

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

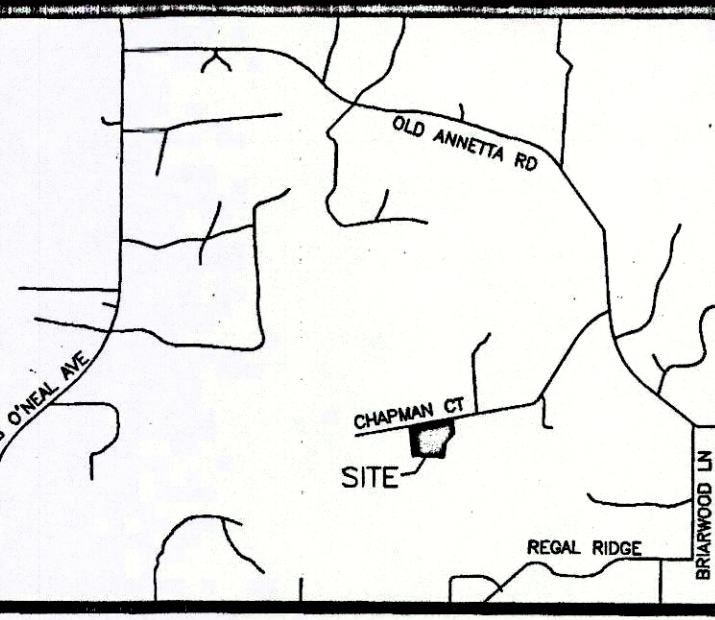
Jeanne Brunson

201829051
11/15/2018 11:33 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

E 184

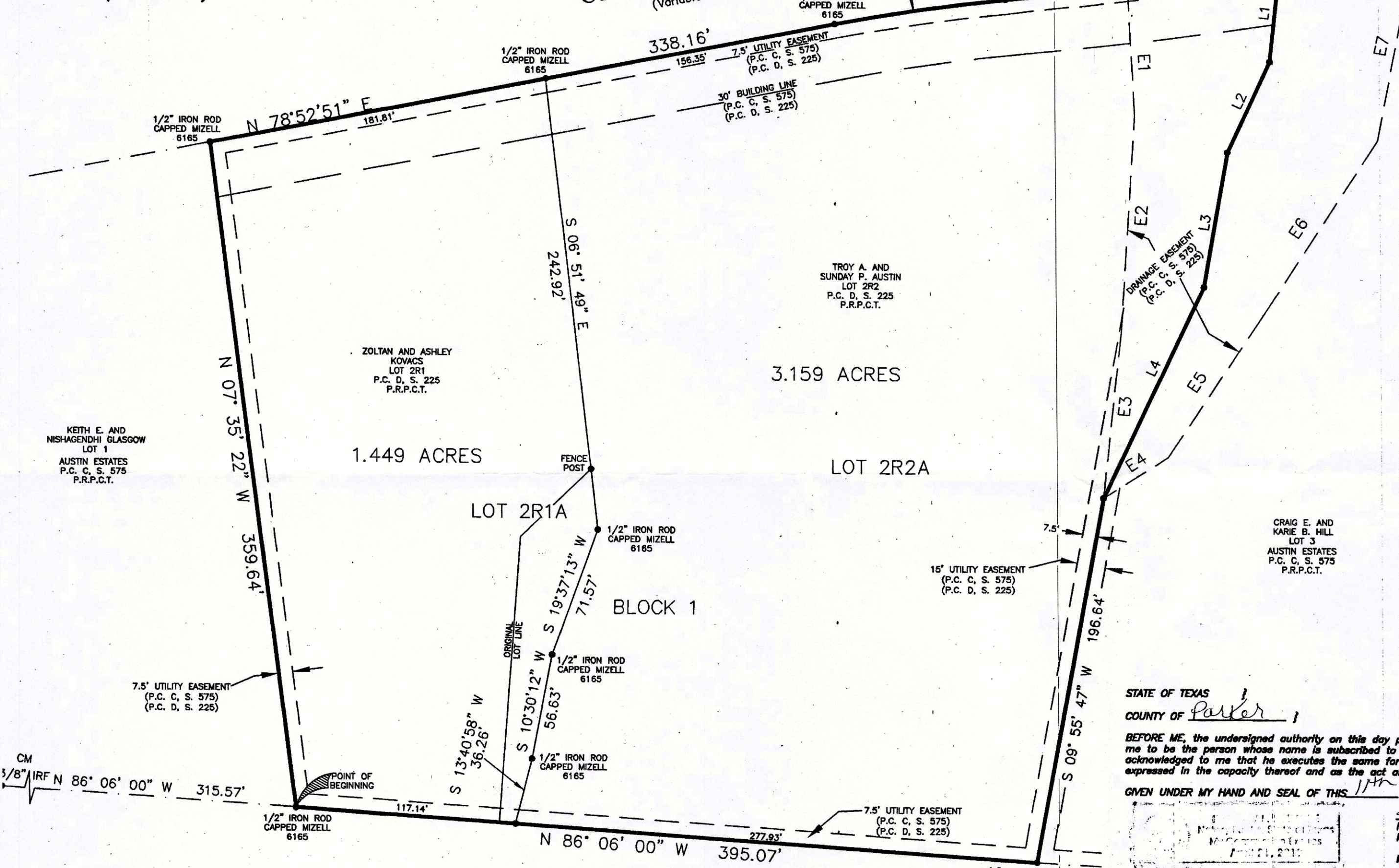
201829051 PLAT Total Pages: 1

NOTES:
BEARINGS CORRELATED TO PLAT CALL N 86° 06' 00" W ALONG SOUTH LINE OF SUBJECT PROPERTY.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C00425E DATED SEPTEMBER 28, 2008, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



VICINITY MAP (not to scale)

CHAPMAN COURT
(Variable width R.O.W.)



3.159 ACRES

1.449 ACRES

LOT 2R2A

LOT 2R1A

BLOCK 1

TROY A. AND SUNDAY P. AUSTIN LOT 2R2 P.C. C. S. 225 P.R.P.C.T.

ZOLTAN AND ASHLEY KOVACS LOT 2R1 P.C. C. S. 225 P.R.P.C.T.

KEITH E. AND NISHAGENDHI GLASGOW LOT 1 AUSTIN ESTATES P.C. C. S. 575 P.R.P.C.T.

CRAIG E. AND KARRIE B. HILL LOT 3 AUSTIN ESTATES P.C. C. S. 575 P.R.P.C.T.

STONEGATE PARTNERS-DEER CREEK, LP VOL 2602, PG. 1286 D.R.T.C.T.

STATE OF TEXAS

COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Troy A. Austin, Sunday P. Austin, Zoltan Kovacs, and Ashley Kovacs are the owners of the following described real property to wit:

4.607 acres of land being Lots 2R1 and 2R2, Block 1, AUSTIN ESTATES, an Addition to the City of Annetta, Parker County, Texas according to the Plat thereof recorded in Plat Cabinet D, Slide 225, Plat Records, Parker County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165, the southwest corner of said Lot 2R1 and for the southeast corner of Lot 1, Block 1, AUSTIN ESTATES, an Addition to the City of Annetta, Parker County, Texas according to the Plat thereof recorded in Plat Cabinet C, Slide 575, Plat Records, Parker County, Texas, from which a 3/8" iron rod, the southwest corner of said Lot 1, bears N 86°06'00" W, 315.57 feet;

