

LEGAL DESCRIPTION

Of a 13.601 acres tract of land out of the H. Franklin Survey, Abstract No. 478, Parker County, Texas; being part of a certain 13.853 acres tract described in Document No. 202040513 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the east line of said H. Franklin Survey and at the northeast corner of said 13.853 acres tract and in the north line of a Right of Way to Texas & Pacific Railroad Company, recorded in Volume 5, Page 624 of the Deed Records, and at the southeast corner of a certain 55.317 acres tract described in Document No. 202000751 of said Official Public Records for the northeast and beginning corner of this tract. Whence the northeast corner of said H. Franklin Survey is called to bear N. 00 deg. 39 min. 30 sec. E. 2023.68 feet.

Thence S. 00 deg. 42 min. 13 sec. E. 128.78 feet to a corner in a 30" diameter tree in the south line of said Right of Way to Texas & Pacific Railroad Company for a corner of this and said 13.853 acres tract.

Thence S. 01 deg. 46 min. 05 sec. E. 570.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Annetta Centerpoint Road (paved) and in the east line of said 13.853 acres tract for the southeast corner of this tract. Whence a found 3/8" iron rod at the southeast corner of said 13.853 acres tract bears S. 01 deg. 46 min. 05 sec. E. 12.42 feet.

Thence along the north right of way line of said Annetta Centerpoint Road the following courses and distances:

- N. 42 deg. 59 min. 50 sec. W. 186.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
Northwesterly along the arc of a 06 deg. 09 min. 37 sec. curve to the left with a radius of 930.06 feet, a central angle of 22 deg. 42 min. 13 sec., a chord of N. 54 deg. 20 min. 57 sec. W. 366.14 feet and an arc length of 368.54 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
N. 65 deg. 42 min. 04 sec. W. 138.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
Northwesterly along the arc of a 02 deg. 26 min. 17 sec. curve to the right with a radius of 2350.19 feet, a central angle of 13 deg. 34 min. 36 sec., a chord of N. 58 deg. 54 min. 46 sec. W. 555.59 feet and an arc length of 556.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
N. 52 deg. 07 min. 28 sec. W. 460.84 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 13.853 acres tract and in the east line of a certain 40 acres tract described in Document No. 201626759 of said Official Public Records for the southwest corner of this tract. Whence the southwest corner of said 13.853 acres tract bears S. 00 deg. 30 min. 35 sec. E. 5.52 feet.

Thence N. 00 deg. 30 min. 35 sec. E. at 104.08 feet pass the south line of said Right of Way to Texas & Pacific Railroad Company and in all 240.23 feet along the east line of said 40 acres tract to a 4" steel post at the southwest corner of said 55.317 acres tract and in the north line of said Right of Way to Texas & Pacific Railroad Company for the northwest corner of this and said 13.853 acres tract.

Thence along the north line of said Right of Way to Texas & Pacific Railroad Company and the north line of said 13.853 acres tract and the south line of said 55.317 acres tract the following courses and distances:

- S. 66 deg. 08 min. 31 sec. E. 478.23 feet to a found 1/2" iron rod
Southeasterly along the arc of a 00 deg. 43 min. 58 sec. curve to the left with a radius of 7819.17 feet, a central angle of 01 deg. 27 min. 18 sec., a chord of S. 66 deg. 57 min. 10 sec. E. 198.56 feet and an arc length of 198.57 feet to a found 1/2" iron rod
Southeasterly along the arc of a 01 deg. 13 min. 11 sec. curve to the left with a radius of 4697.31 feet, a central angle of 09 deg. 37 min. 29 sec., a chord of S. 71 deg. 47 min. 00 sec. E. 788.14 feet and an arc length of 789.07 feet to the place of beginning

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on MARCH 23, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258



