

State of Texas  
County of Parker

Whereas Brian Scott and Michelle Scott, being the sole owners of a certain 4.479 acres tract situated in the I&GN RAILROAD COMPANY, SURVEY, ABSTRACT No. 1814, Parker County, Texas, being all of that called 1.000 acre tract and called 3.480 acre tract described in instrument to Brian and Michelle Scott, recorded under Clerk's File Numbers 202318273 (1.000 acre) and 202312725 (3.480 acre), Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), said 4.479 acres tract being more particularly described by as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)

**BEGINNING** at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of that certain called 24.658 acre tract described in instrument to Nicholas & Stephanie Tsumpis, recorded under Clerk's File Number 201830350, O.P.R.P.C.T., being the southwest corner of said 1.000 acre tract, for the southwest and beginning corner of the herein described tract:

THENCE North, 412.28 feet, with the west line of said 1.000 acre tract to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of that certain called 0.175 acre tract described in instrument to Harry & Melody Freeman, recorded under Clerk's File Number 202230328, O.P.R.P.C.T., for the northwest corner of said 1.000 acre tract and the herein described tract:

THENCE with the north line of said 1.000 Acre tract, said 3.480 acre tract and the south line of said 0.175 acre tract the following:

N 86°13'39" E 52.42, feet to a found 1/2" capped iron rod for a corner of the herein described tract:

S 76°35'21" E, 55.15 feet, to a found 1/2" capped iron rod at the common north corner of said 1.000 acre tract and said 3.480 acre tract, for a corner of the herein described tract:

S 64°44'17" E, 186.05 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point in the north line of the herein described tract:

S 70°30'44" E, 132.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point in the north line of the herein described tract:

S 72°09'30" E, 97.17 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set, being the southeast corner of said 0.175 acre tract, same being the southwest corner of that certain called 0.070 acre tract described in instrument to Annaleigh and Taylor Mullens in Clerk's File Number 20223033, O.P.R.P.C.T., for an angle point in the north line of the herein described tract:

THENCE S 70°12'13" E, 86.71 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said 0.070 acre tract, for an angle point in the north line of the herein described tract:

Southeasterly along the arc of a curve to the left, having a radius of 300.00 feet, an arc length of 50.45 feet, and whose chord bears S 87°41'05" E 50.39 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said 0.070 acre tract, being the northwest corner of that certain called 0.394 acre tract described in instrument to Betty Scott in Clerk's File Number 20223034, O.P.R.P.C.T., for the northeast corner of said 3.480 acre tract and the herein described tract:

THENCE S 04°36'50" W, at 55.53' pass a found 1/2" iron rod for the northwest corner of that certain called 1.2 acres tract described in instrument to Betty Scott in Clerk's File Number 201620296, O.P.R.P.C.T., continuing a total distance of 218.48 feet, to a found 1/2" iron rod in the north line of said Tsumpis tract, being the southwest corner of said 1.2 acre tract, the southeast corner of said 3.480 acre tract, for the southeast corner of the herein described tract:

THENCE S 89°58'43" W, 500.80 feet, with the north line of said Tsumpis tract, to a found 1/2" iron rod, being the common south corner of said 1.000 acre tract and said 3.480 acre tract, for an angle corner in the south line of the herein described tract:

THENCE S 89°58'49" W, 105.64 feet, with the north line of said Tsumpis tract, to the POINT OF BEGINNING, and containing 4.479 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front Street, Aledo TX 76008  
aledo@txsurveying.com - 817-441-5263  
Project ID: AN05008-P  
Field Date: June 26, 2023  
Preparation Date: February 14, 2024



LINE	BEARING	DISTANCE
L1	N 86°13'39" E	52.42'
L2	S 76°35'21" E	55.15'
L3	S 72°09'30" E	97.17'
L4	S 70°12'13" E	86.71'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	300.00'	50.45'	S 87°41'05" E	50.39'

Surveyor's Notes:

1) At the time of this survey this property appears to be located within the following area:

Zone "X" (not within the 100-year flood zone)

According to the F.I.R.M. community panel map no. 48367C0425F, dated April 5, 2019, for up to date flood hazard information please visit the official F.E.M.A. website at FEMA.gov.

