

- NOTES:
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  - 2) THIS PROPERTY LIES INSIDE THE ETJ CITY LIMITS OF ANNETTA NORTH IN PARKER COUNTY, TEXAS.
  - 3) WITHIN THE THE SOLE PURPOSE OF THIS REPLAT IS TO CREATE LOTS 1 & 2, BLOCK A FROM THE ORIGINAL 27.39 ACRES.
  - 4) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
  - 5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
  - 6) NO ABSORPTIVE TYPE SEPTIC TANK SYSTEM MAY BE CONSTRUCTED WITHIN 100' SANITARY ZONE AROUND PROPOSED WELL LOCATION (2002-7, ARTICLE 5, SEC. 13).

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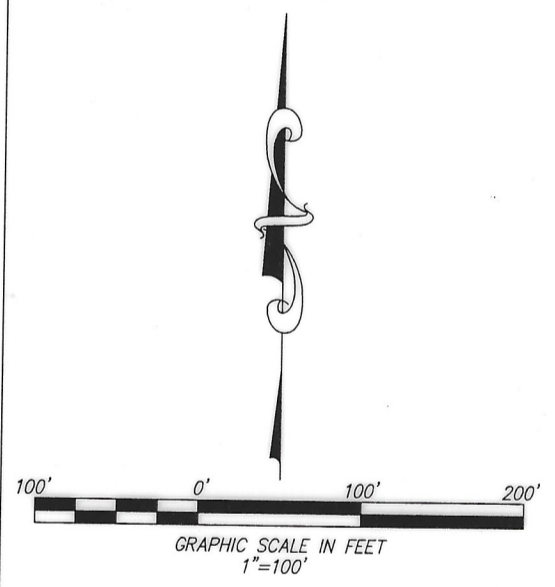
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2. THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE, OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERKS OFFICE.

Flood Statement  
According to the F.E.M.A. Flood Insurance Rate Map, property lies in the TOWN OF ANNETTA NORTH according to Panel No. 48367C0425F effective date April 05, 2019, by scale.

