

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 WWW.FEMA.GOV.

2) C.I.R.S. - SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC."

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) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 19-340846 THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY:

THE FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S) DO NOT AFFECT THIS TRACT: V. 6, P. 895 & V. 1068, P. 90; R.P.R.P.C.T.

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, AND THE SURVEYOR'S PROFESSIONAL OPINION.

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).

7) ANY FUTURE PERMITTED LOCATIONS FOR NEW PRIVATE WATER WELLS AND ON-SITE SEPTIC FACILITIES SHALL CONFORM TO U.T.G.W.C.D. AND P.C.H.D. RULES AND REGULATIONS IN REGARD TO SETBACK AND SPACING DISTANCES.

8) LOT SHOWN HEREON IS ZONED - SINGLE FAMILY RESIDENTIAL "R1".

9) SOME EXISTING OVERHEAD UTILITY POLES AND/OR GUY WIRES MAY NOT BE LOCATED WITHIN THE RIGHT OF WAY OR UTILITY EASEMENT.

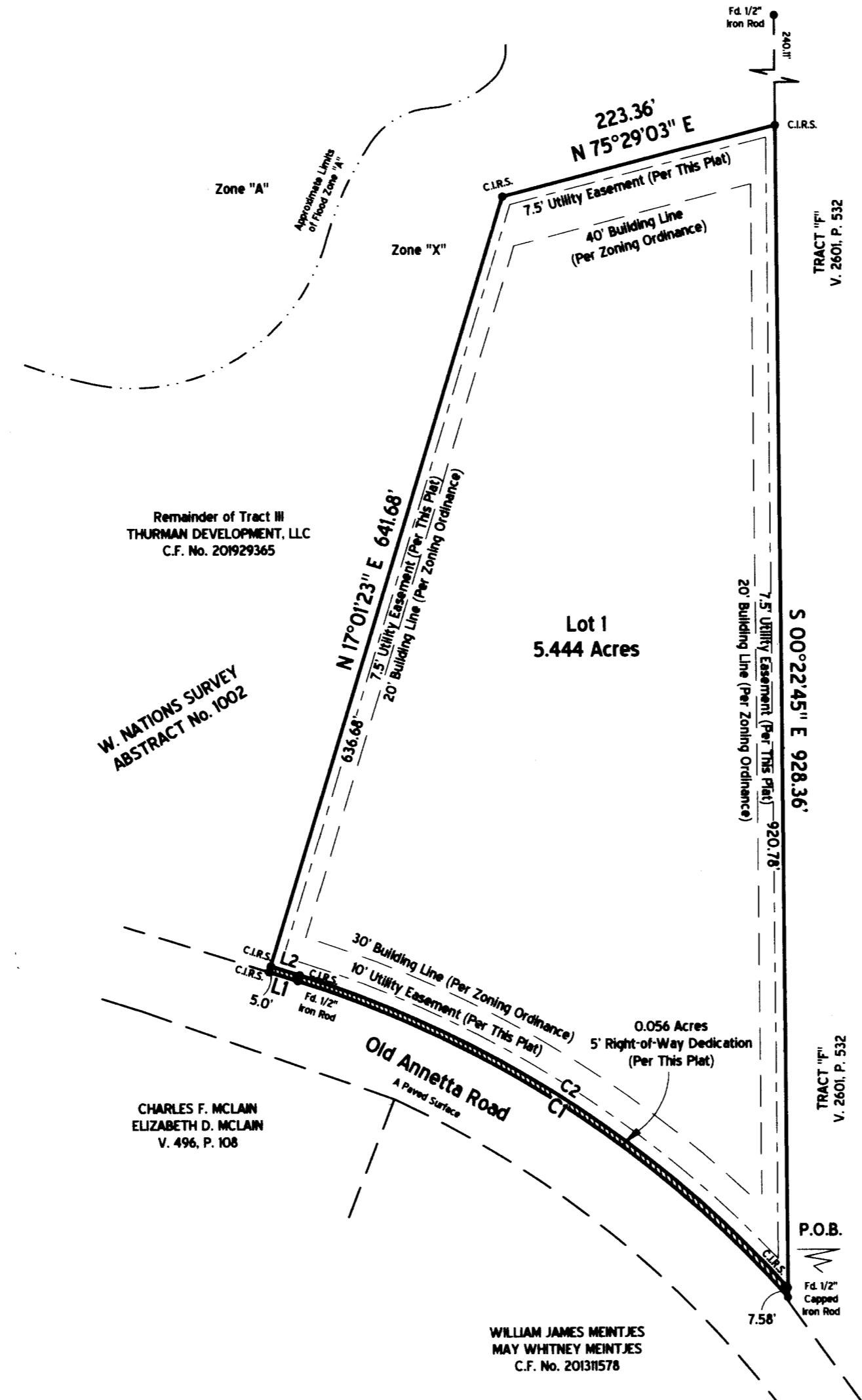
10) FLOODPLAIN PER DRAINAGE STUDY BY TREVINO WATER ENGINEERING, DATED SEPTEMBER, 2020 PROVIDED BY OWNER.

