



1 inch = 40 ft.



Know what's below. Call before you dig.

LIENHOLDER:

Signature of Lienholder  
This is the \_\_\_ day of \_\_\_ 20\_\_.

Notary Public, State of Texas

Accepted this \_\_\_ day of \_\_\_ 2016, by the Commission of the Town of Annetta North

Signature of Mayor  
Signature of City Secretary

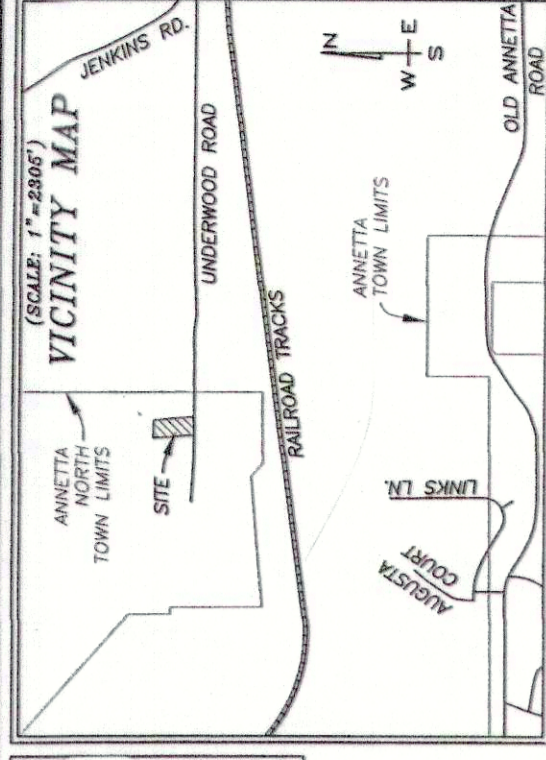
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Clerk  
201610013  
05/11/2016 11:50 AM  
Fee: 76.80  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

William Eldon Ray, Jr.  
V.2036, P.696,  
O.R.P.C.T.  
"First Tract"

201610013 PLAT Total Pages: 1  
CLERK: STUCKER



STATE OF TEXAS  
PARKER COUNTY

WHEREAS We, Justin M. McCarthy and Kaitlyn R. McCarthy, being the owners of 2.31 acres of land situated in the Thomas Rolston Survey, Abstract Number 923, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201602504, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 5/8" rebar rod found (Control Monument) in the north line of Underwood Road, an existing 60 feet wide road, for the southwest corner of said McCarthy Tract, same being the southeast corner of a tract of land described in a deed to Byron B. Douglass and wife, Stephanie D. Douglass, recorded in Volume 1452, Page 1116, Official Records, Parker County, Texas;

Thence N04°57'59"W, 417.24 feet along the common line of said McCarthy Tract and said Douglass Tract to a 60d nail set in a mound of rock, for the northwest corner of said McCarthy Tract, same being the northeast corner of said Douglass Tract, and being in the south line of a tract of land described in a deed as "First Tract" to William Eldon Ray, Jr., recorded in Volume 2036, Page 696, Official Records, Parker County, Texas, and from which a 5/8" rebar rod found bears N89°46'20"W, 5.31 feet;

Thence S89°46'20"E, 232.49 feet along the common line of said McCarthy Tract and said Ray Tract to a 5/8" rebar rod found in the west line of an existing 60 feet wide ingress and egress easement recorded in Volume 2036, Page 696, Official Records, Parker County, Texas, for the northeast corner of said McCarthy Tract, same being the southeast corner of said Ray Tract;

Thence S07°35'54"E, 417.53 feet along the west line of said 60 feet wide ingress and egress easement to a 5/8" rebar rod found in the north line of Underwood Road, an existing 60 feet wide right of way, for the southeast corner of said McCarthy Tract;

Thence S89°43'05"W, 212.54 feet along the north line of said Underwood Road to a 40d nail found;

Thence N89°45'16"W, 39.04 feet along the north line of said Underwood Road to the point of beginning and containing 2.31 acres of land more or less.

