

Whereas Nomar Cabello and Chauntel Cabello, being the sole owners of a certain 10.699 acre tract of land out of the B. STEPHENSON SURVEY, ABSTRACT NO. 1219, and the J.E. PORTER SURVEY, ABSTRACT NO. 2540, Parker County, Texas; being all of that certain tract as recorded in Doc. No. 202017659, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

21219.013.000.00
21219.013.000.50
22540.008.000.00

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect NAD. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

CURVE	RADIUS	ARC	CHORD	CHORD
C1	665.24'	100.04'	N 58°10'45" W	99.94'
C2	2191.38'	22.93'	N 62°47'14" W	22.93'
C3	2191.38'	180.43'	N 65°26'44" W	180.38'
C4	565.00'	17.63'	S 66°28'02" E	17.63'
C5	565.00'	153.16'	N 75°07'35" W	152.69'

BEGINNING at a found 6" wood fence post at the southeast corner of said Doc. No. 202017659, in the monumented northeast line of Old Annetta Road (Paved Surface), being the southwest corner of Lot 1-R WINDMILL HILL ESTATES, according to the plat recorded in Plat Cabinet B, Slide 425, P.R.P.C.T., for the southeast and beginning corner of this tract. WHENCE the southeast corner of said B. STEPHENSON SURVEY is called to bear N 00°19'08" W 194.00 feet.

LINE	BEARING	DISTANCE
L1	N 54°03'28" W	34.05'
L2	N 59°24'51" W	107.66'
L3	N 80°22'31" W	138.19'
L4	N 52°59'18" W	23.22'
L5	N 82°26'36" W	48.02'
L6	N 25°14'10" E	80.84'
L7	N 42°32'03" W	42.33'
L8	N 07°30'36" W	75.27'
L9	N 00°01'46" E	54.48'
L10	N 08°33'27" W	88.9'
L11	N 19°00'29" W	62.75'

THENCE N 00°25'16" W 606.43 feet, with the east line of said Tract One, to a found 1/2" capped iron rod for a corner of this tract.

LE1	S 78°23'22" W	47.81'
LE2	S 24°24'06" W	14.70'
LE3	N 65°35'54" W	10.00'
LE4	N 24°24'06" E	7.31'
LE5	N 65°53'09" W	245.63'
LE6	N 24°06'51" E	19.34'
LE7	S 65°53'09" E	64.43'
LE8	S 71°21'18" E	183.83'
LE9	S 85°14'37" E	42.35'

THENCE N 00°00'53" E 247.93 feet, to a found 1/2" iron rod, in the south line of that certain tract conveyed in V. 1723, P. 987, O.P.R.P.C.T., for the northwest corner of said Doc. No. 202017659 and this tract.

THENCE S 89°11'26" E 497.82 feet, with the south line of said V. 1723, P. 987, to a point in concrete on the east side of a 3" steel fence post, being in the west line of that certain tract conveyed in Doc. No. 202118540, O.P.R.P.C.T., for the northeast corner of said Doc. No. 202017659 and this tract.

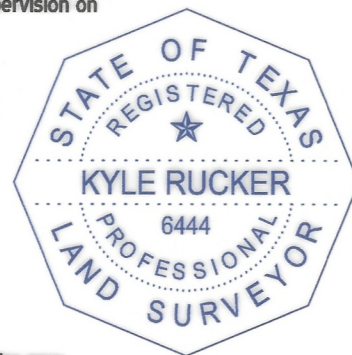
THENCE S 00°19'12" E 1059.64 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: March 21, 2022 - AN03561P



Notes:

- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0425F, Dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (GRID)
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Any future permitted locations for new private water wells and on-site septic facilities shall conform to U.T.G.W.C.D. & P.C.H.D. rules and regulations in regard to setback and spacing distances.
- Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc. etc.)
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.
- This property lies within the limits of the Town of Annetta.
- Some existing overhead utility poles and/or guy wires may not be located within the right-of-way or utility easement(s).
- This plat identifies a potential preliminary need for a storm water storage facility known as a detention pond that may or may not be required. It is expressly understood and agreed by the owner or owner's designee of lots or tracts shall be responsible for the final detention volume mitigation if required during the site development. If detention is required, the final detailed analysis detention volume and required easement may be more or less than indicated in the Drainage Study. If required, the detention pond design shall be in accordance with the Town of Annetta's ordinances current at the time the Drainage Study in support of development plan.

