



PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Azopardi Acres

Description Lot 1

Filed in Plat Cabinet G slide # 293

File Date 6/26/26 Instrument Date 6/25/2026

of pages 1

Official Public Record Filed
Recorded on: 06/26/2026 08:12:50 AM
Doc # 202618261
Lila Deakle, County Clerk
Parker County Texas



State of Texas
County of Parker

Whereas Jarrod Azopardi and Lauren Azopardi, being the sole owners of a 4.535 acre tract of land out of the A.S. WORRALL SURVEY, ABSTRACT No. 1655, R. TURNER SURVEY, ABSTRACT No. 2177 and the J. NEWBY SURVEY, ABSTRACT No. 2038, Parker County, Texas; being all of that certain tract conveyed to Azopardi in Doc. No. 202242827 (with affidavit of correction filed in Doc. No. 202244050), Real Property Records, Parker County, Texas (R.P.R.P.C.T.), 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" Iron pipe, in the west line of Wallis Road, being the northeast corner of that certain tract conveyed to Scott in Volume 1215, Page 325, R.P.R.P.C.T., for the southeast and beginning corner of this tract, WHENCE the called northwest corner of the A.S. WORRALL SURVEY is calculated to bear N 54°24'28" W 453.0 feet.

THENCE S 89°28'11" W 367.74 feet (Record - West 367.85 feet), along the north line of said Scott tract, to a found angle iron, at the common corner of said Scott and a tract conveyed to Briley in Volume 1215, Page 327, for a corner of this tract.

THENCE S 86°51'42" W 414.26 feet (Record - S 87°38' W 412.9 feet), along the north line of said Briley tract, to a found 1/2" Iron rod, in the east line of a called 8.171 acre tract conveyed to Reckling in Doc. No. 202309994, being the northwest corner of said Briley tract, for the southwest corner of this tract.

THENCE N 06°26'15" E 67.54 feet (Record - N 07°03' E 68.0 feet), along the east line of said Reckling tract, to a found 1/2" Iron rod in a creekbed, being in the southeast line of a tract conveyed to Crumble in Volume 2355, Page 1008, R.P.R.P.C.T., for a corner of this tract.

THENCE along the southeast line of said Crumble tract the following courses and distances:
N 71°36'01" E 56.21 feet (Record - Easterly 59 feet), to a found 1/2" Iron rod, for a corner of this tract.
N 05°20'49" W 187.77 feet (Record - N 04°30' W 187.5 feet), to a found 3/8" Iron rod, being the southwest corner of a tract conveyed to Currin in Volume 1546, Page 1503, R.P.R.P.C.T., or the northwest corner of this tract.

THENCE N 87°13'12" E 369.91 feet (Record - N 87°54' E 370.0 feet), along the south line of said Currin tract, to a found 3/8" Iron rod, being the southerly common corner of said Currin and a tract conveyed to Meyer in Document No. 201507492, R.P.R.P.C.T., for a corner of this tract.

THENCE S 89°21'54" E at 82.2 feet, pass a found 1/2" Iron pipe, being the southeast corner of said Meyer tract, and in all 172.60 feet (Record - S 88°59' E 172.31 feet), to a found 3/8" Iron rod, being the southeast corner of a tract conveyed to McGill in Volume 318, Page 17, R.P.R.P.C.T., for a corner of this tract.

THENCE N 41°46'19" E 59.00 feet (Record - N 42°15' E 59 feet), to a set 1/2" Iron rod, capped, stamped "Texas Surveying, Inc.", for the northerly northeast corner of this tract. WHENCE a found 3/8" Iron rod, in the east line of said McGill tract bears N 41°46'19" E 341.2 feet.

THENCE S 58°32'38" E 181.28 feet (Record - S 58°00' E 181.73 feet), along the south line of said Wallis Road, to a found 1/2" Iron pipe, for the northeast corner of this tract.

THENCE S 00°31'31" E at 59.1 feet, pass a found angle iron and in all 2117.7 feet (Record - South 210.7 feet), along said Wallis Road, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W212018-P
Field Date: December 31, 2025
Revised Date: June 18, 2026



Town of Annetta Notes:

- A) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines, withholding of utilities and/or building permits.
B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
C) Water is to be provided by private water well.
D) At time of plat, this property is located within both the Extraterritorial Jurisdiction and the limits of the Town of Annetta, Parker County, Texas.
E) At time of plat, the portion(s) of property within the limits of the Town of Annetta is zoned R-1 Residential District.

