

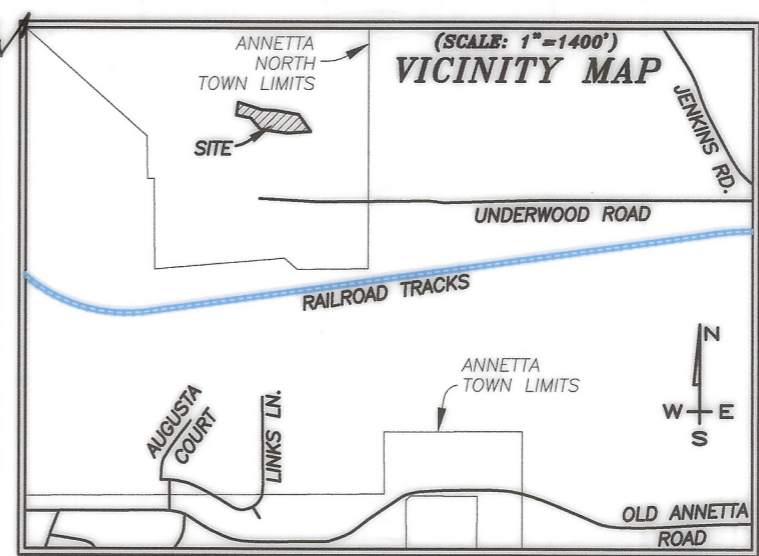


UTILITY PROVIDERS:	
ELECTRIC	ONCOR
TELEPHONE	AT&T

202115426 PLAT Total Pages: 1

Accepted this 19 day of April, 2021, by the Commission of the Town of Annetta North

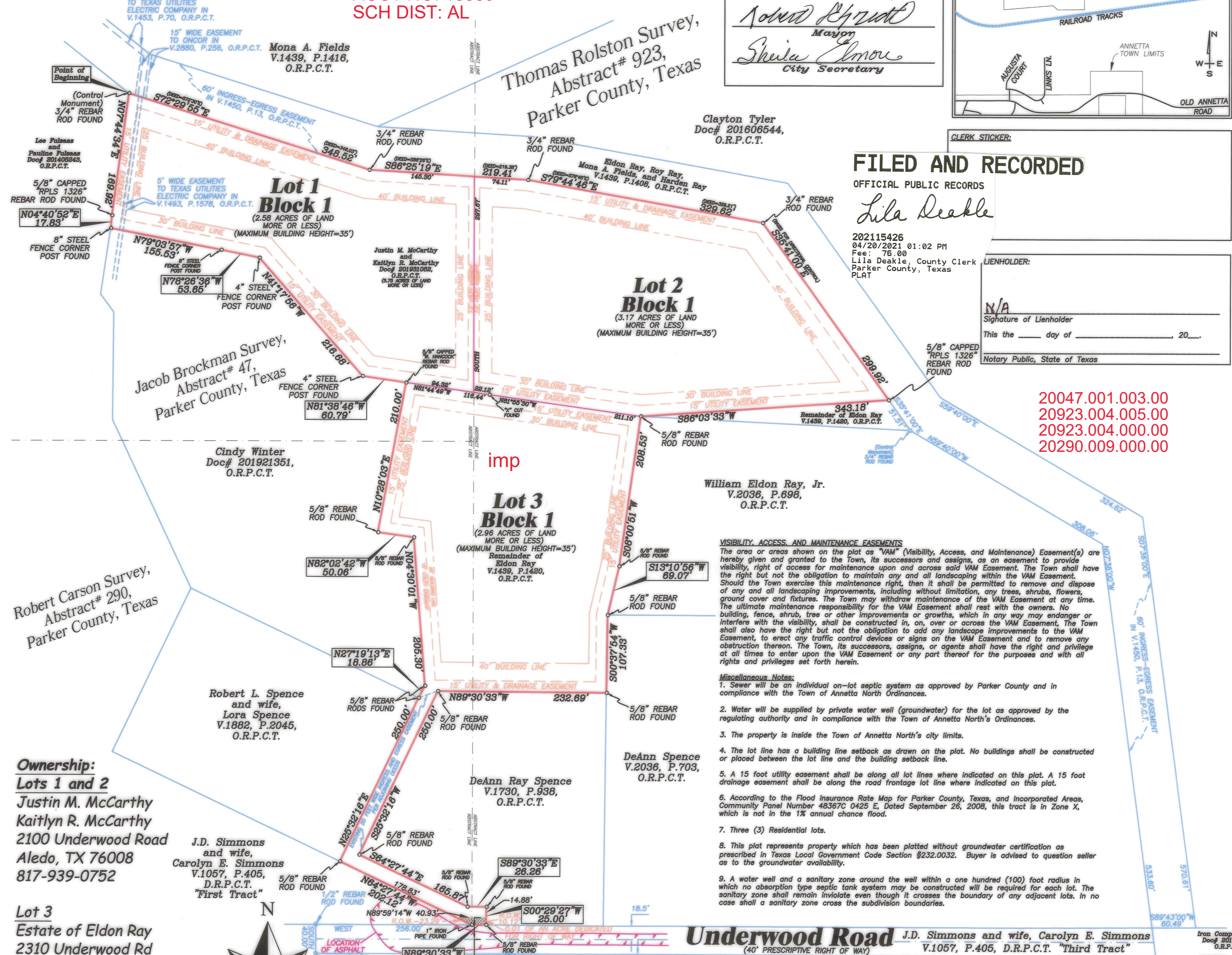
*Shelia Amou*  
 Mayor  
*Shelia Amou*  
 City Secretary