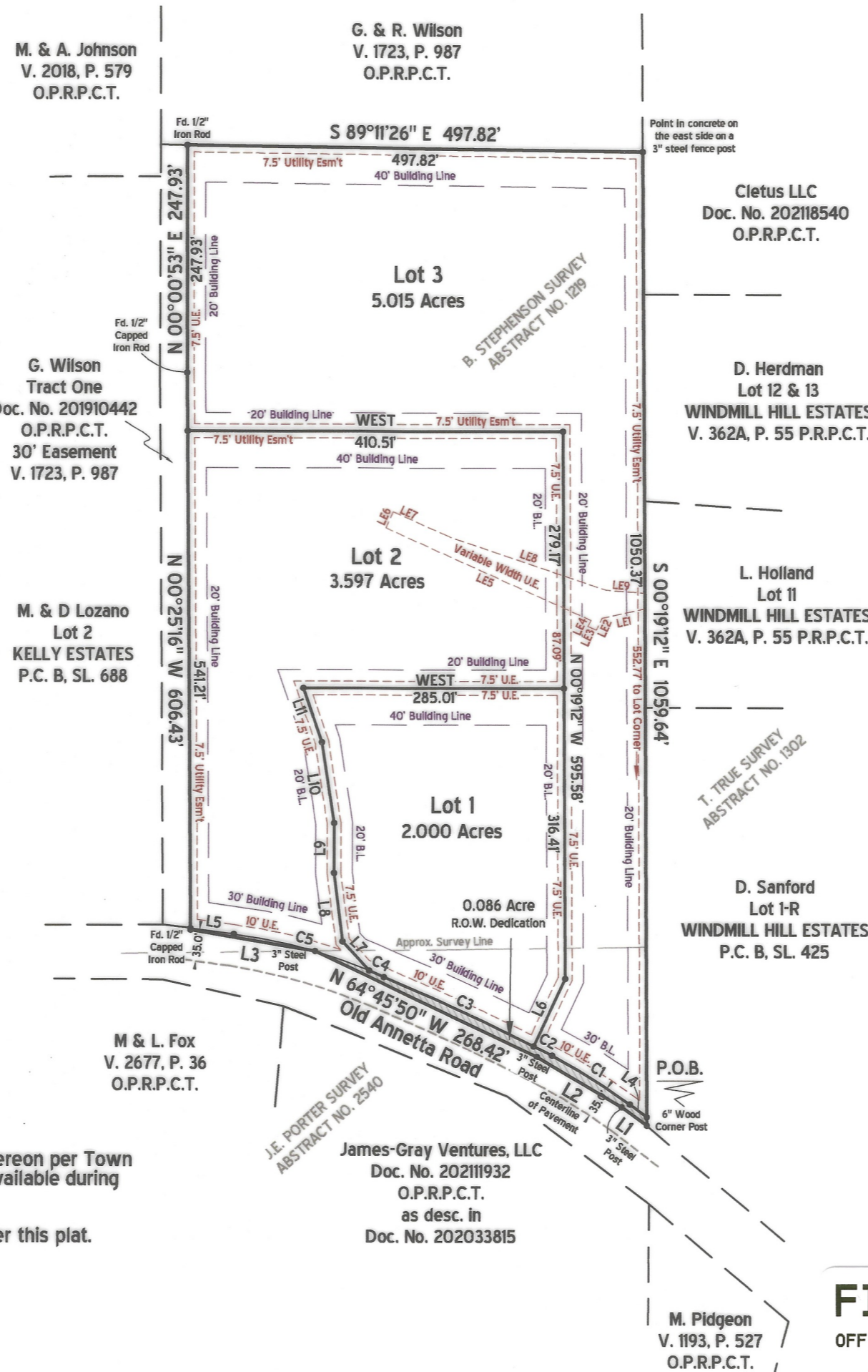
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner:
Nomar & Chauntel Cabello
1295 Old Annetta Road
Aledo, TX 76008
817-681-5430