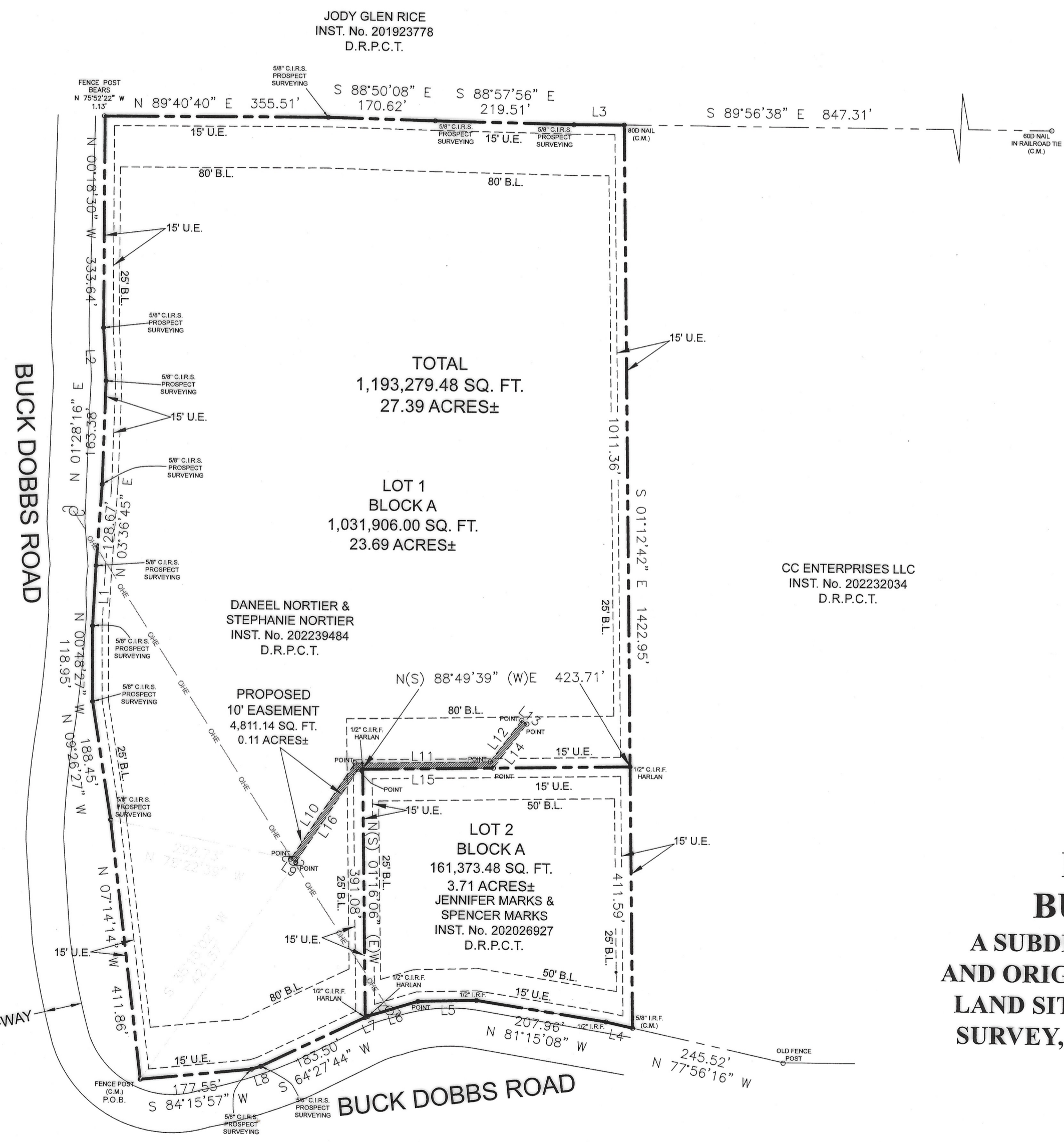
OWNERS:  
DANEEL NORTIER &  
STEPHANIE NORTIER  
1000 BUCK DOBBS ROAD  
ALEDO, TEXAS 76008

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:  
I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

*Michael W. Myers*  
Michael W. Myers, R.P.L.S.  
Texas Registration No. 5803  
Surveyed on the ground: 01/10/23



LINE	BEARING	DISTANCE
L1	N 02°36'03" E	95.14'
L2	N 03°27'05" W	83.75'
L3	N 89°42'26" E	79.50'
L4	N 77°37'26" W	42.82'
L5	S 88°23'28" W	92.74'
L6	S 22°52'53" W	63.55'
L7	S 64°53'33" W	4.14'
L8	S 71°50'12" W	15.32'
L9	N 56°37'43" W	10.00'
L10	N 33°22'17" E	182.90'
L11	N 88°49'39" E	214.96'
L12	N 36°42'17" E	82.33'
L13	S 53°17'43" E	10.00'
L14	S 36°42'17" W	87.22'
L15	S 88°49'39" W	214.59'
L16	S 33°22'17" W	177.64'



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**MINOR PLAT**  
OF  
**LOTS 1 & 2, BLOCK A**  
**BUCK DOBBS ADDITION**  
A SUBDIVISION IN PARKER COUNTY, TEXAS,  
AND ORIGINALLY BEING A 27.39 ACRE TRACT OF  
LAND SITUATED OUT OF THE ANDREW J. BELL  
SURVEY, ABSTRACT No. 129, PARKER COUNTY,  
TEXAS  
JANUARY 2023  
SHEET 1 OF 2

