

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: July 17, 2024



F757

BEING ALL OF LOTS 3 AND 4
BLOCK 1, SUDDEN VALLEY
CABINET F, SLIDE 380
PLAT RECORDS, PARKER COUNTY, TEXAS
AN ADDITION TO THE CITY OF ANNETTA,
PARKER COUNTY, TEXAS
C.C. HARDWICK SURVEY, ABSTRACT NUMBER 675
11.000 TOTAL ACRES - 479,160 total sq. ft.
PREPARED ON JULY 17, 2024

SURVEYOR:

REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116 (817) 560-2916 (817) 560-2996 FAX CONTACT: JOHNNY WILLIAMS EMAIL: JOHNNY@WHITFIELDHALL.ORG

TBPELS FIRM REG. NO. 10138500 JOB NO: 21-084

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER 202133206, DEED RECORDS, PARKER COUNTY, TEXAS.

"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.

12. Lot 4 will require a drainage study prior to construction.

NOTE:

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 AND APPEARS TO BE LOCATED WITHIN ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 1% (100 YEAR) ANNUAL CHANCE FLOODPLAIN.

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.

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

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