F) Any future public improvement construction within the right-of-way dedicated along Wallis Road, including fence relocation, shall be at the expense of the Town of Annetta and shall not be required of the Owner. Until such time as construction occurs, Owner may have full use of the surface area dedicated for the right of way as a front yard for the lot and may keep it fenced. In the event that any fence is relocated due to such public improvement construction, the Town of Annetta shall reconstruct the fence of a like kind and quality and to the same specifications that existed prior to such relocation, using new materials of equivalent quality, durability and appearance as were used in the original fence, installed by contractors experienced in fence construction.

G) The area within the drainage easement identified on this plat (the "Easement Area") shall at all times be maintained as a "natural creek" per the Town of Annetta Engineering Design Manual, as in effect on the date hereof. For the avoidance of doubt, the Easement Area does not include the adjacent areas designated as "Drainage Easement Buffer" on this plat.

H) The Owner shall not construct or place any structures or improvements within the Easement Area that impair the free flow of water through the natural creek in the Easement Area.

I) The Owner shall not take, and shall not permit its tenants, occupants, or invitees to take, any action that would cause the natural creek to not serve the purpose of allowing storm water to flow across the Easement Area.

J) The Owner may construct and maintain (at Owner's expense) across the Easement Area fences with free-swinging gates (also known as a "water gap") that are designed to permit the flow of water through the natural creek and under/through the gates, provided such fences do not impair the flow of water in the Easement Area; it being understood and agreed that the fences and water gaps existing as of the date hereof, and any replacements that are constructed to the same specifications, shall be deemed conforming, provided they do not impair the flow of water in the Easement Area.

K) The Owner may (at Owner's expense) perform routine maintenance and care of the Easement Area, including (a) taking measures reasonably necessary to stabilize creek banks and prevent erosion of creek banks and beds located within the Easement Area; (b) repairing damage to the creek banks or beds within the Easement Area; and (c) removing sediment, debris and vegetation growth that impairs or threatens to impair water flow within the Easement Area.

L) The Town shall have the right, upon Owner's consent 48 hours prior notice (except in cases of emergency), to enter the Easement Area to (a) inspect the Easement Area; (b) reconstruct, repair, or maintain the natural creek within the Easement Area; and (c) remove debris, vegetation or other obstructions that impair water flow through the natural creek within the Easement Area.

M) The Town shall not construct any improved drainage facilities (including earthen channels, concrete channels or lined channels) within the Easement Area without the Owner's written consent, and the construction of any such facilities shall be at the Town's expense; provided, however, that the foregoing will not limit the Town's ability to make improvements within the Easement Area in the event the Town exercises its eminent domain authority and condemns the Easement Area in accordance with state law.

N) OWNER AGREES TO RELEASE THE TOWN OF ANNETTA, ITS COUNCIL MEMBERS, OFFICIALS, OFFICERS, AGENTS, REPRESENTATIVES, AND EMPLOYEES, IN THEIR INDIVIDUAL AND OFFICIAL CAPACITIES, FROM ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE (INCLUDING LOSS OF USE), LOSSES, DAMAGES, EXPENSES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES (INCLUDING ATTORNEY'S FEES AND EXPENSES INCURRED IN ENFORCING THE PROVISIONS OF THIS PARAGRAPH), OR OTHER HARM ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE OWNER'S MAINTENANCE, CONDITION OR USE OF THE "DRAINAGE EASEMENT BUFFER" DESIGNATED ON THIS PLAT, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING, OR THE PERFORMANCE OR ACTIONS OF OWNER WITHIN THE EASEMENT AREA (INCLUDING THE PERFORMANCE OF ITS AGENTS, REPRESENTATIVES, EMPLOYEES, SEPARATE CONTRACTORS AND/OR SUBCONTRACTORS AND/OR THIRD PARTIES).

Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
Jarrod & Lauren Azopardi
10959 Castle Oak Ln
Fort Worth, TX 76108

1" = 100'



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done 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.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

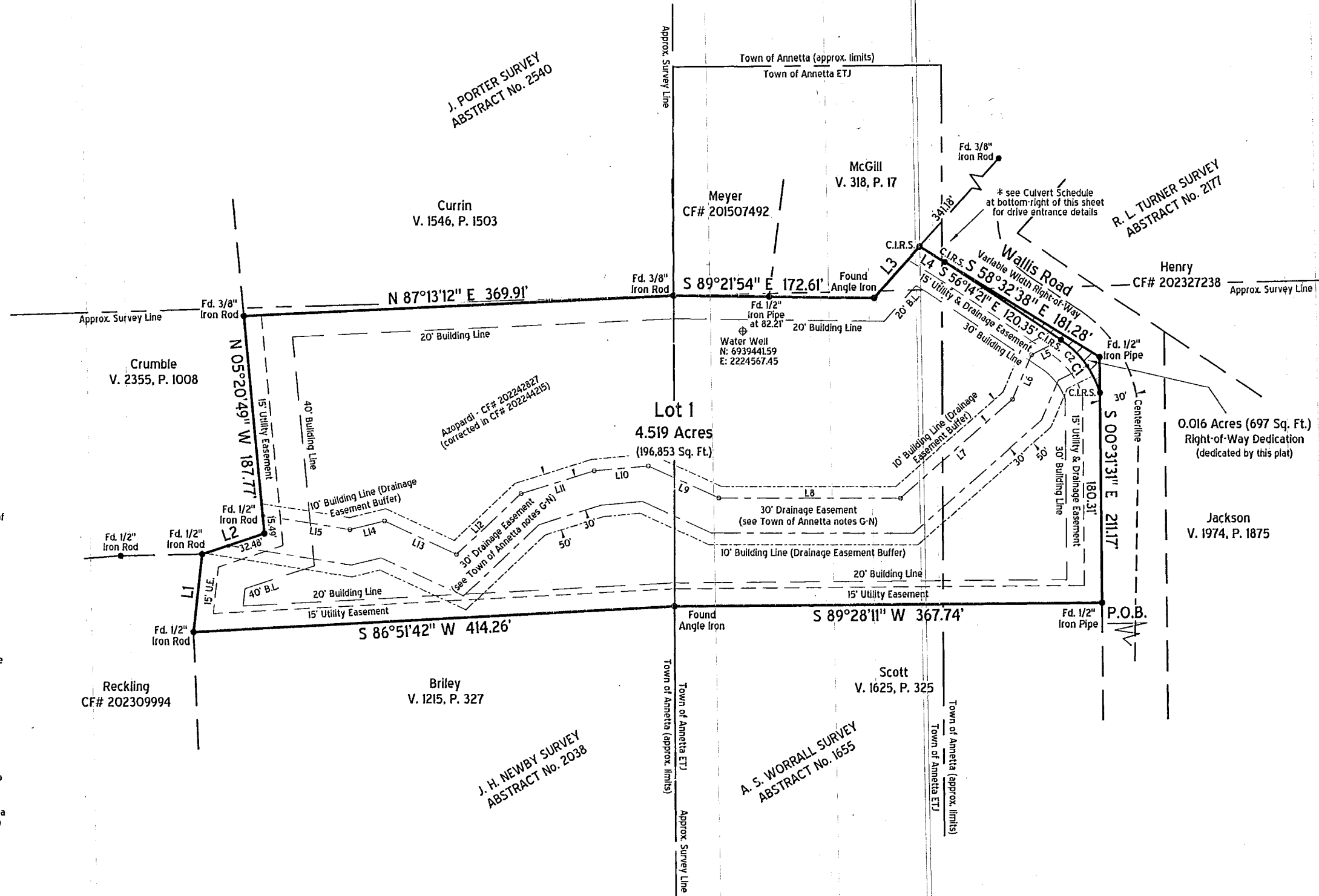
according to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