9231 BOAT CLUB RD., FORT WORTH TX 76179  
PH: 817-999-7385 FIRM No. 10194267



DOCUMENT NO. **F 453** DATE **3/23/23**



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF HOOD:
LEGAL DESCRIPTION

WHEREAS, DANEEL NORTIER & STEPHANIE NORTIER, JENNIFER MARKS & SPENCER MARKS, ARE THE OWNERS OF THE ORIGINAL 27.39 ACRE TRACT OF LAND SITUATED OUT OF THE ANDREW J. BELL SURVEY, ABSTRACT No. 129, PARKER COUNTY, TEXAS AND DESCRIBED IN DEED TO DANEEL NORTIER & STEPHANIE NORTIER, RECORDED IN INSTRUMENT No. 202239484 DEED RECORDS, PARKER COUNTY, TEXAS AND DESCRIBED IN DEED TO JENNIFER MARKS & SPENCER MARKS RECORDED IN INSTRUMENT No. 202026927, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BUCK DOBBS ROAD AND BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID FENCE POST BEING THE ORIGINAL SOUTHWEST CORNER DEED TO DANEEL NORTIER & STEPHANIE NORTIER, RECORDED IN INSTRUMENT No. 202239484, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE THE NEXT 8 CALLS OF BEARINGS AND DISTANCES ARE ALONG THE WESTERLY COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF SAID BUCK DOBBS ROAD;

- 1. THENCE NORTH 07°14'14" WEST A DISTANCE OF 411.86 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
2. THENCE NORTH 09°26'27" WEST A DISTANCE OF 188.45 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
3. THENCE NORTH 00°48'27" WEST A DISTANCE OF 118.95 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
4. THENCE NORTH 02°36'03" EAST A DISTANCE OF 95.14 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
5. THENCE NORTH 03°36'45" EAST A DISTANCE OF 128.67 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
6. THENCE NORTH 01°28'16" EAST A DISTANCE OF 163.38 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
7. THENCE NORTH 03°27'05" WEST A DISTANCE OF 83.75 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
8. THENCE NORTH 00°18'30" WEST A DISTANCE OF 333.64 FEET TO A POINT FOR THE NORTHWEST CORNER FOR WHICH A FENCE POST BEARS NORTH 75°52'22" WEST A DISTANCE OF 1.13 FEET. SAID POINT BEING THE SOUTHWEST CORNER DEED TO JODY GLEN RICE RECORDED IN INSTRUMENT No. 201923778, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING THE ORIGINAL NORTHWEST CORNER DEED TO SAID NORTIER TRACT;

THENCE THE NEXT 4 CALLS OF BEARINGS AND DISTANCES ARE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID RICE TRACT;

- 1. THENCE NORTH 89°40'40" EAST A DISTANCE OF 355.51 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
2. THENCE SOUTH 88°50'08" EAST A DISTANCE OF 170.62 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
3. THENCE SOUTH 88°57'56" EAST A DISTANCE OF 219.51 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
4. THENCE NORTH 89°42'26" EAST A DISTANCE OF 79.50 FEET TO A 80D NAIL FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID 80D NAIL BEING THE ORIGINAL NORTHEAST CORNER DEED TO SAID NORTIER TRACT AND BEING THE NORTHWEST CORNER DEED TO CURTIS R. LYTLE & SHERRY LYTLE RECORDED IN VOLUME 2164, PAGE 1419, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 01°12'42" EAST ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LYTLE TRACT, PASSING A 1/2" IRON ROD WITH A HARLAN CAP AT 1,011.36 FEET, IN TOTAL A DISTANCE OF 1,422.95 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BUCK DOBBS ROAD AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID IRON ROD BEING THE ORIGINAL SOUTHEAST CORNER DEED TO JENNIFER MARKS & SPENCER MARKS RECORDED IN INSTRUMENT No. 202026927, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER DEED TO SAID LYTLE TRACT;

THENCE THE NEXT 8 CALLS OF BEARINGS AND DISTANCES ARE ALONG THE SOUTHERLY COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BUCK DOBBS ROAD;