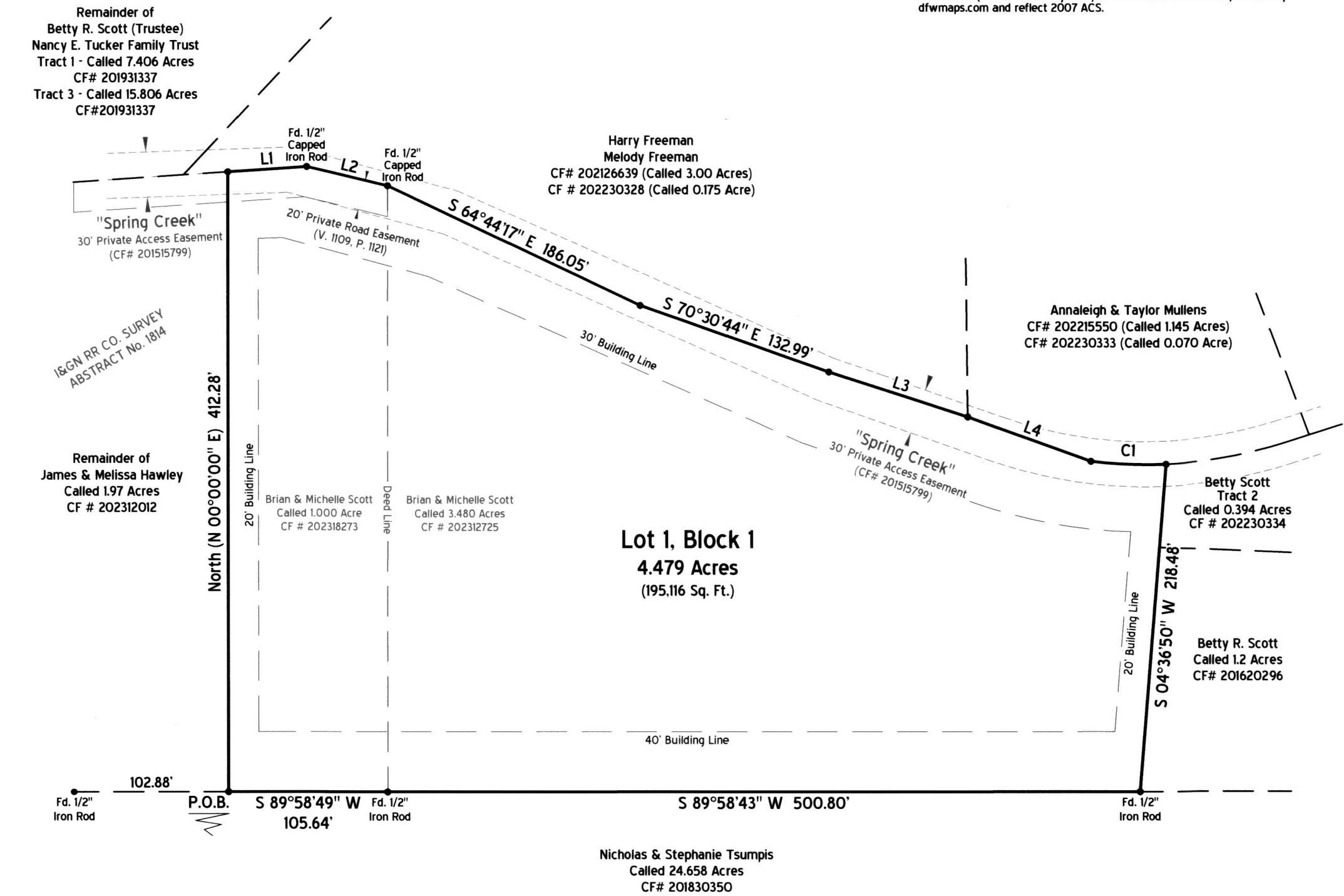
2) All corners are set 1/2" capped iron rods, unless otherwise noted.

3) At the time of this survey, underground utilities were not located during this survey, call Texas 811 and/or utility providers before excavation or construction.

4) No abstract of title or title commitment was provided to this surveyor. Record research performed 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 encumber this property.

5) 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.)

6) Bearings derived from G.P.S. observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet), 2 foot elevation contours provided by dfwmaps.com and reflect 2007 ACS.



21814.035.014.00  
AL  
21814.035.016.00

18496  
AL  
K-18

Now, Therefore, Know All Men By These Presents:

That we Brian Douglas Scott and Michelle Dawn Scott, do hereby certify that we are the legal owners of the described tract of land, Lot 1, Block 1, Tucker Park Trail, an addition to the Town of Annetta, Parker County, Texas, 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.