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

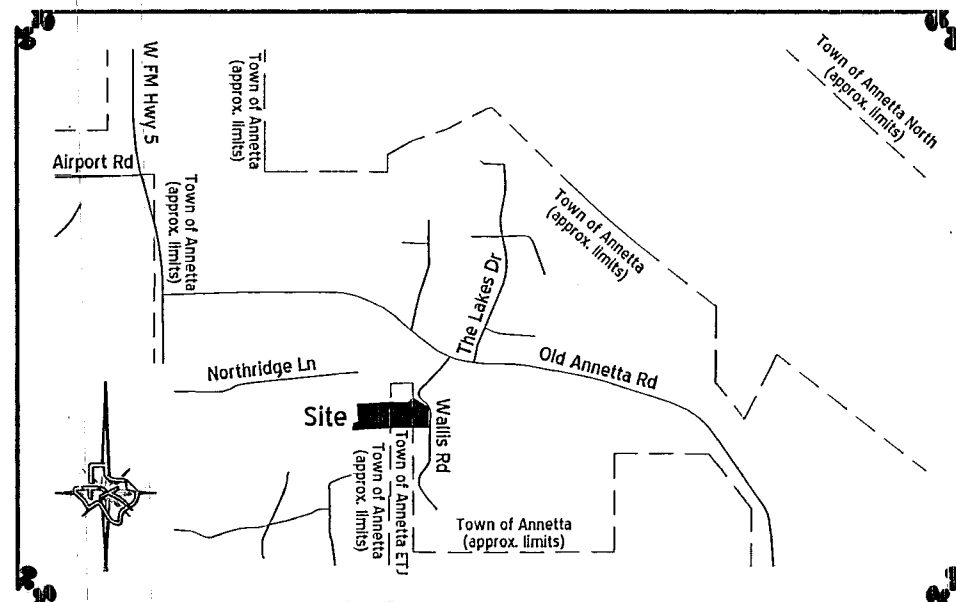
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

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) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC".



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Parker County Texas



Vicinity Map (1" = 2,000')

Drainage Easement Calls		
LINE	BEARING	DISTANCE
L5	S 63°25'52" W	28.46'
L6	S 22°58'34" W	41.67'
L7	S 48°31'44" W	128.47'
L8	N 90°00'00" W	156.56'
L9	N 65°27'07" W	66.44'
L10	S 84°40'35" W	46.50'
L11	S 72°38'38" W	66.41'
L12	S 46°35'25" W	75.84'
L13	N 65°21'42" W	68.23'
L14	S 76°23'55" W	30.87'
L15	N 80°53'32" W	75.91'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C2	81.50'	31.91'	S 45°26'00" E	31.70'

Now, Therefore, Know All Men By These Presents:

Sheet 1 of 1
Arch C (18" x 24")

That Jarrod Azopardi and Lauren Azopardi, do(es) hereby adopt this plat designating the herein above described property as Lot 1, Azopardi Acres, an addition to the Town of Annetta and the Town of Annetta Extraterritorial Jurisdiction, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown herein.

Witness, my hand, this 25th day of June, 2026.

By:

Jarrod Azopardi (Owner)

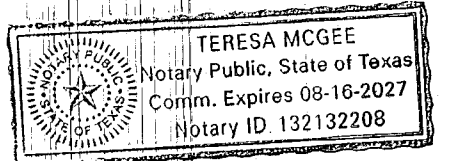
Lauren Azopardi (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jarrod Azopardi, known to me to be the person whose name is subscribed to the above and 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 25th day of June, 2026.

Jeana McJee
Notary Public in and for the State of Texas

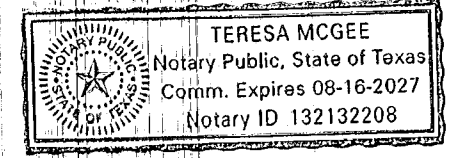


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lauren Azopardi, known to me to be the person whose name is subscribed to the above and 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 25th day of June, 2026.

Jeana McJee
Notary Public in and for the State of Texas



Town of Annetta Certificate of Approval

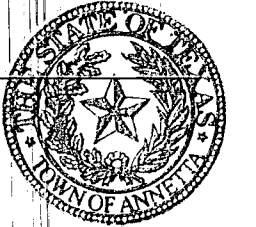
Plat approved this 25th day of June, 2026.

By:

Mayor, Town of Annetta

Attest:

Secretary, Town of Annetta



Culvert Schedule for Lot 1 Driveway Entrance (per proposed plans)	
Number of Culverts	1
Size of Culvert (diameter in inches)	18"
Type of Material	Reinforced Concrete Pipe
Culvert Flowline Elevation	866.0'
Depth (minimum cover below top of pavement)	1.5'
Distance (feet from edge of pavement)	30.0'

Minor Plat Lot 1 Azopardi Acres

an addition to the Town of Annetta and the
Town of Annetta Extraterritorial Jurisdiction,
Parker County, Texas

Being a 4.535 acre tract of land out of the A.S. WORRALL SURVEY, ABSTRACT No. 1655, R. TURNER SURVEY, ABSTRACT No. 2177 and the J. NEWBY SURVEY, ABSTRACT No. 2038, Parker County, Texas

June 2026

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

Plat Cabinet



Slide

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