202520123 PLAT Total Pages: 1

Sheet 1 of 1

Arch C (18" x 24")

State of Texas
County of Parker

Whereas Dustin and Summer Wilkes, being the sole owners of that certain 5.349 acre tract of land out of the M.B. Bateham, Survey, Abstract No. 1701, Parker County, Texas; being all of Lots 15 & 16, Block B, La Madera, Phase 7, an addition to Parker County, Texas, according to the plat as recorded in Cabinet F, Slide 491, Plat Records, Parker County, Texas; being those same lots conveyed to Wilkes in Doc. No. 202410788, 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 & 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 rod in the west line of a certain tract of land conveyed to Abbott in Vol. 607, Pg. 568, Deed Records, Parker County, Texas, and at the easterly common corner of Lots 16 and 17 of said addition for the northeast and beginning corner of this tract,

THENCE S 00°57'44" E with the west line of said Abbott tract passing a found 1/2" iron rod at the easterly common corner of Lots 15 and 16 at 300.00 feet and in all 686.59 feet to a set capped 1/2" iron rod stamped "TEXAS SURVEYING INC" at the southeast corner of said Lot 15 for the southeast corner of this tract,

THENCE S 89°11'44" W 498.08 feet to a found 1/2" iron rod in the east right-of-way of San Jacinto Drive and at the southwest corner of said Lot 15 for the southwest corner of this tract,

THENCE with the east right-of-way of said road the following courses and distances:

Along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 132.34 feet, and whose chord bears N 34°44'19" E 131.40 feet to a found 1/2" iron rod at a corner of said Lot 15 for a corner of this tract;

Along the arc of a curve to the left, having a radius of 380.00 feet, an arc length of 314.30 feet, and whose chord bears N 22°53'28" E 305.42 feet to a found 80D nail in a metal culvert at the westerly common corner of said Lots 15 and 16 for a corner of this tract;

N 00°48'16" W 300.00 feet to a found 1/2" iron rod at the northwest corner of Lot 16 for the northwest corner of this tract;

THENCE N 89°11'44" E 297.06 feet 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: AN06310-RP
Field Date: December 3, 2024
Revised Date: July 14, 2025

STATE OF TEXAS REGISTERED MICAH HAMILTON 5865 PROFESSIONAL LAND SURVEYOR

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 4, 2019; for up to date flood hazard information always visit the official F.E.M.A. 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).

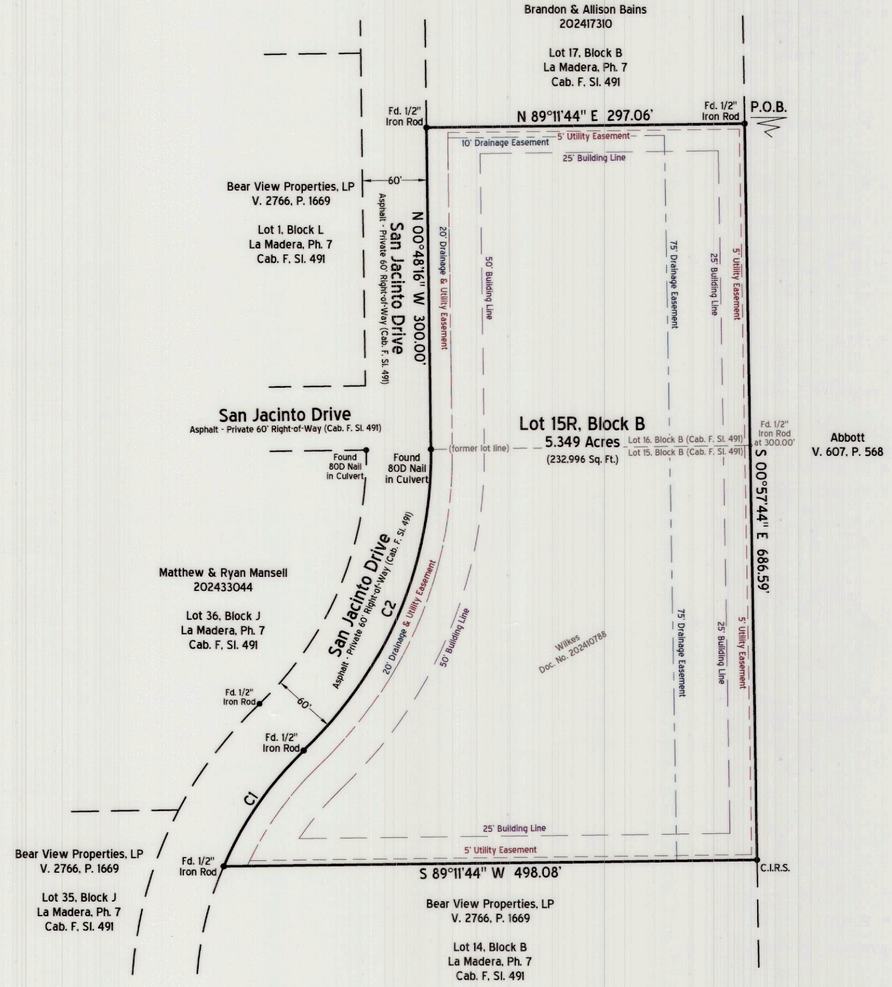
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and 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" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

