

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: WALNUT CREEK SPECIAL UTILITY DISTRICT
1155 HWY. No. 199 WEST
SPRINGTOWN, TX (817) 220-7707

WASTWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

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 groundwater availability."

STATE OF TEXAS)
COUNTY OF PARKER)

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, Ron Crabtree, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extraterritorial Jurisdiction of any incorporated city or town in Parker County, Texas.

STATE OF TEXAS) 201832180 PLAT Total Pages: 1
COUNTY OF PARKER)

WHEREAS, ANFIELD HOLDINGS, LLC, (DOC# 201829454), being the sole owners of 32.04 acres situated in and being a portion of the JAMES LONG SURVEY, ABSTRACT No. 816, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the west line of Deer Butte Street, as it exists at the northeast corner of Lot 71, Deer Butte Ranchos, an addition to Parker County, Texas, according to the plat recorded in Volume 360-A, Page 53, Plat Records, Parker County, Texas;

THENCE with the north line of said Deer Butte Ranchos the following courses and distances;

S 89°31'18" W, 566.71 feet to an iron rod set;
S 87°52'58" W, 132.23 feet to an iron rod set;
S 89°21'17" W, 244.14 feet to an iron rod set at the southeast corner of a tract of land described by deed to Tina Anderson recorded in Doc No. 201629114, Official Records, Parker County, Texas;
THENCE N 01°45'27" E, with the east line of said Tina Anderson tract, 1611.07 feet to an iron rod set in the south line of Midway Road, as it exists;
THENCE with the south line of said Midway Road the following courses and distances;
S 84°53'53" E, 168.22 feet to a post;
S 86°04'31" E, 667.88 feet to a post in the west line of said Deer Butte Street;
THENCE with the west line of said Deer Butte Street the following courses and distances;

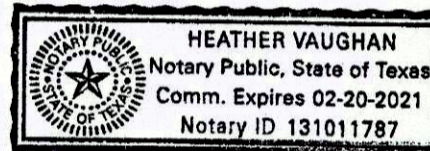
S 15°19'52" E, 19.26 feet to a post;
S 09°50'35" W, 22.03 feet to an iron rod set;
S 02°13'15" E, 1498.12 feet to the POINT OF BEGINNING and containing 32.04 acres (1,395,723 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ANFIELD HOLDINGS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 20, ANNAROSA HILL ESTATES, AN ADDITION IN PARKER COUNTY TEXAS, being 32.04 acres situated in and being a portion of the James Long Survey, Abstract No. 816, Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal at Springtown, Texas this 29 day of November, 2018.

Ron Crabtree, Agent



STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Ron Crabtree known to me by 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 29 day of November, 2018.

Heather Vaughan
Notary Public in and for the State of Texas
2-20-2021
My Commission Expires On:

THE STATE OF TEXAS)
COUNTY OF PARKER)

APPROVED by the Commission of the Court of Parker County, Texas, this 24 day of November, 2018.

Pat Dear, County Judge
George Conley Commissioner Precinct #1
Larry Walden Commissioner Precinct #3

Craig Peacock Commissioner Precinct #2
Steve Dugan Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201832180
12/26/2018 10:03 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

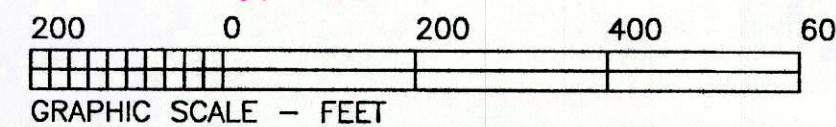


ACCT. NO.: 10129
SCH. DIST.: SP
CITY: L-8
MAP NO.:

LOTS 1 THROUGH 20
ANNAROSA HILL ESTATES
AN ADDITION IN PARKER COUNTY TEXAS
Being 32.04 acres situated in and being a portion
of the James Long Survey, Abstract No. 816
Parker County, Texas

SCALE: 1" = 200'