- 1. THENCE NORTH 77°37'26" WEST A DISTANCE OF 42.82 FEET TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER;
2. THENCE NORTH 81°15'08" WEST A DISTANCE OF 207.96 FEET TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER;
3. THENCE SOUTH 88°23'28" WEST A DISTANCE OF 92.74 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
4. THENCE SOUTH 72°52'53" WEST A DISTANCE OF 83.55 FEET TO A 1/2" IRON ROD WITH A HARLAN CAP FOUND FOR A POINT FOR CORNER;
5. THENCE SOUTH 64°53'33" WEST A DISTANCE OF 4.14 FEET TO A 1/2" IRON ROD WITH A HARLAN CAP FOUND FOR A POINT FOR CORNER. SAID CAPPED IRON ROD BEING THE ORIGINAL SOUTHWEST CORNER DEED TO SAID MARKS TRACT;
6. THENCE SOUTH 64°27'44" WEST A DISTANCE OF 183.50 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
7. THENCE SOUTH 71°50'12" WEST A DISTANCE OF 15.32 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR A POINT FOR CORNER;
8. THENCE SOUTH 84°15'57" WEST A DISTANCE OF 177.55 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 1,193,279.48 SQUARE FEET OR 27.39 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DANEEL NORTIER & STEPHANIE NORTIER, JENNIFER MARKS & SPENCER MARKS, do (does) hereby adopt this plat designating the herein above-described property as LOTS 1 & 2, BLOCK A of BUCK DOBBS ADDITION, an addition to Parker County, Texas (or a subdivision in Parker County, Texas) and do (does) hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements as shown, are dedicated for the public use, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the County's use thereof. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs and/or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 14th day of March, 2023.

By Daneel Nortier, Owner

Jennifer Marks, Owner

Robert Schmidt - Mayor, City Mayor

Stephanie Nortier, Owner

Spencer Marks, Owner

Sheila Elmore, City Secretary

STATE OF Texas

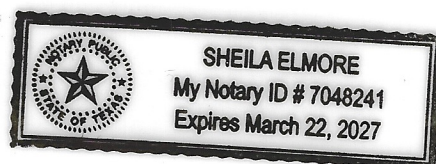
COUNTY OF Parker

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared DANEEL NORTIER & STEPHANIE NORTIER, JENNIFER MARKS & SPENCER MARKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

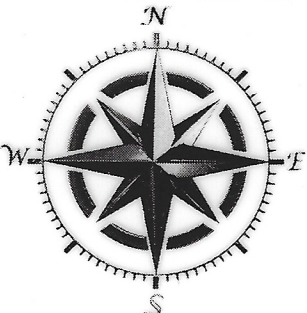
Given under my hand and seal of office this 14th day of March, 2023

Sheila Elmore

NOTARY PUBLIC in and for the STATE OF Texas



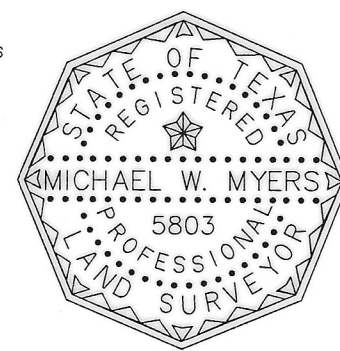
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PROSPECT SURVEYING

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Michael W. Myers, R.P.L.S., Texas Registration No. 5803, Surveyed on the ground: 01/10/23



OWNERS: DANEEL NORTIER & STEPHANIE NORTIER, 1000 BUCK DOBBS ROAD, ALEDO, TEXAS 76008

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202307024
03/23/2023 01:45 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

MINOR PLAT

OF

LOTS 1 & 2, BLOCK A
BUCK DOBBS ADDITION

A SUBDIVISION IN PARKER COUNTY, TEXAS,
AND ORIGINALLY BEING A 27.39 ACRE TRACT OF
LAND SITUATED OUT OF THE ANDREW J. BELL
SURVEY, ABSTRACT No. 129, PARKER COUNTY,

TEXAS

JANUARY 2023

SHEET 2 OF 2

DOCUMENT NO. F 453 DATE 3/23/23