THENCE N 07°35'22" W, along the common line of said Lots 1 and 2R1, 359.64 feet to a 1/2" iron rod capped MIZELL 6165, for the northeast corner of said Lot 1 and the northwest corner of said Lot 2R1, in the south line of CHAPMAN COURT (a variable width Right-of-Way);

THENCE N 78°52'51" E, along the common line of said Lot 2R1 and CHAPMAN COURT, at 181.81 feet passing a 1/2" iron rod capped MIZELL 6165, the northeast corner of said Lot 2R1 and the northwest corner of said Lot 2R2, continuing along the common line of said Lot 2R2 and CHAPMAN COURT, in all, a distance of 338.16 feet to a 1/2" iron rod capped MIZELL 6165 at the beginning of a curve to the right whose radius is 970.00 feet and whose long chord bears N 82°46'05" E, 147.04 feet;

THENCE along said curve, in an easterly direction, along the common line of said Lot 2R2 and CHAPMAN COURT, through a central angle of 05°24'30", a distance of 91.56 feet to a 1/2" iron rod capped MIZELL 6165 at the end of said curve, at the beginning of a curve to the left whose radius is 2730.00 feet and whose long chord bears N 82°46'05" E, 147.04 feet;

THENCE along said curve, in an easterly direction, along the common line of said Lot 2R2 and CHAPMAN COURT, through a central angle of 03°05'11", a distance of 147.05 feet to a 1/2" iron rod capped MIZELL 6165 at the end of said curve, and being the northeast corner of said Lot 2R2, for the northwest corner of Lot 3, Block 1, said AUSTIN ESTATES (P.C. C. S. 575);