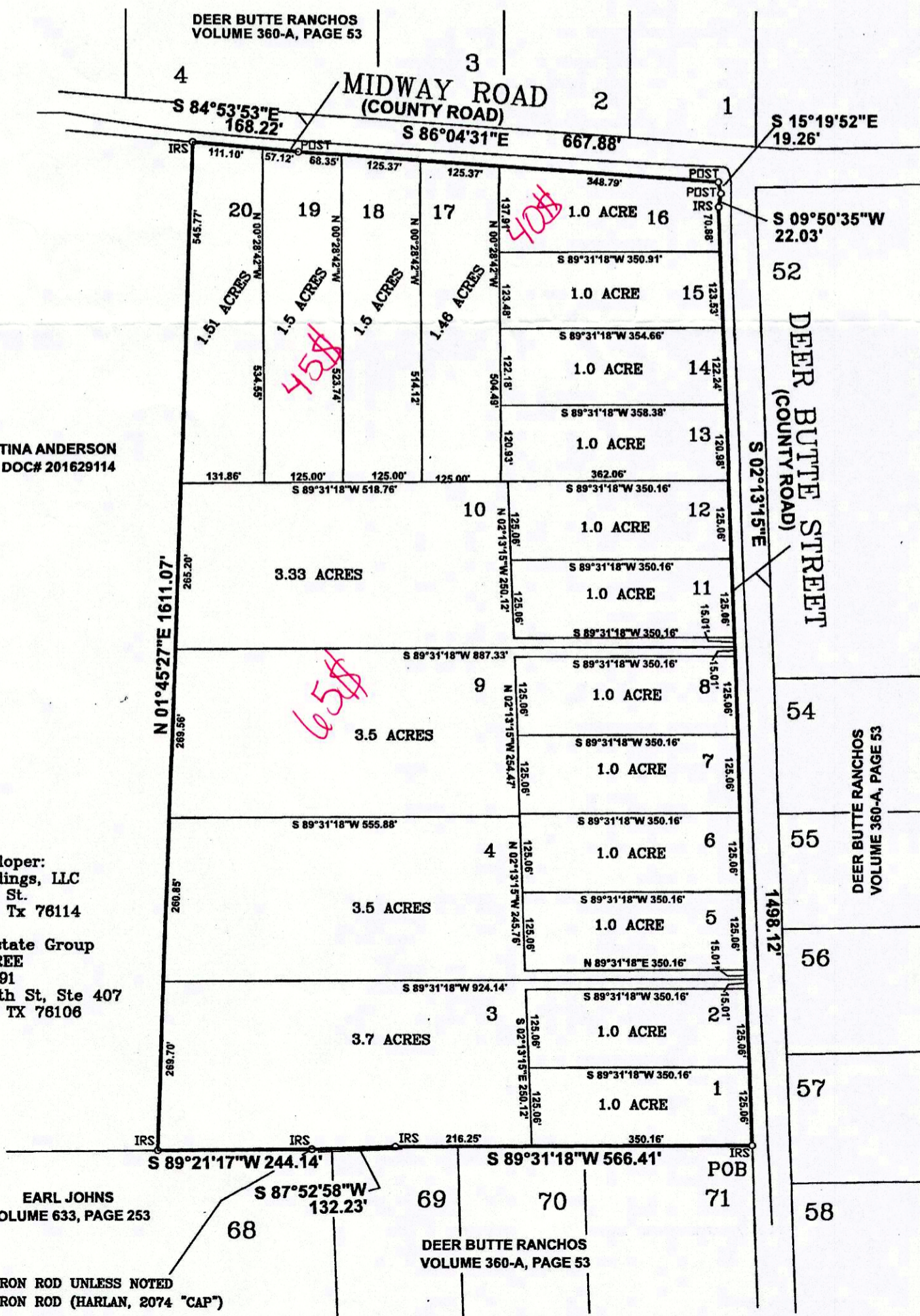
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



Cabinet/Instrument#

Slide

206



Owner/Developer:
Anfield Holdings, LLC
114 NW 4th St.
Fort Worth, TX 76114
CONTACT
The Real Estate Group
RON CRABTREE
817-713-2691
112 N W 24th St, Ste 407
Fort Worth, TX 76106

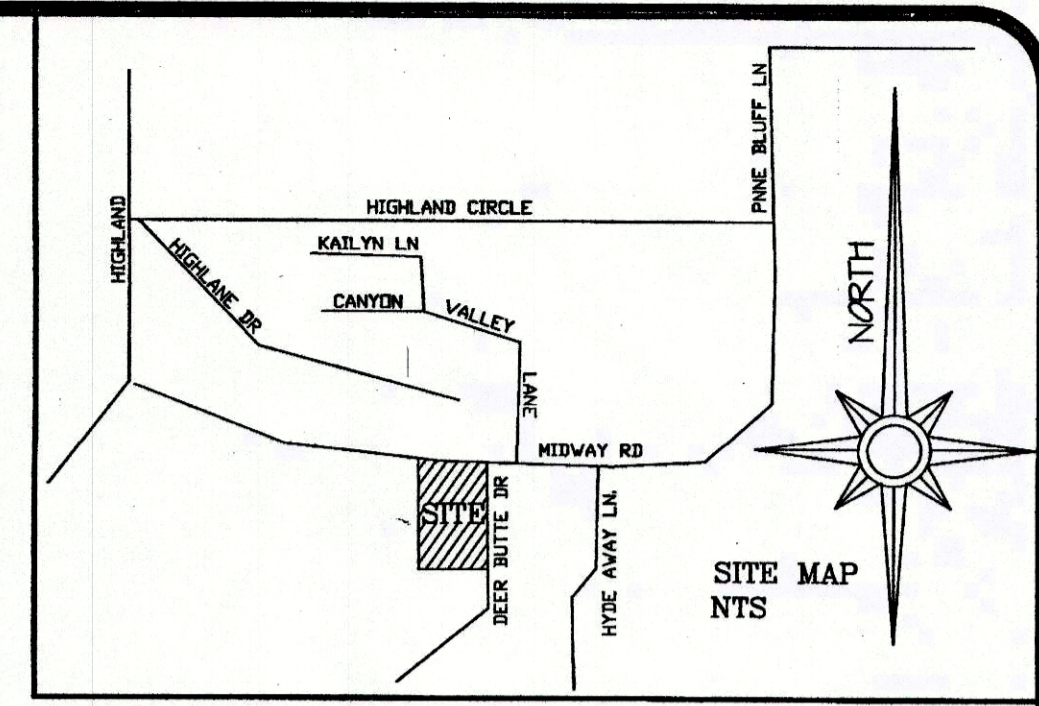
EARL JOHNS
VOLUME 633, PAGE 253

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

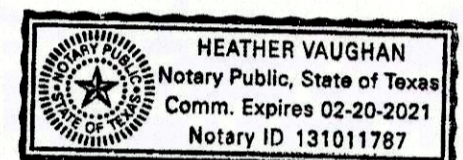
DEER BUTTE RANCHOS
VOLUME 360-A, PAGE 53

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0175 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



LIENHOLDER
Laura Miller
Conrad Bank
Deutsche Bank
Signature of Lien holder
This the 29 day of November, 2018.
Heather Vaughan
Notary Public, State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
October 2018