- 1) BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT. ALL DISTANCES ARE SURFACE DISTANCES.
2) A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0429F, DATED APRIL 5, 2019.
3) ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED.
4) 0.252 ACRE IS BEING DEDICATED FOR ROAD RIGHT-OF-WAY PURPOSES PER THIS PLAT.
5) SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY.
6) NO ABSORPTIVE TYPE SEPTIC TANK SYSTEM MAY BE CONSTRUCTED WITHIN THE 100' SANITARY ZONE AROUND THE PROPOSED WELL LOCATION.
7) MINIMUM FINISHED FLOOR ELEVATION OF LOT 6 IS 864.5 FEET AS PROVIDED BY TRISTAN KING WITH JACOB MARTIN, 817-594-9880.
8) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
9) THE OWNER OF ANY LOT UPON WHICH A DETENTION FACILITY IS REQUIRED TO BE DEVELOPED, CONSTRUCTED, OR USED IN ORDER TO SATISFY THE TOWN OF ANNETTA NORTH'S REQUIREMENTS FOR DRAINAGE, SHALL BE REQUIRED TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE TOWN OF ANNETTA NORTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY", INCLUDING AND NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE.
10) EACH GARAGE ENTRY SHALL BE LOCATED FACING THE NORTH, EAST OR WEST PROPERTY LINE OF EACH LOT. IN NO EVENT SHALL SUCH GARAGE ENTRY FACE THE STREET.
11) STORAGE SHEDS OR BARN SHALL BE LOCATED BETWEEN, AND DIRECTLY BEHIND, THE SINGLE-FAMILY RESIDENTIAL UNIT AND THE NORTH PROPERTY LINE OF EACH LOT.
12) THE PLAT NOTES CONTAINED ON THIS FINAL PLAT ARE CONSIDERED BY ANNETTA CENTERPOINT LLC AS COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH RUN WITH EACH LOT AND MAY BE ENFORCED BY ANY LOT OWNER LOCATED IN THIS SUBDIVISION.

0 100 200 300

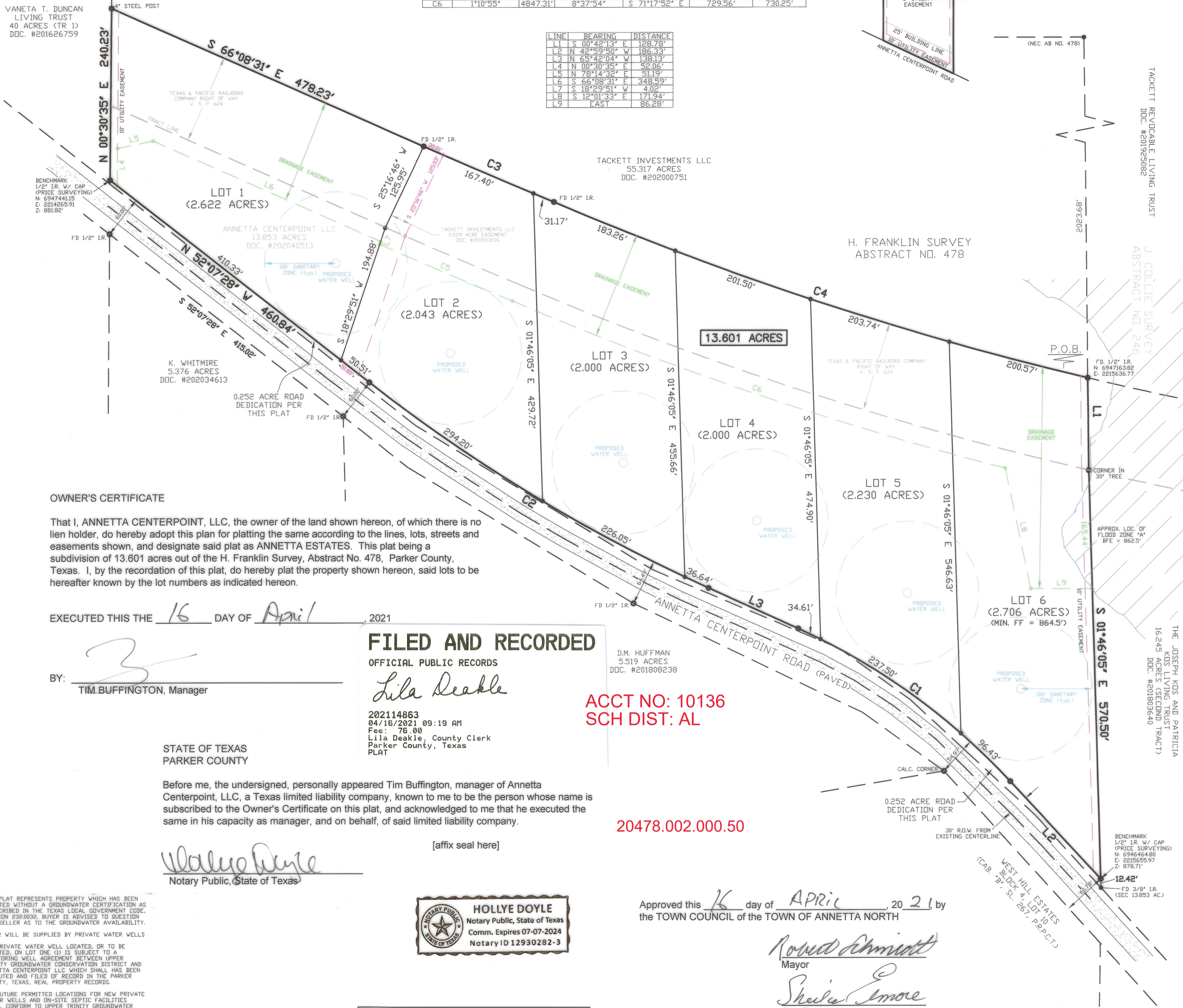
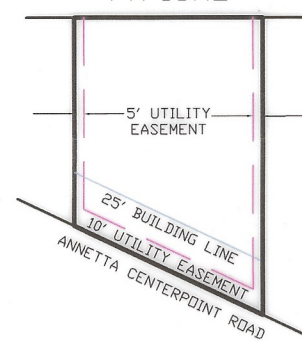
202114863 PLAT Total Pages: 1