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 Lot 1, Block 1, Underwood Hill 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 11th day of May, 2016.

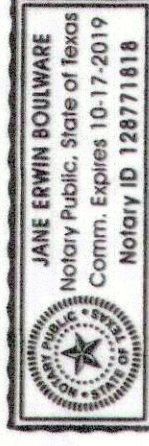
Signature of Justin M. McCarthy  
Justin M. McCarthy  
Signature of Kaitlyn R. McCarthy  
Kaitlyn R. McCarthy

Lot 1  
Block 1  
Justin M. McCarthy  
and  
Kaitlyn R. McCarthy  
Doc# 201602504,  
O.R.P.C.T.  
(2.31 ACRES OF LAND  
MORE OR LESS)  
(MAXIMUM BUILDING HEIGHT=35')

Byron B. Douglass  
and wife,  
Stephanie D. Douglass  
V.1452, P.1116,  
O.R.P.C.T.

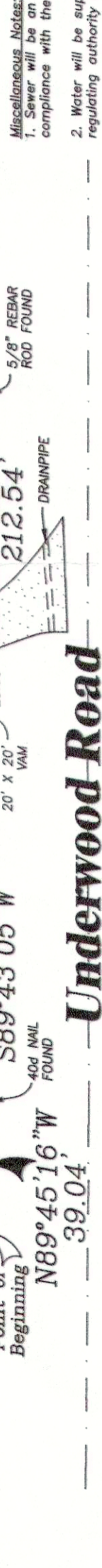
Given under my hand and seal of office this 11th day of May, 2016.

Notary Public  
10-17-2019  
My Commission Expires



The easements to Texas Electric Service Company recorded in Volume 404, Page 191, and Volume 674, Page 45, Deed Records, Parker County, Texas, do not affect this tract.

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 in gross, to be used for the purpose of providing access for utility maintenance and repair to the VAM easement. The Town shall have the right to enter upon the VAM easement for the purpose of providing access for utility maintenance and repair to the VAM easement. The Town shall have the right to enter upon the VAM easement for the purpose of providing access for utility maintenance and repair to the VAM easement. The Town shall have the right to enter upon the VAM easement for the purpose of providing access for utility maintenance and repair to the VAM easement.

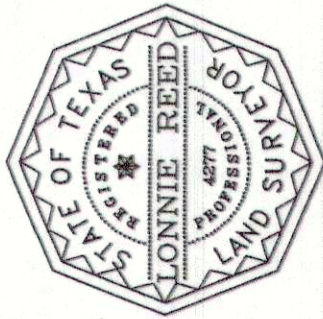


Ownership:  
Justin M. McCarthy  
Kaitlyn R. McCarthy  
220 S Cozby Street  
Benbrook, TX 76126  
817-939-0752

NOTES:  
One (1) Residential lot.  
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.  
Water source is from a private water well.  
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 in place even though it crosses the boundary of any adjacent lots. In no case shall a sanitary zone cross the subdivision boundaries.

UTILITY PROVIDERS: ELECTRIC, WATER, TELEPHONE

TRI SURVEYING COUNTRIES  
116 LOCUST STREET, AZLE, TX 76020  
OFFICE: 817-444-2355 FAX: 817-444-4387  
surveying@triconsulting.com  
FIRM REGISTRATION: 100577-00  
JOB# 160300-08 JOB# 1601001-04 GFI 4412208779



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
Signature of Lonnie Reed  
LONNIE REED  
R.P.L.S. No. 4277  
02-01-2016

FINAL PLAT SHOWING  
LOT 1, BLOCK 1,

Underwood Hill Addition

AN ADDITION TO THE TOWN OF ANNETTA NORTH, IN PARKER COUNTY, AND BEING 2.31 ACRES OF LAND SITUATED IN THE THOMAS ROLSTON SURVEY, ABSTRACT NUMBER 923, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET P, SLIDE 543, DATE 2016.007.001.00