Brian Douglas Scott

Michelle Dawn Scott

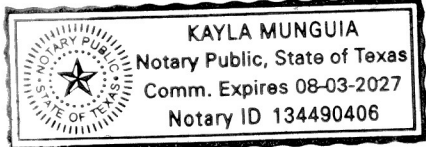
State of Texas

County of Tarrant

Before me, the undersigned notary public in and for said county and state, on this day personally appeared **Brian Douglas Scott**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the **27<sup>th</sup>** day of **February**, 2024.

Kayla Munguia  
Notary Public in and for the State of Texas



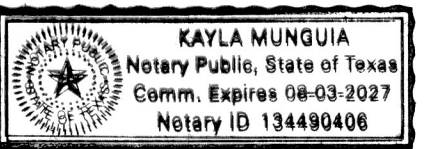
State of Texas

County of Tarrant

Before me, the undersigned notary public in and for said county and state, on this day personally appeared **Michelle Dawn Scott**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the **27<sup>th</sup>** day of **February**, 2024.

Kayla Munguia  
Notary Public in and for the State of Texas



Town of Annetta & Parker County Notes:

7) Water is to be provided by private water wells.

8) Sanitary sewer is to be provided by on-site septic facilities.

9) 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 availability.

10) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.

11) Water wells are to be located no closer than 50' (fifty feet) to any boundary line and no closer than 150' (one hundred fifty feet) to any other water well, per Upper Trinity Groundwater Conservation District rules and regulations.

All water wells to have a 100' (one hundred feet) radius sanitary zone in which no absorptive type septic tank system may be constructed. This sanitary zone shall remain inviolate even though it crosses the boundaries of any adjacent lots. In no case shall a sanitary zone cross the subdivision boundaries.

14) There are no lien holders for the subject property.

15) The subject property is located within the limits of the Town of Annetta, Parker County, Texas and at the time of plat creation located within Zone R-1 Residential.

16) Any notes regarding FEMA flood insurance rate maps do not imply that the property or structure thereon will be free from flooding or flood damage.

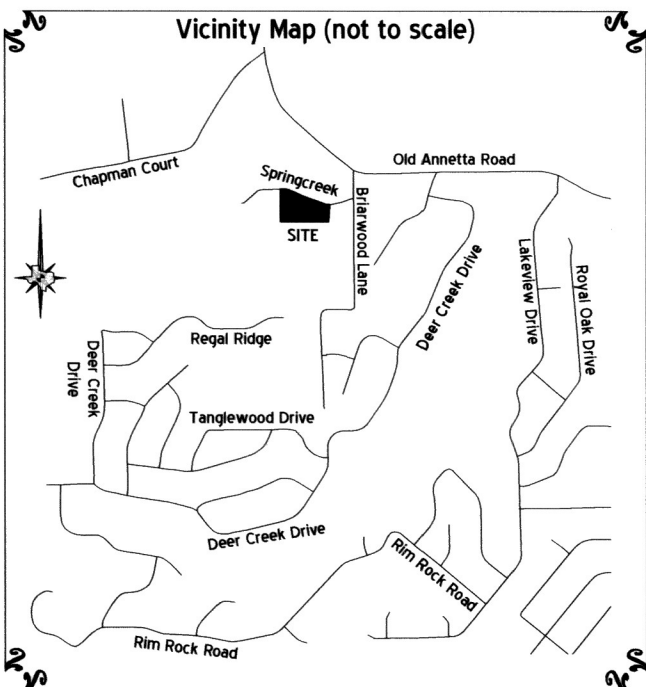
The Town Council of the Town of Annetta, Texas voted affirmatively on this this 1<sup>st</sup> day of March, 2024.

By: [Signature]  
Mayor, Town of Annetta

Attest: [Signature]  
Secretary, Town of Annetta

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202405377  
03/04/2024 11:40 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet F Slide bb9



Minor Plat  
Lot 1, Block 1  
**Tucker Park Trail**  
an addition to the Town of Annetta,  
Parker County, Texas

Being a 4.479 acres tract situated in the I&GN Railroad Company, Survey, Abstract No. 1814, Parker County, Texas, being all of that called 1.000 acre tract and called 3.480 acre tract described in instrument to Brian Scott and Michelle Scott, recorded under Clerk's File Numbers 202318273 (1.000 acre) and 202312725 (3.480 acre), Official Public Records, Parker County, Texas

February 2024  
**TEXAS SURVEYING**  
INC.  
ALEDO BRANCH - 817-441-5263  
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