UTILITY EASEMENTS:

1) THERE SHALL BE A 10' UTILITY EASEMENT ALONG THE FRONTAGE OF OLD ANNETTA ROAD.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	870.00'	467.48'	N 57°00'07" W	461.88'
C2	875.00'	464.48'	N 57°11'17" W	459.05'

LINE	BEARING	DISTANCE
L1	N 72°23'44" W	23.98'
L2	N 72°23'44" W	24.03'



STATE OF TEXAS
COUNTY OF PARKER

Whereas, Lee and Tracy Thurman, being the sole owner(s) of a certain 5.500 acres tract of land out of the W. NATIONS SURVEY, ABSTRACT No. 1002, Parker County, Texas; being all of that certain tract as described in Clerk's File No. 202107435, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following 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).

BEGINNING at a found 1/2" capped iron rod, at the southwest corner of that certain tract of land described as Tract "F" as recorded in Volume 2601, Page 532, R.P.R.P.C.T., in the north line of Old Annetta Road, being the southeast corner of said Clerk's File No. 202107435, for the southeast and beginning corner of this tract. WHENCE a found 1/2" iron rod at the northeast corner of Lakes of Aledo, as recorded in Cabinet C. Slide 479, Plat Records, Parker County, Texas bears N 29°0'41" W 2505.27 feet.

THENCE along the north line of said Old Annetta Road the following courses and distances: along the arc of a curve to the left having a radius of 870.00 feet, a chord that bears N 57°00'07" W 461.88 feet, and an arc length of 467.48 feet to a found 1/2" iron rod for a corner of this tract. N 72°23'44" W 23.98 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." for the southwest corner of this tract.

THENCE along the west line of said Doc. No. 202107435 the following courses and distances: N 17°01'23" E 641.68 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." for the northwest corner of this tract. N 75°29'03" E 223.36 feet to a set 1/2" capped iron rod "Texas Surveying, Inc." in the west line of said Tract "F" for the northeast corner of this tract.

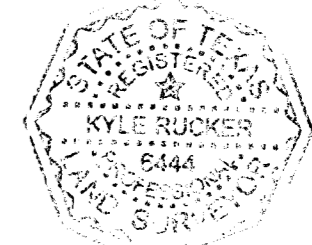
THENCE S 00°22'45" E 928.36 feet along the west line of said Tract "F" to the POINT OF BEGINNING.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
PHONE: 817-594-0400
FIELD DATE: AUGUST 2019 - JN90455P



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, LEE THURMAN AND I, TRACY THURMAN, 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.

WITNESS, MY HAND, THIS 1st DAY OF April, 2021.

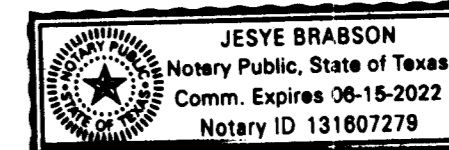
BY: *Lee Thurman* LEE THURMAN
Tracy Thurman TRACY THURMAN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Lee Thurman 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1st DAY OF April, 2021.

Jesy Brabson
NOTARY PUBLIC IN AND FOR PARKER COUNTY.

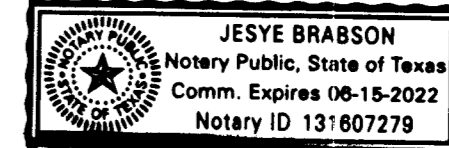


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Tracy Thurman 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1st DAY OF April, 2021.

