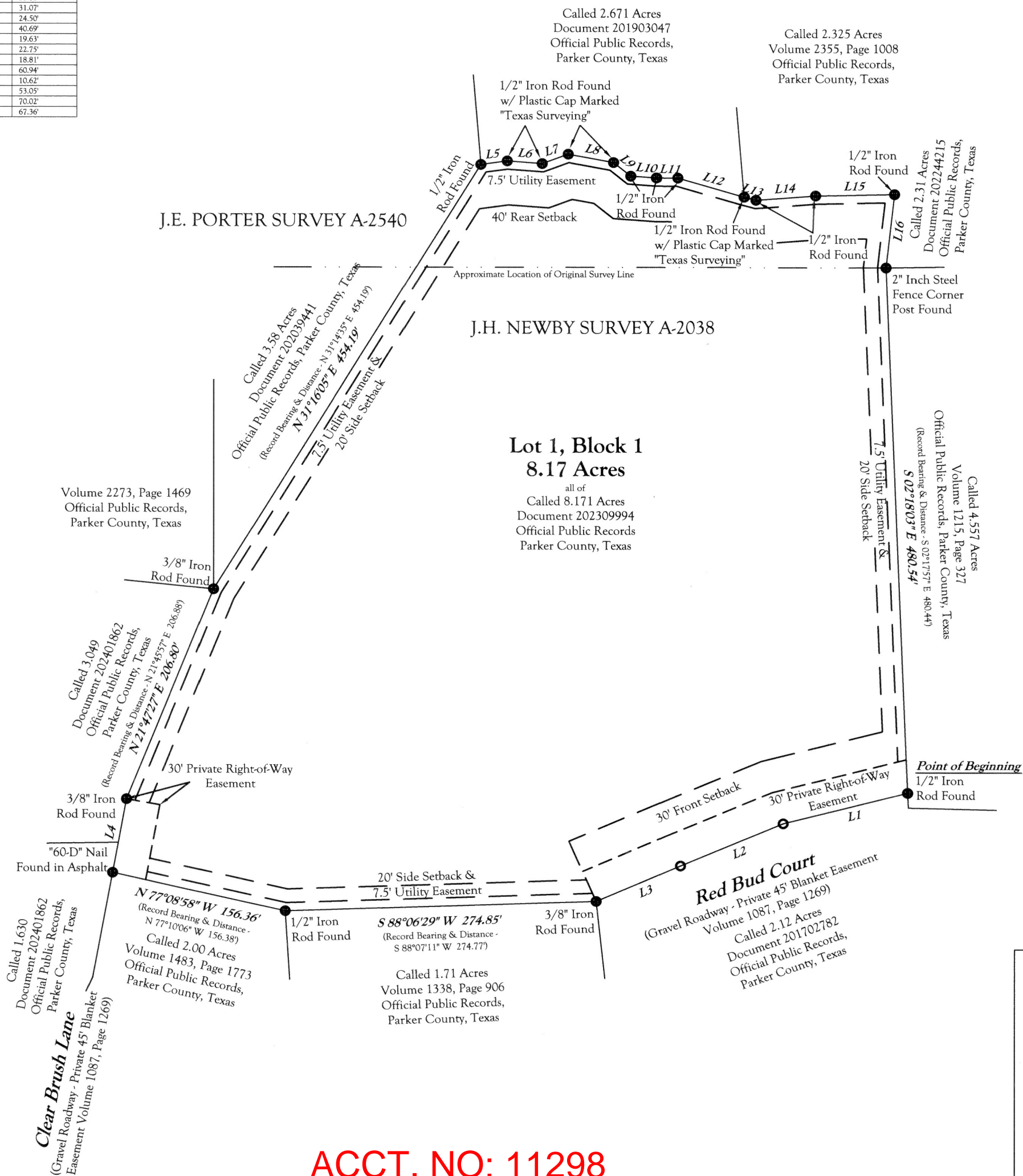


LINE	BEARING	DISTANCE
L1	S81°54'15" W	113.73
L2	N81°46'54" E	98.36
L3	N81°46'54" E	81.19
L4	S81°18'07" W	68.45
L5	N81°07'34" E	23.72
L6	N81°37'50" W	31.07
L7	S81°25'52" W	24.50
L8	N81°19'24" W	40.69
L9	S81°48'07" E	19.63
L10	S81°48'07" E	22.75
L11	N81°22'11" W	18.81
L12	N81°23'48" W	60.94
L13	S81°39'49" E	10.62
L14	S81°35'16" W	43.05
L15	S81°35'16" W	70.02
L16	S81°22'15" W	67.36