VANETA T. DUNCAN LIVING TRUST 40 ACRES (TR 1) DDC. #201626759

Table with columns: CURVE, DEG. OF CURVE, RADIUS, CENTRAL ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Rows C1 through C6.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L9.

TYPICAL



OWNER'S CERTIFICATE

That I, ANNETTA CENTERPOINT, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as ANNETTA ESTATES. This plat being a subdivision of 13.601 acres out of the H. Franklin Survey, Abstract No. 478, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 16 DAY OF April 2021

BY: TIM BUFFINGTON, Manager

STATE OF TEXAS PARKER COUNTY

Before me, the undersigned, personally appeared Tim Buffington, manager of Annetta Centerpoint, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the Owner's Certificate on this plat, and acknowledged to me that he executed the same in his capacity as manager, and on behalf, of said limited liability company.

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

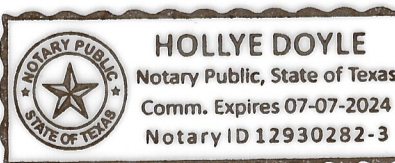
Lila Deakle

202114863 04/16/2021 09:19 AM Fee: 78.00 Lila Deakle, County Clerk Parker County, Texas PLAT

D.M. HUFFMAN 5.519 ACRES DDC. #201808238

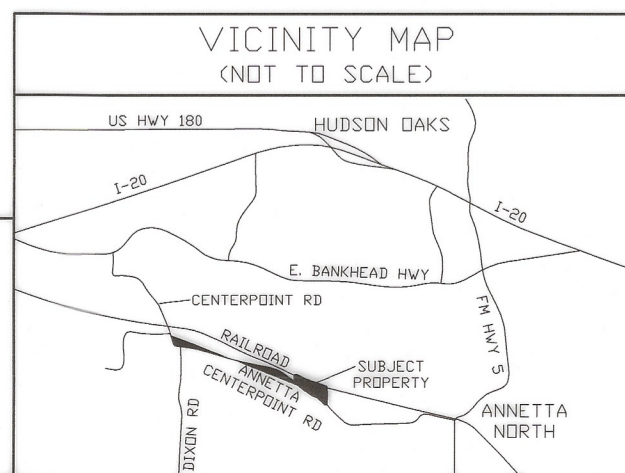
ACCT NO: 10136 SCH DIST: AL

20478.002.000.50



Approved this 16 day of APRIL 2021 by the TOWN COUNCIL of the TOWN OF ANNETTA NORTH

Robert Schmidt Mayor, Sheila Emore City Secretary



FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORDS CABINET E SLIDE 721 DATE

DEVELOPER

ANNETTA CENTERPOINT, LLC 3740 MINERAL WELLS HWY WEATHERFORD, TX 76088 PH. 817-480-7270

SURVEYOR

PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH DAK AVENUE MINERAL WELLS, TX 76067 940-325-4841

FINAL PLAT

ANNETTA ESTATES

BEING A SUBDIVISION OF 13.601 ACRES OUT OF THE H. FRANKLIN SURVEY, ABSTRACT NO. 478 TOWN OF ANNETTA NORTH, PARKER COUNTY, TX

PLAT DATE: APRIL 13, 2021