THENCE along the common line of said Lot 2R2 and Lot 3 as follows:

S 05°36'44" W, 51.60 feet;

S 24°44'41" W, 53.32 feet;

S 09°38'38" W, 72.60 feet;

S 24°56'58" W, 125.16 feet;

S 09°55'47" W, 196.64 feet to a 1/2" iron rod capped MIZELL 6165, the southeast corner of said Lot 2R2 and for the southwest corner of said Lot 3 in the north line of the tract described in deed to Stonegate Partners-Deer Creek, LP by deed recorded in Volume 2602, Page 1286, Deed Records, Parker County, Texas;

THENCE N 86°06'00" W, along the common line of said Lot 2R2 and Stonegate Partners-Deer Creek, LP tract, 395.07 feet to the POINT OF BEGINNING and containing 4.607 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Troy A. Austin, Sunday P. Austin, Zoltan Kovacs, and Ashley Kovacs do hereby adopt this Plat of the hereinabove described real property to be designated as...

Lots 2R1A and 2R2A, Block 1
AUSTIN ESTATES

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 11 day of Nov, 2018

Troy A. Austin
Troy A. Austin
Sunday P. Austin

Zoltan Kovacs
Zoltan Kovacs
Ashley Kovacs

ACCT. NO.: 10279
SCH. DIST.: AL
CITY:
MAP NO.: K-18

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned authority on this day personally appeared Troy A. Austin, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF THIS 11th day of Nov, 2018
Kimberly L. Simmons
Notary Public, Parker County, Texas
My Commission Expires 4-21-19

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned authority on this day personally appeared Sunday P. Austin, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF THIS 11th day of Nov, 2018
Kimberly L. Simmons
Notary Public, Parker County, Texas
My Commission Expires 4-21-19

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned authority on this day personally appeared Zoltan Kovacs, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF THIS 11th day of Nov, 2018
Kimberly L. Simmons
Notary Public, Parker County, Texas
My Commission Expires 4-21-19

STATE OF TEXAS
COUNTY OF Parker

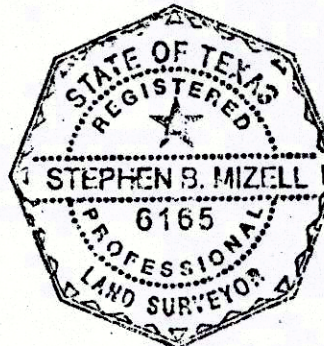
BEFORE ME, the undersigned authority on this day personally appeared Ashley Kovacs, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF THIS 11th day of Nov, 2018
Kimberly L. Simmons
Notary Public, Parker County, Texas
My Commission Expires 4-21-19

CITY OF ANNETTA, TEXAS
CITY COUNCIL
APPROVED THIS THE 14 DAY OF March, 2018
BY THE CITY COUNCIL OF THE CITY OF ANNETTA, TEXAS.
By: *[Signature]*
By: *[Signature]*
Mayor
Secretary

LINE	BEARING	LENGTH
L1	S 05° 36' 44" W	51.60'
L2	S 24° 44' 41" W	53.32'
L3	S 09° 38' 38" W	72.60'
L4	S 24° 56' 58" W	125.16'

LINE	BEARING	LENGTH
E1	N 03° 26' 57" W	68.90'
E2	N 03° 16' 19" E	115.19'
E3	N 05° 44' 52" E	90.21'
E4	N 57° 27' 25" E	40.61'
E5	N 33° 19' 25" E	91.75'
E6	N 32° 55' 05" E	110.92'
E7	N 10° 23' 56" E	107.00'



THE PLAT HEREIN WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND OCTOBER 10, 2018
REVISED APRIL 04, 2018 (CITY COMMENTS)

Preliminary/Final Plat
Lots 2R1A and 2R2A, Block 1
Being a RePlat of
Lots 2R1 and 2R2, Block 1,
AUSTIN ESTATES,
an Addition to Parker County,
Texas, according to the Plat
thereof recorded in Cabinet D,
Slide 225, Plat Records, Parker
County, Texas.

SCALE 1" = 50'
TXAS GEOSPATIAL
WWW.TXGEO.COM
918 BEN DAY MURKIN RD.
FT. WORTH, TX 76126
817-441-6199
FAX: 817-441-6195

OWNER/DEVELOPER
TROY A. AUSTIN &
SUNDAY P. AUSTIN
1530 CHAPMAN COURT
ANNETTA, TX 76008

OWNER/DEVELOPER
ZOLTAN KOVACS &
ASHLEY KOVACS
1520 CHAPMAN COURT
ANNETTA, TX 76008