OWNER/DEVELOPER(S)
Bryant & Brandise Reckling
1200 Clearbrush Lane
Aledo, Texas 76008
Phone No. 713-306-4906

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctumaps.com

CABINET **F**, SLIDE **748**

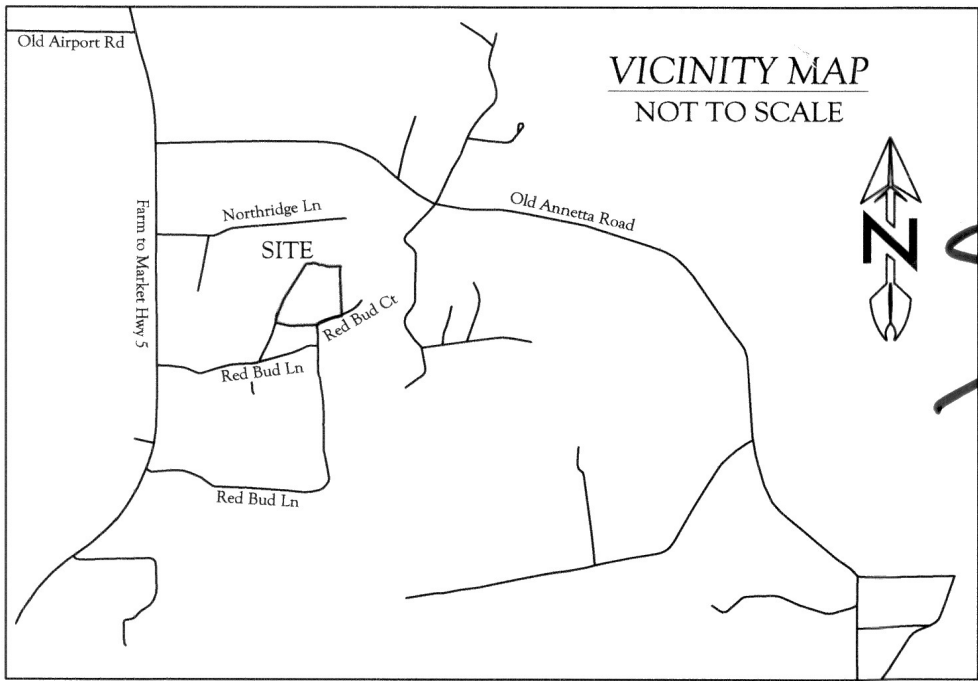
ACCT. NO: 11298
SCH. DIST: ALEDO ISD
CITY: ANNETTA
MAP NO:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202418037
07/15/2024 11:28 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

LEGEND
○ = 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959"
OR POINT IN CREEK

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE ANNETTA TOWN COUNCIL, TOWN OF ANNETTA, PARKER COUNTY, TEXAS,
ON THIS THE 10th DAY OF July, 2024.
[Signature]
MAYOR
[Signature]
CITY SECRETARY



"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 4836C0425E, EFFECTIVE 04/05/2019.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

22038.002.022.00
22038.009.000.00
22038.002.000.00

8.17 ACRES OF LAND LOCATED IN THE J.H. NEWBY SURVEY, A-2038 AND THE J.E. PORTER SURVEY, A-2540, PARKER COUNTY, TEXAS, BEING ALL OF A CALLED 8.171 ACRES TRACT AS DESCRIBED IN DOCUMENT 202309994 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD FOUND IN A 45' ROAD EASEMENT AS DESCRIBED IN VOLUME 1087, PAGE 1269 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF A CALLED 2.12 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 201702782 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, WHENCE THE NORTHEAST CORNER OF THE J.H. NEWBY SURVEY, A-2038 IS CALLED TO BEAR N 46°40'20" E 1025.42 FEET.