STATE OF TEXAS  
 PARKER COUNTY

WHEREAS We, Justin M. McCarthy and Kaitlyn R. McCarthy, being the owners of 5.75 acres of land situated in the Jacob Brockman Survey, Abstract Number 47, the Thomas Rolston Survey, Abstract Number 923 and the Robert Carson Survey, Abstract Number 290, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201931082, Official Records, Parker County, Texas, and I, Eldon Ray, being the owner of 2.97 acres of land being more particularly described as the remainder of a deed recorded in Volume 1439, Page 1420, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

ACCT NO: 18589  
 SCH DIST: AL



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
 202115426  
 04/20/2021 01:02 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

LIENHOLDER:  
 N/A  
 Signature of Lienholder  
 This the \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

20047.001.003.00  
 20923.004.005.00  
 20923.004.000.00  
 20290.009.000.00

**VISIBILITY, ACCESS, AND MAINTENANCE EASEMENTS**  
 The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the Town, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The Town shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the Town exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The Town may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The Town shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

- Miscellaneous Notes:**
1. Sewer will be an individual on-lot septic system as approved by Parker County and in compliance with the Town of Annetta North Ordinances.
  2. Water will be supplied by private water well (groundwater) for the lot as approved by the regulating authority and in compliance with the Town of Annetta North's Ordinances.
  3. The property is inside the Town of Annetta North's city limits.
  4. The lot line has a building line setback as drawn on the plat. No buildings shall be constructed or placed between the lot line and the building setback line.
  5. A 15 foot utility easement shall be along all lot lines where indicated on this plat. A 15 foot drainage easement shall be along the road frontage lot line where indicated on this plat.
  6. According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0425 E. Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.
  7. Three (3) Residential lots.
  8. This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
  9. A water well and a sanitary zone around the well within a one hundred (100) foot radius in which no absorption type septic tank system may be constructed will be required for each lot. The sanitary zone shall remain inviolate even though it crosses the boundary of any adjacent lots. In no case shall a sanitary zone cross the subdivision boundaries.

BEGINNING at a 3/4" rebar rod found (Control Monument) for the northwest corner of the McCarthy Tract, same being the easterly northeast corner of a tract of land described in a deed to Lee Fulsas and Pauline Fulsas, recorded in Document Number 201405243, Official Records, Parker County, Texas, and being in a southerly line of a tract of land described in a deed to Eldon Ray, Roy Ray, Mona A. Fields, and Harden Ray, recorded in Volume 1439, Page 1408, Official Records, Parker County, Texas, same being the southerly line of a 60' ingress-egress easement recorded in Volume 1450, Page 13, Official Records, Parker County, Texas;

Thence S72°29'55"E. (DEED=S72°30'E), 348.52 feet (DEED=348.03') along a common line of the McCarthy Tract and the Ray & Fields Tract to a 3/4" rebar rod found;

Thence S86°25'19"E. (DEED=S86°26'E), 219.41 feet (DEED=219.38') along a common line of the McCarthy Tract and the Ray & Fields Tract to a 3/4" rebar rod found;

Thence S79°44'46"E. (DEED=S79°45'E), 329.62 feet (DEED=329.21') along a common line of the McCarthy Tract and the Ray & Fields Tract to a 3/4" rebar rod found;

Thence S35°41'00"E. (BASIS FOR DIRECTIONAL CONTROL), 299.92 feet along a common line of the McCarthy Tract and the Ray & Fields Tract to a 5/8" capped "RPLS 1326" rebar rod found, and from which a 3/4" rebar rod found (Control Monument) for the northeast corner of a tract of land described in a deed to William Eldon Ray, Jr., recorded in Volume 2036, Page 698, Official Records, Parker County, Texas bears S35°41'00"E., 51.51 feet;

Thence S86°03'33"W., 343.18 feet to a 5/8" rebar rod found for the northwest corner of the William Eldon Ray, Jr. Tract, same being the northeast corner of the Eldon Ray Tract;

Thence S08°00'51"W., 208.53 feet to a 5/8" rebar rod found;

Thence S00°37'54"W., 107.33 feet to a 5/8" rebar rod found;

Thence N89°30'33"W., 232.69 feet to a 5/8" rebar rod found;

Thence S25°32'16"W., 250.00 feet to a 5/8" rebar rod found;

Thence S64°27'44"E., 165.87 feet to a 5/8" rebar rod found;

Thence S89°30'22"E., 26.26 feet to a 5/8" rebar rod found;

Thence S00°29'27"W., 25.00 feet to a 5/8" rebar rod found in the north line of Underwood Road;

