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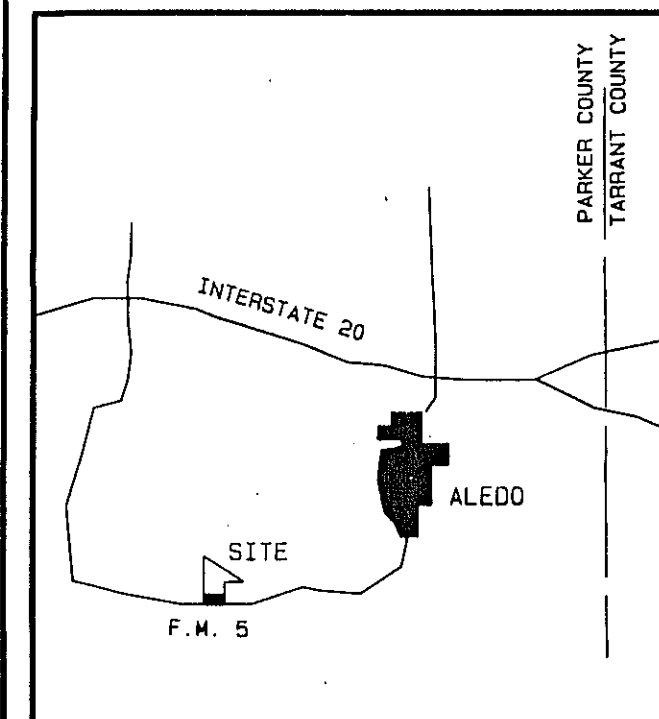
GENERAL NOTES:

- All street frontage building lines are twenty-five feet (25') unless otherwise shown.
- All rear building lines are twenty feet (20') unless otherwise shown.
- All side yard building lines are ten feet (10') unless otherwise shown.
- There will exist along all front, side, rear, and interior lot lines a seven and one-half foot (7.5') utility and drainage easement.
- No building, fence, or other improvement shall be constructed or placed in such a manner to block stormwater runoff from adjacent property.
- The utility easements granted herein are reserved for the mutual use of the public utilities desiring to use same. No building, fence, or other improvement shall be constructed or placed upon, over, or across the utility easements. All and any building, fences, trees, shrubs, or other improvements or growths that may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system may be removed by the affected utility. All public utilities shall have the right to enter upon the utility easements for the purpose of constructing, reconstructing, maintaining, inspecting, or removing its respective utility system without the necessity at any time of procuring the permission of anyone.
- No portion of the subject property platted herein lies within a Federal Emergency Management Agency Flood Plain or Flood Prone Area, F.I.R.M. 480520 0225B, effective date September 27, 1991.
- There will exist at all street intersections a 25' x 25' site visibility easement triangle. No improvements, fences, shrubs, or other growths will be placed in the site visibility easement greater than 24" in height.
- Street signs shall be placed at all intersections at time of initial construction by the subdivision developer.
- No driveway access from Lots 1-2, Block J will be permitted onto F.M. 5.
- No opaque fencing (i.e. wood privacy, vinyl slat, etc) may be installed along the F.M. 5 frontage of Lots 1-2, Block J.

SURVEYOR'S CERTIFICATE:

I, Charles F. Stark, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents the survey made by me or under my supervision.

Charles F. Stark 11/09/09
Charles F. Stark, RPLS No. 5084



SITE MAP

Doc# 733041
Book 2760 Page 983

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MEADOW PARK - ANNETTA SOUTH, L.P., acting by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove real property as MEADOW PARK, PHASE 4, an addition to Parker County, Texas and does hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand and seal this 10th day of NOVEMBER, 2009.

Randy Stevenson
Name: Randy Stevenson
Title: PRESIDENT OF GEN. PARTNER

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Randy Stevenson, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of NOVEMBER, 2009.

Sharon Laurence
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF PARKER

MEADOW PARK - ANNETTA SOUTH, L.P., as evidenced by deed recorded in Book 1964, Page 1502, Parker County Deed Records is the sole owner of the tract of land more particularly described by metes and bounds as follows:

Being a 4.36 acre tract of land situated in the Edenton Thompson Survey, Abstract No. 1294;

BEGINNING at a found 5/8 inch iron rod in the north line of F.M. Highway 5 for the southwest corner of the James T. Dickenson tract as evidenced by deed recorded in Book 1740, page 1546, Deed Records Parker County, Texas;

Thence North 87°39'30" West with the north line of F.M. 5 a distance of 239.36 feet to a set 1/2 inch iron rod for corner;

Thence North 89°09'16" West, continuing with the F.M. 5 north line a distance of 687.92 feet to a found 1/2 inch iron rod for the southeast corner of the intersection of the F. M. 5 north line and the east line of Thunder Head Lane;

Thence North 44°30'18" West a distance of 28.46 feet to a found 1/2 inch iron rod in the east line of Thunder Head Lane;

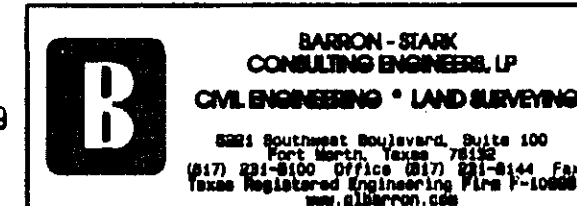
Thence North 00°08'37" East with the Thunder Head Lane east line a distance of 180.01 feet to a found 1/2 inch iron rod for the intersection of the Thunder Head Lane east line and the south line of Meadow Park Drive;

Thence South 89°09'16" East with the Meadow Park Drive south line a distance of 946.99 feet to a found 1/2 inch iron rod in the said Dickenson west line, said point being the southeast corner of Lot 1, Block C, Meadow Park Estates Phase 1 as recorded in Cabinet B, Slide 647, Plat Records Parker County, Texas;

Thence S00°06'21" West with the Dickenson west line a distance of 206.27 feet to the POINT OF BEGINNING and CONTAINING 189,958 square feet of land, 4.36 acres of land, more or less.

ACCT. NO.: 14985
SCH. DIST.: AL
CITY: CO
MAP NO.: L-19

FINAL PLAT
MEADOW PARK ESTATES - PHASE 4
AN ADDITION TO ANNETTA SOUTH, TEXAS
EDENTON THOMPSON SURVEY, ABSTRACT NO. 1294
PARKER COUNTY, TEXAS



PROJ # 141-9029

SEPTEMBER 2009
SHEET 1 OF 1

Doc# 733041 Fees: \$66.00
01/29/2010 1:38PM # Pages 1
Filed & Recorded in Official Records at
PARKER COUNTY, TEXAS
TARRANT COUNTY, TEXAS

CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS
Plat Approved Date: 11/5/09
[Signature]
Mayor
[Signature]
Secretary