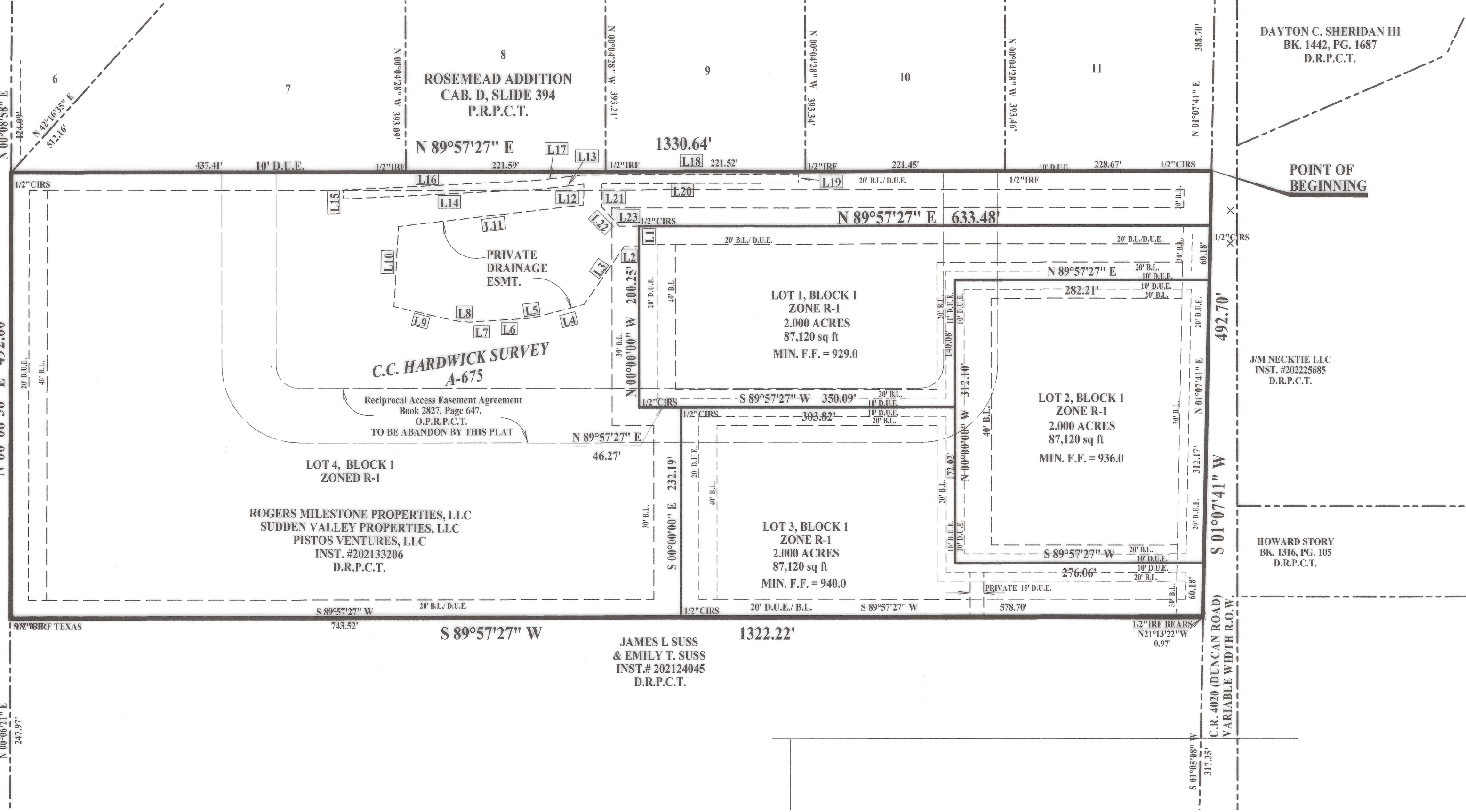


- LEGEND**
- IRON ROD FND.
 - × "X" IN CONC.
 - CAPPED I.R. SET
 - ⊗ POWER POLE
 - LIGHT POLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ ELEC MANHOLE
 - ⊕ SAN. SEW. M.H.
 - ⊕ GAS RISER
 - ⊕ TEL. PED.
 - ⊕ FENCE CORNER
 - ⊕ UNDERG. CABLE
 - ⊕ FIRE HYDRANT
 - CLEAN OUT

CIRS - CAPPED IRON SET
STAMPED "RPLS 4818"
B.L. - BUILDING SETBACK LINE
D.U.E. - DRAINAGE/UTILITY ESMT.