7) All existing building lines, utility easements & drainage easements from the original plat of record (La Madera, Ph. 7 - Cab. F, Sl. 491) have been incorporated and reconfigured into this replat, as shown hereon.

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	320.00'	132.34'	N 34°44'19" E	131.40'
C2	380.00'	314.30'	N 22°53'28" E	305.42'



14238
AL
K-19

14238.00B.015.00
14238.00B.016.00

Now, Therefore, Know All Men By These Presents:

That Dustin Wilkes and Summer Wilkes, do(es) hereby adopt this plat designating the herein above described property as **Lot 15R, Block B, La Madera, Phase 7, an addition to the Extraterritorial Jurisdiction of the Town of Annetta South, Parker County, Texas**; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

At time of plat, this tract lies within the Extraterritorial Jurisdiction of the Town of Annetta South. The Town of Annetta South agreed to allow Parker County to review this replat on June 6, 2025 (via statement from the City Secretary).

Witness, my hand, this the 16th day of July, 2025.

By:

Dustin Wilkes
Dustin Wilkes (Owner)

Summer Wilkes
Summer Wilkes (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 Dustin Wilkes, 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 16th day of July, 2025.

Teresa McGee
Notary Public in and for the State of Texas

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

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 Summer Wilkes, 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 16th day of July, 2025.

Teresa McGee
Notary Public in and for the State of Texas

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

State of Texas
County of Parker

Approved by the Commissioners Court of Parker County, Texas.
this the 28th day of July, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines.

B) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

C) Water is to be provided by private water well.

D) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

E) At time of plat, San Jacinto Drive does not have a posted speed limit. Private roads are maintained through the Home Owner's Association (La Madera HOA, Inc.), per original plat of record, as recorded in Cabinet F, Slide 491. Upon site inspection, the HOA may determine that the number of culverts, size of culvert and/or type of culvert vary from the culvert data listed in the table below.

F) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

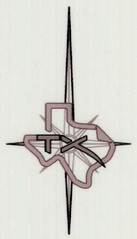
G) The Parker County Commissioner's Court approved the waiver for a groundwater study on June 23, 2025.

Replat
Lot 15R, Block B
La Madera, Phase 7

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

Being a 5.349 acre replat of Lots 15 and 16, Block B, La Madera, Phase 7, according to the plat recorded in Cabinet F, Slide 491, Plat Records, Parker County, Texas

July 2025

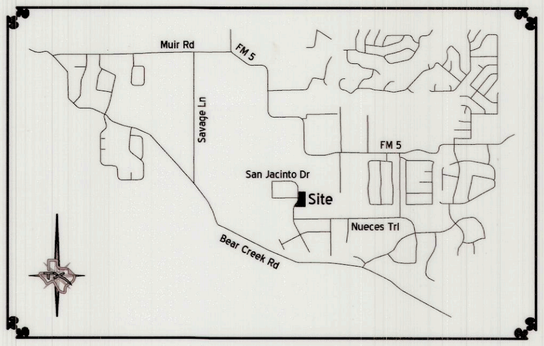


Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
Dustin & Summer Wilkes
108 Buchanan Ct
Aledo, TX 76008

1" = 100'

0 100 200 300



Vicinity Map (1" = 5,000')

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202520123
07/28/2025 02:49 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 149

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586