1" = 150'



Plat Cabinet F Slide 304



Building Setbacks:

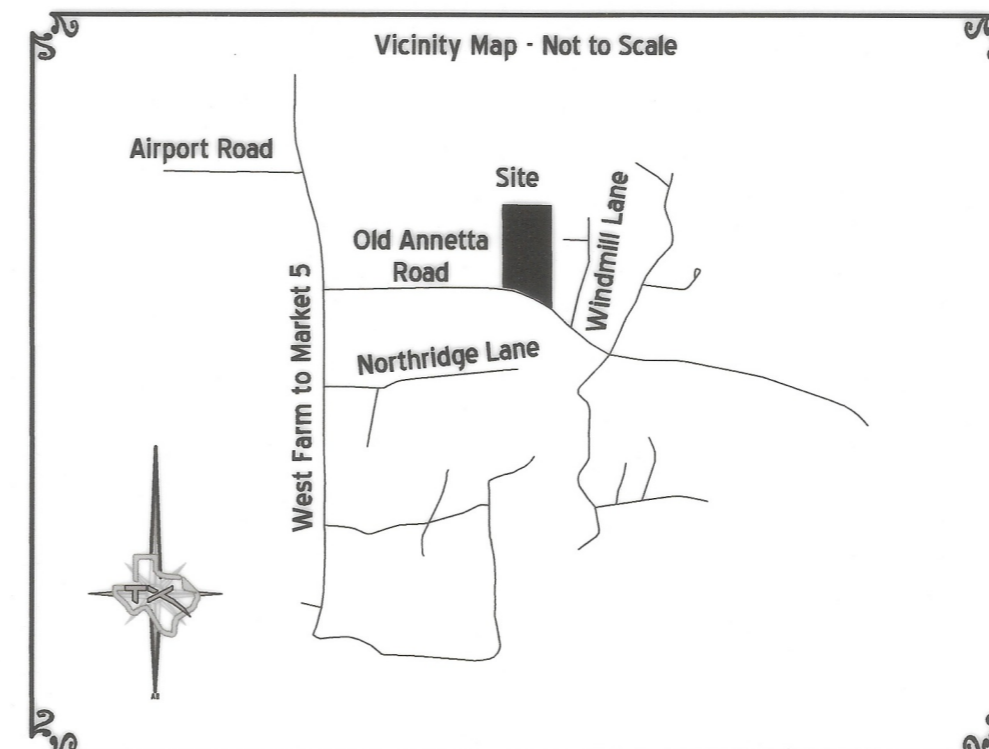
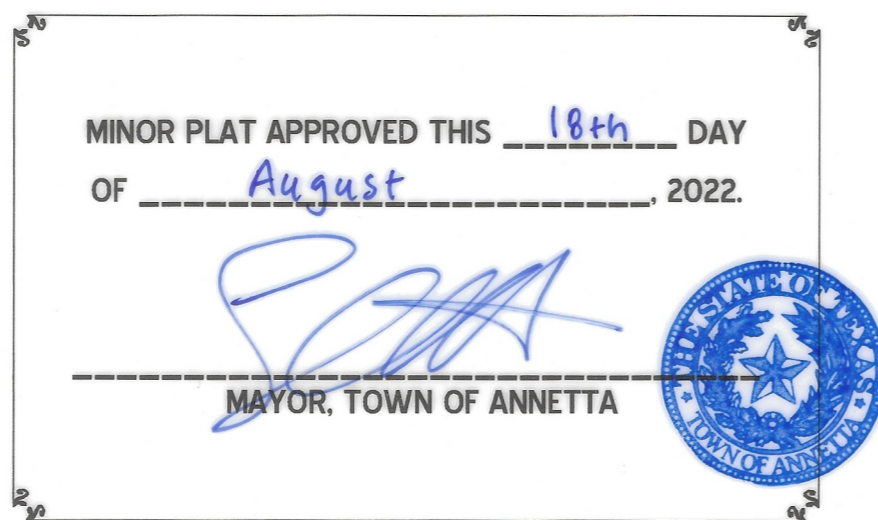
Building setback lines shown hereon per Town of Annetta Zoning Ordinance available during creation of the plat.