THENCE ALONG SAID CALLED 45' EASEMENT AND THE NORTH LINE OF SAID CALLED 2.12 ACRES TRACT THE FOLLOWING CORSES AND DISTANCES:

S 75°41'53" W - 113.73 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 66°54'42" W - 98.36 FEET TO A 1/2" INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 66°24'28" W - 81.19 FEET TO A 3/8" INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.71 ACRES TRACT AND AT

THE NORTHEAST CORNER OF A CALLED 1.71 ACRES TRACT OF LAND AS DESCRIBED IN VOLUME 1338, PAGE 906 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 1.71 ACRES TRACT, S 88°06'29" W - 274.85 FEET TO A 1/2" INCH IRON ROD FOUND AT THE NORTH WEST CORNER OF SAID CALLED 1.71 ACRES TRACT AND THE NORTHEAST CORNER OF A CALLED 2.00 ACRES TRACT AS DESCRIBED IN VOLUME 1483, PAGE 1773 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID CALLED 2.00 ACRES TRACT, N 77°08'58" W - 156.36 FEET TO A "60-D" NAIL FOUND IN ASPHALT AT THE NORTHWEST CORNER OF SAID CALLED 2.00 ACRES TRACT, IN THE EAST LINE OF A CALLED 1.630 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT 202401862 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND IN SAID 45' EASEMENT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 1.630 ACRES TRACT, N 10°18'07" E - 68.45 FEET TO A 3/8" INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.630 ACRES TRACT AND THE SOUTHEAST CORNER OF A CALLED 3.049 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 202401862 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 3.049 ACRES TRACT, N 21°47'27" E - 206.80 FEET TO A 3/8" INCH IRON ROD FOUND AT THE SOUTHERN CORNER OF A CALLED 3.58 ACRES TRACT OF LAND AS DESCRIBE IN DOCUMENT 202039441 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 3.58 ACRES TRACT, N 31°16'05" E - 454.19 FEET TO A _____ IN A CREEK AT THE SOUTHEAST CORNER OF SAID CALLED 3.58 ACRES TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG SAID CREEK THE FOLLOWING COURSES AND DISTANCES:
N 82°07'34" E - 23.72 FEET TO A 1/2" INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 85°37'50" E - 31.07 FEET TO A 1/2" INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "TEXAS SURVEYING" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 69°25'52" E - 24.50 FEET TO A 1/2" INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "TEXAS SURVEYING" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 79°19'24" E - 40.69 FEET TO A 1/2" INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "TEXAS SURVEYING" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 50°48'14" E - 19.63 FEET TO A 1/2" INCH IRON ROD FOUND OF THE HEREIN DESCRIBED TRACT OF LAND;
S 85°48'07" E - 22.75 FEET TO A 1/2" INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 89°22'11" E - 18.81 FEET TO A 1/2" INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 73°25'48" E - 60.94 FEET TO A 1/2" INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "TEXAS SURVEYING" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 74°39'49" E - 10.62 FEET TO A 1/2" INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 85°35'16" E - 53.05 FEET TO A 1/2" INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 88°51'16" E - 70.02 FEET TO A 1/2" INCH IRON ROD FOUND IN THE WEST LINE OF A CALLED 2.31 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 202244215 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 2.31 ACRES TRACT, S 06°22'15" W - 67.36 FEET TO A 2" INCH STEEL FENCE CORNER POST AT THE NORTHWEST CORNER OF A CALLED 4.557 ACRES TRACT AS DESCRIBED IN VOLUME 1215, PAGE 327 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID 4.557 ACRES TRACT, S 02°18'03" E - 480.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.17 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()
KNOW ALL MEN BY THESE PRESENTS:
THAT I, Bryant & Brandise, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OF PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.
[Signature]
OWNER - SIGNATURE
[Signature]
Brandaise Reckling Bryant Reckling
OWNER - PRINTED
THE STATE OF TEXAS ()
COUNTY OF PARKER ()
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Brandise Reckling, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 3 DAY OF July, 2024
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
[Seal]
MARGARET BYRD
NOTARY PUBLIC
ID# 133493263
State of Texas
Comm. Exp. 12-15-2025

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE, APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON PUBLIC RECORD RESEARCH AND BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 5, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

[Signature]
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM
[Seal]
STATE OF TEXAS
REGISTERED
JUSTIN RENE PARENTEAU
5959
PROFESSIONAL
LAND SURVEYOR

A MINOR PLAT OF
CLEARBRUSH WOODS
LOT 1, BLOCK 1
AN ADDITION TO THE TOWN OF ANNETTA
PARKER COUNTY, TEXAS