General Plat Notes

1. Water provided by individual water wells complying with T.C.E.Q. regulations.
2. On-site sanitary sewer facilities shall be installed and maintained in accordance with Parker County Rules and Regulations.
3. All front building lines are 30 feet.
4. Side lot line drainage easements as shown are 20 feet wide (10.0 feet wide on each side of the lot line), unless otherwise noted on the plat.
5. No lot shall be developed by its owner that will create drainage problems for any adjacent lot. Each lot shall receive drainage and convey drainage across its boundaries to conform generally with natural drainage courses.
6. Minimum lot size is 2 acres.
7. There is a 20 foot wide easement on all side lot lines (10 feet wide on each side of the lot lines) for oncor electric service.
8. This plat lies within the corporate limits of the Town of Annetta.
9. 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.
10. There shall be no drainage across side lots lines. All drainage must be contained within the drainage easements.
11. All lots will be zoned R-1, all front, side, and rear lot set backs will adhere to the zoning requirements under the Town of Annetta Zoning Ordinances Article 5, adopted on May 20, 2021.
12. Lot 4 will require a drainage study prior to construction.

NOTE:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER 202133206, DEED RECORDS, PARKER COUNTY, TEXAS.
2. NO PORTION OF THE PROPERTY DEPICTED ON THIS PLAT OF SURVEY LIES WITHIN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48367 C0425 F, MAP REVISED APRIL 5, 2019,

LINE TABLE		
Id	Bearing	Distance
L1	S 00°00'00" E	22.66'
L2	N 89°58'57" W	16.50'
L3	S 34°59'28" W	77.68'
L4	S 75°20'06" W	54.37'
L5	S 80°05'59" W	9.81'
L6	S 86°21'16" W	39.79'
L7	S 86°29'04" W	25.75'
L8	N 85°15'34" W	12.92'
L9	N 77°00'11" W	71.87'
L10	N 03°12'46" E	88.69'
L11	N 83°25'44" E	206.62'
L12	N 00°39'47" E	23.17'
L13	S 83°20'57" W	52.46'
L14	S 87°13'38" W	214.60'
L15	N 02°46'22" W	10.00'
L16	N 87°13'38" E	214.26'
L17	N 83°20'57" E	52.12'
L18	N 89°45'40" E	238.68'
L19	S 00°14'20" E	10.00'
L20	S 89°45'40" W	217.50'
L21	S 00°07'39" W	26.12'
L22	S 42°49'26" E	28.16'
L23	N 89°58'05" E	21.97'

20675.001.005.00

18009
AL
K-17

MINOR PLAT
LOTS 1-4, BLOCK 1
SUDDEN VALLEY

AN ADDITION TO THE CITY OF ANNETTA,
PARKER COUNTY, TEXAS
BEING A 15.000 ACRE TRACT
OUT OF THE
C.C. HARDWICK SURVEY
ABSTRACT NUMBER 675

PREPARED ON
NOVEMBER 21, 2022

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916 (817) 560-2996 FAX
CONTACT: JOHNNY WILLIAMS

OWNER
SUDDEN VALLEY PROPERTIES, LLC
1520 CHAPMAN COURT
ALEDO, TX 76008
ATTN: JOSH MICHAELIS

OWNER
PISTOS VENTURES LLC
211 RISING OAK DR
ALEDO, TX 76008
ATTN: JASON MORRIS

OWNER
ROGERS MILESTONE PROPERTIES LLC
116 FM 1187 SOUTH
ALEDO, TX 76008
ATTN: JOSH ROGERS

F380

PROJECT FILES\PCS 2021\21-084 ROSEMEADE ADD\N21-084 new plat 8-1-22.pcs

PROPERTY DESCRIPTION

BEING a 15.000 Acre tract of land out of the C.C. Hardwick Survey, Abstract Number 675, situated in the Town of Annetta, Parker County, Texas, and being all that certain tract of land described in a deed to Rogers Milestone Properties, LLC, Sudden Valley Properties, LLC, and Pistos Ventures, LLC, recorded in Instrument Number 202133206, Deed Records, Parker County, Texas. The bearings for this survey are based on the bearing as they appear in Instrument Number 202133206, Deed Records, Parker County, Texas. Said 15.000 Acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Rogers Milestone Properties, LLC, et ux tract, the southeast corner of Lot 11, Rosemead Addition, an addition to the Town of Annetta, Parker County, Texas, recorded in Cabinet D, Slide 394, Plat Records, Parker County, Texas, and being in the west right of way line of County Road Number 4020, also known as Duncan Road, a variable width right of way;

THENCE South 01°07'41" West, along said west right of way line, a distance of 492.70 Feet to the southeast corner of the said Rogers Milestone Properties, LLC, et ux tract and the northeast corner of that certain tract of land described in a deed to James L. and Emily T Suss, recorded in Instrument Number 202124045, Deed Records, Parker County, Texas, from which a 1/2" iron rod found bears North 21°13'22" West, a distance 0.97 Feet;