B.L. = Building Line dedicated per this plat.

Utility Easements:

There shall be a 10' utility easement along the frontage of Old Annetta Road and a 7.5' utility easement along the rear and side property lines of these lots.

U.E. = Utility Easement dedicated per this plat.



Now, Therefore, Know All Men By These Presents:

That Nomar Cabello and Chauntel Cabello do hereby certify that I am the legal owner of the above described tract of land, Lots 1-3, Cabello Estates, an addition to the Town of Annetta, Parker County, Texas, and do hereby convey and dedicate to the public or public use the streets, alley, rights-of-way, easements, and any other public areas shown on this plat.

Witness, my hand, this the 18th day of August, 2022.

By:

Nomar Cabello
Nomar Cabello

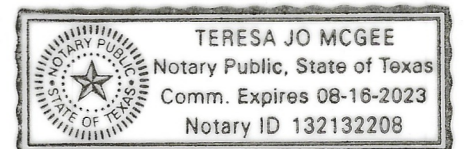
Chauntel Cabello
Chauntel Cabello

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nomar Cabello, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 18th day of August, 2022.

Suzen McGee
Notary Public in and for the State of Texas

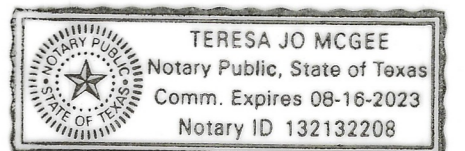


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Chauntel Cabello, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 18th day of August, 2022.

Suzen McGee
Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

10895
AL

202231348
08/19/2022 01:13 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

K-17

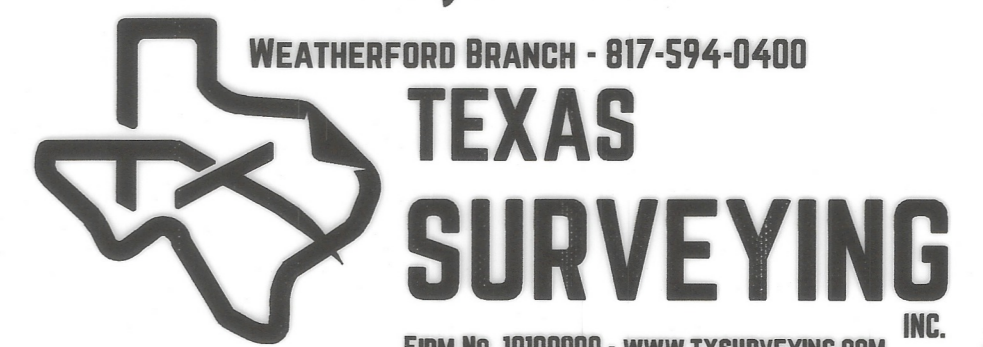
Minor Plat
Lots 1-3
Cabello Estates

an addition to the Town of Annetta,
Parker County, Texas

Being a 10.699 acres tract (with 0.086 acres on
Old Annetta Road dedicated by this plat for right-of-way),
out of the B. STEPHENSON SURVEY, ABSTRACT NO. 1219
and the J. E. PORTER SURVEY, ABSTRACT NO. 2540,
Parker County, Texas

August 2022

WEATHERFORD BRANCH - 817-594-0400



FIRM NO. 10100000 - WWW.TXSURVEYING.COM