Jesy Brabson
NOTARY PUBLIC IN AND FOR PARKER COUNTY.



ACCT NO: 18421
SCH DIST: AL

21002.001.006.00

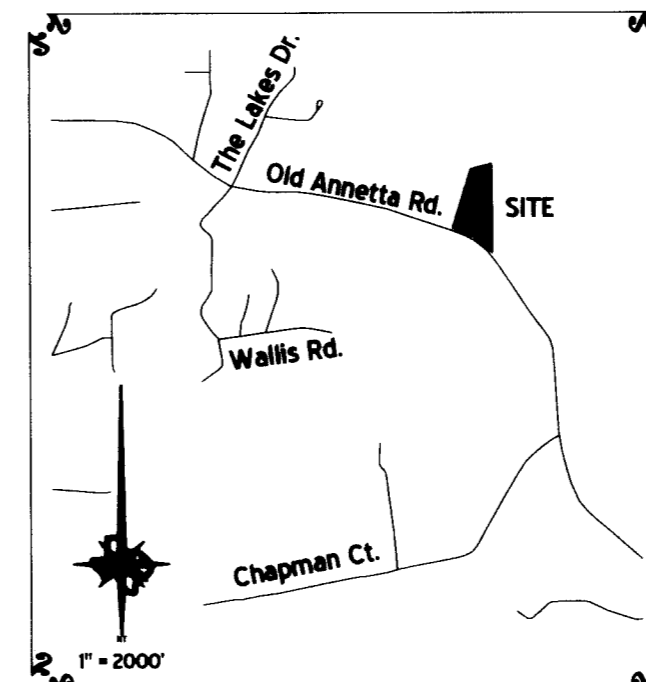
PLAT CABINET E SLIDE 707

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202114023
04/12/2021 11:55 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



MINOR PLAT

LOT 1

THURMAN HOMESTEAD

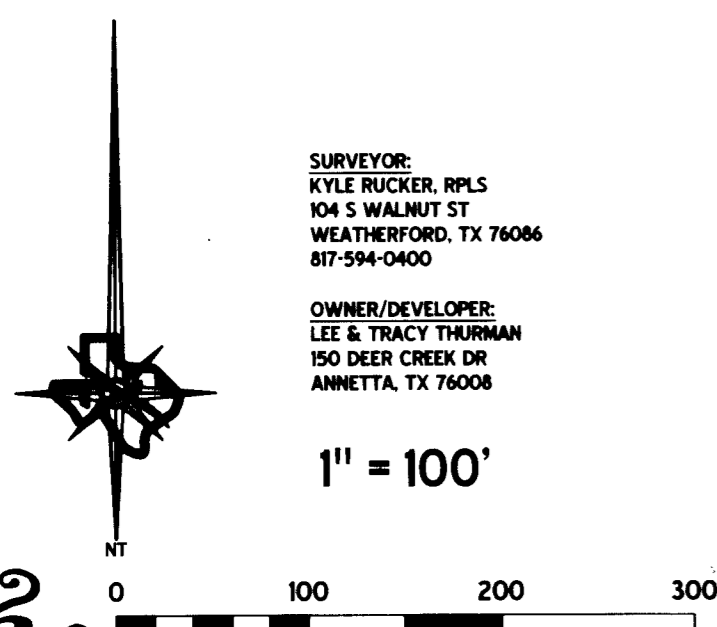
AN ADDITION TO THE TOWN OF ANNETTA,
PARKER COUNTY, TEXAS
BEING A 5.500 ACRES TRACT OF LAND OUT OF
THE W. NATIONS SURVEY, ABSTRACT NO. 1002,
PARKER COUNTY, TEXAS

APRIL 1, 2021

TEXAS

SURVEYING

WEATHERFORD BRANCH - 817-594-0400
FORM NO. 1000000 - WEATHERFORD@TEXASURVEYING.COM



SURVEYOR:
KYLE RUCKER, RPLS
104 S WALNUT ST
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
LEE & TRACY THURMAN
150 DEER CREEK DR
ANNETTA, TX 76008

1" = 100'

MINOR PLAT APPROVED THIS 1 DAY OF April, 2021

Kent Stasey
KENT STASEY, MAYOR PRO-TEM, TOWN OF ANNETTA

Attest: *Jamee Long*
Jamee Long
City Secretary