THENCE South 89°57'27" West, departing said west right of way line and continuing along the north line of the said Suss tract, a distance of 1322.22 Feet to a 5/8" iron rod found for the northwest corner of said Suss tract and the southwest corner of said Rogers Milestone Properties, LLC, et ux tract and in the east line of that certain tract of land described in a deed to Machak Living Trust, as recorded in Instrument Number 202014925, Deed Records, Parker County, Texas;

THENCE North 00°08'58" East, departing said north line and continuing along said east line, a distance of 492.60 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of said Rogers Milestone Properties, LLC, et ux tract and the southwest corner of Lot 7 of said Rosemead Addition;

THENCE North 89°57'27" East, departing said east line and continuing along the south line of said Rosemead Addition, a distance of 1330.64 Feet to the POINT OF BEGINNING and containing a computed area of 15.000 Acres, more or less.

MAINTENANCE STATEMENT FOR PRIVATE DETENTION AREA

The Town of Annetta is not responsible for the design, construction, operation, maintenance, or use of the storm water detention area, and their associated private drainage easements, herein referred to as "features" to be developed and constructed by the Owners or their successors. Owners or successors agree to indemnify 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 or omissions whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the "features" including any non-performance of the foregoing. Owners or successors in interest in Lot 4 accept full responsibility and liability for the "features". All of the above shall be covenants running with the land.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, JOSH ROGERS (ROGERS MILESTONE PROPERTIES, LLC), JOSH MICHAELIS (SUDDEN VALLEY PROPERTIES, LLC), AND JASON MORRIS (PISTOS VENTURES, LLC) do hereby adopt this plat designating the hereinabove described property as SUDDEN VALLEY, an Addition to Town of Annetta, Parker County, Texas and do hereby dedicate to the public's use forever all streets, rights-of-way, and easements shown thereon. The County or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the County or any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Annetta, Parker County, Texas.

IN WITNESS THEREOF this dedication was executed the 23 day of Nov., 2022.

[Signature]
 Josh Rogers, ROGERS MILESTONE PROPERTIES, LLC
 STATE OF TEXAS §
 COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Josh Rogers, 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 considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the 23 day of Nov., 2022.

[Signature]
 Notary Public in and for the
 State of Texas
 my commission expires 9-5-20

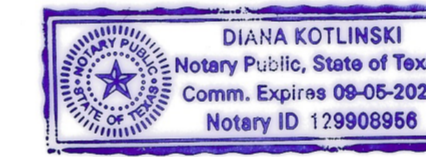


[Signature]
 Josh Michaelis, SUDDEN VALLEY PROPERTIES, LLC
 STATE OF TEXAS §
 COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Josh Michaelis, 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 considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the 23 day of Nov., 2022.

[Signature]
 Notary Public in and for the
 State of Texas
 my commission expires 9-5-20



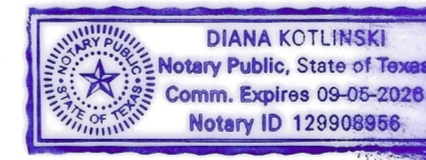
[Signature]
 Jason Morris, PISTOS VENTURES, LLC

STATE OF TEXAS §
 COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Morris, 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 considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the 23 day of November, 2022.

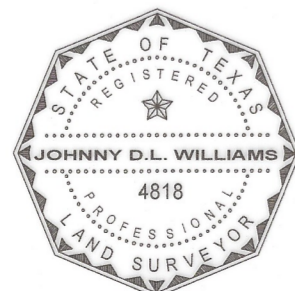
[Signature]
 Notary Public in and for the
 State of Texas
 my commission expires 9-5-20



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Johnny D.L. Williams, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Annetta, Texas.

[Signature]
 Johnny D.L. Williams, R.P.L.S. No. 4818
 Whitfield-Hall Surveyors
 3559 Williams Road, Suite 107
 Fort Worth, Texas 76116
 (817) 560-2916
 Date: NOVEMBER 21, 2022



The Mayor of the Town of Annetta, Texas has reviewed this minor plat under the Town of Annetta Subdivision Ordinance Section 8, adopted on November 19, 2020, and approved this plat on this 23 day of November, 2022, for filing of record.

[Signature]
 Mayor, Town of Annetta

ATTEST:
[Signature]

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 Lila Deakle

202241467
 11/28/2022 11:14 AM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

MINOR PLAT
 LOTS 1-4, BLOCK 1
SUDDEN VALLEY

AN ADDITION TO THE CITY OF ANNETTA,
 PARKER COUNTY, TEXAS
 BEING A 15.000 ACRE TRACT
 OUT OF THE
 C.C. HARDWICK SURVEY
 ABSTRACT NUMBER 675

PREPARED ON
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 REGISTERED PROFESSIONAL LAND SURVEYORS
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PROJECT FILES\PCS 2021\21-084 ROSEMEAD ADD\N21-084 new Plat 8-1-22.pcs