Thence N89°30'33"W., 20.02 feet along the north line of Underwood Road to a 1" iron pipe found;

Thence N64°27'44"W., 202.12 feet to a 5/8" rebar rod found;

Thence N25°32'16"E., 250.00 feet to a 5/8" rebar rod found;

Thence N27°19'13"E., 18.86 feet to a 5/8" rebar rod found;

Thence N04°30'01"W., 205.30 feet to a 5/8" rebar rod found;

Thence N82°02'42"W., 50.06 feet to a 5/8" rebar rod found;

Thence N10°28'03"E., 210.00 feet to a 5/8" capped "W. HANCOCK" rebar rod found;

Thence N81°38'46"W., 60.79 feet to a 4" steel fence corner post found;

Thence N41°17'56"W., 216.88 feet to a 4" steel fence corner post found;

Thence N78°26'36"W., 53.65 feet to a 8" steel fence corner post found;

Thence N79°03'57"W., 155.53 feet to a 8" steel fence corner post found;

Thence N04°40'52"E., 17.83 feet to a 5/8" capped "RPLS 1326" rebar rod found;

Thence N07°44'34"E., 169.92 feet to the POINT OF BEGINNING and containing 8.72 acres of land more or less of which 0.01 of an acre is to be dedicated for right of way for Underwood Road.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS  
 That We, Justin M. McCarthy and Kaitlyn R. McCarthy, do hereby adopt this plat designating the herein described real property as Lots 1, 2 and 3, Block 1, Underwood Hill 2nd Addition, an addition in the Town of Annetta North, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 19 day of April, 2021

Justin M. McCarthy  
 Kaitlyn R. McCarthy

Witness our hand in Parker County, Texas, the 19 day of April, 2021

*Eldon Ray*  
 Eldon Ray

STATE OF Texas  
 COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Justin M. McCarthy and Kaitlyn R. McCarthy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 19 day of April, 2021

*Justin M. McCarthy*  
 Justin M. McCarthy  
 Notary Public

Given under my hand and seal of office this 19 day of April, 2021

*Eldon Ray*  
 Eldon Ray  
 Notary Public

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

K. FRIERSON  
 Notary Public, State of Texas  
 Comm. Expires 09-27-2021

K. FRIERSON  
 Notary Public, State of Texas  
 Comm. Expires 09-27-2021  
 Notary ID 123998111

**Ownership:**  
 Lots 1 and 2  
 Justin M. McCarthy  
 Kaitlyn R. McCarthy  
 2100 Underwood Road  
 Aledo, TX 76008  
 817-939-0752

Lot 3  
 Estate of Eldon Ray  
 2310 Underwood Rd  
 Aledo, TX 76008

J.D. Simmons and wife,  
 Carolyn E. Simmons  
 V.1057, P.405,  
 D.R.P.C.T.  
 "First Tract"

Robert L. Spence and wife,  
 Lora Spence  
 V.1882, P.2045,  
 O.R.P.C.T.

DeAnn Ray Spence  
 V.1730, P.938,  
 O.R.P.C.T.

DeAnn Spence  
 V.2036, P.703,  
 O.R.P.C.T.

J.D. Simmons and wife, Carolyn E. Simmons  
 V.1057, P.405, D.R.P.C.T. "Third Tract"

Susan E. Wiley and wife,  
 Brinkley E. Eskew  
 V.2261, P.1013,  
 O.R.P.C.T.

Robert Lee Carson, III and wife,  
 Kelly Rei Carson  
 V.1617, P.241,  
 O.R.P.C.T. "Tract II"

Robert Lee Carson, III and wife,  
 Kelly Rei Carson  
 V.1617, P.241,  
 O.R.P.C.T. "Tract I"

Roy Tynes Andrews and wife,  
 Sherry Andrews  
 V.403, P.21,  
 D.R.P.C.T.

Jimmy Joe Wiley and wife,  
 Susan Wiley  
 V.2640, P.434,  
 O.R.P.C.T.



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Lonnie Reed*  
 LONNIE REED  
 R.P.L.S. No. 4277

07-10-2020

**FINAL PLAT SHOWING**  
 LOTS 1, 2 AND 3, BLOCK 1,  
**Underwood Hill 2nd Addition**  
 AN ADDITION TO THE TOWN OF ANNETTA NORTH, IN PARKER COUNTY, AND BEING 8.72 ACRES OF LAND SITUATED IN THE THOMAS ROLSTON SURVEY, ABSTRACT NUMBER 923, THE JACOB BROCKMAN SURVEY, ABSTRACT NUMBER 47, AND THE ROBERT CARSON SURVEY, ABSTRACT NUMBER 290, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 724, DATE \_\_\_\_\_

**TRI SURVEYING**  
**COUNTIES**  
 d/b/a TRICO/DELTA JOINT VENTURE  
 116 LOCUST STREET, AZLE, TX 79020  
 OFFICE: 817-444-2355 FAX: 817-444-4387  
 surveying@triconsurveying.com  
 FIRM REGISTRATION: 10194462  
 JOB# 20070197 JOB# 19100305 GF# 138002675

