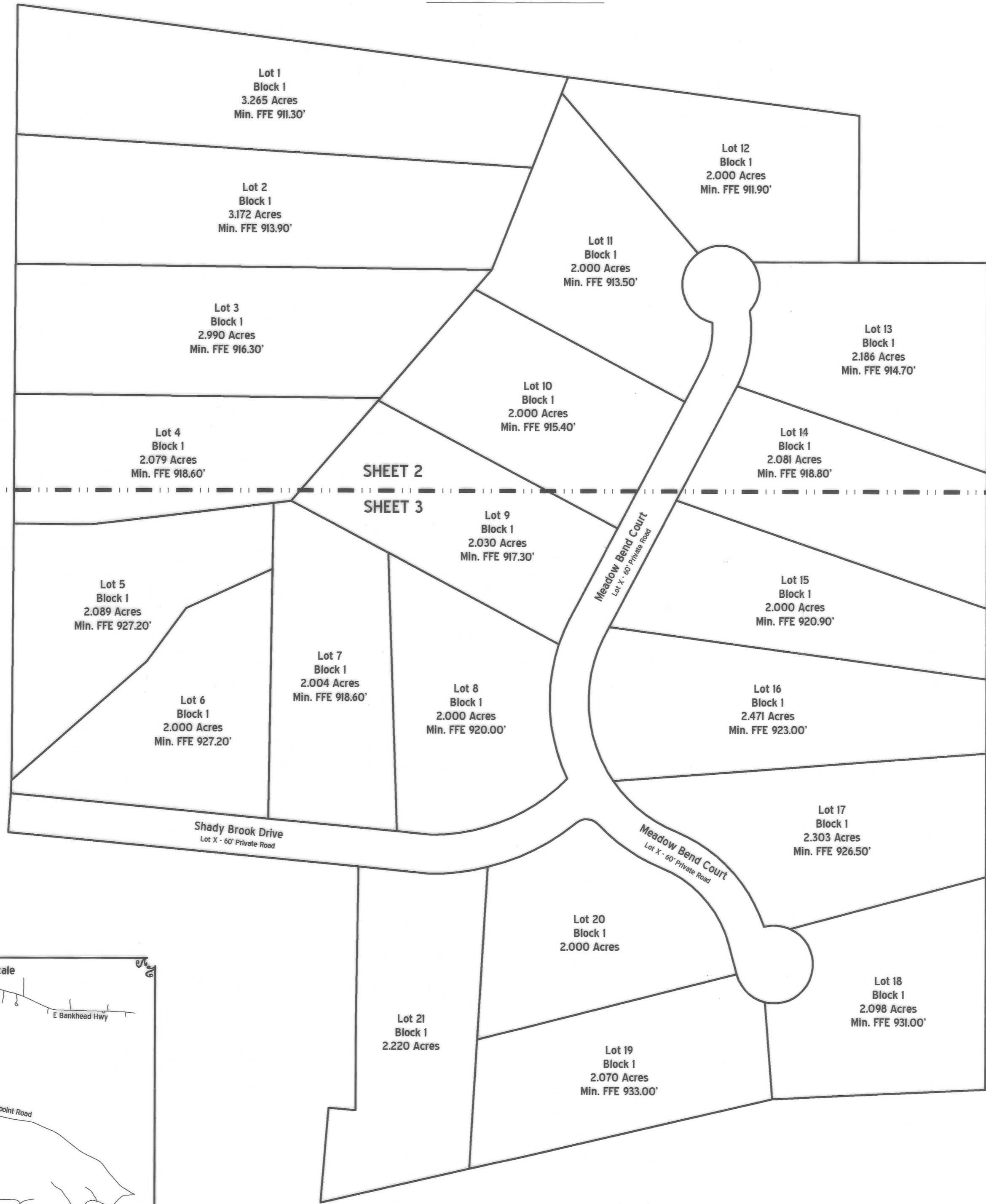


Lot Index

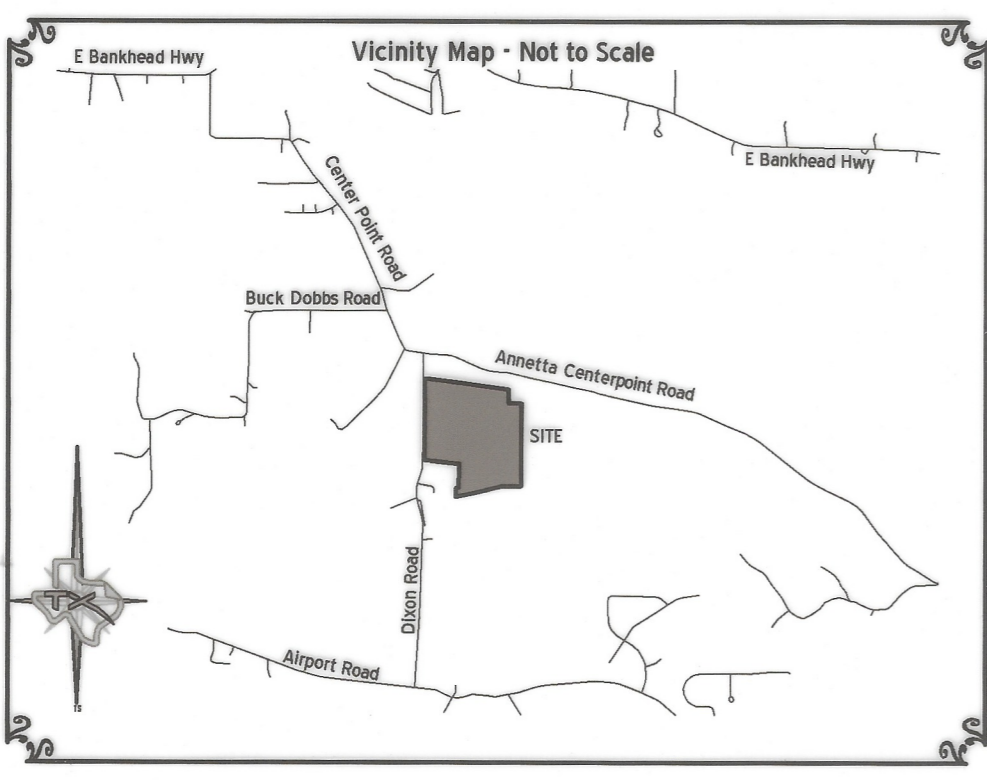


20781.007.001.00
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11643
AL
J-16

Final Plat
Lots 1-21 & Lot X, Block 1
Creekside Estates
 an Addition to the Town of Annetta
 North, Parker County, Texas
 Being a 50.525 acre tract out of the
 J. KELSEY SURVEY, ABSTRACT No. 781,
 Parker County, Texas.

April 2022



F 209

Benchmark #1:

Set 1/2" Capped Iron Rod
 N: 6948576.70
 E: 2208714.72
 Elevation: 927.92

Setback Legend:

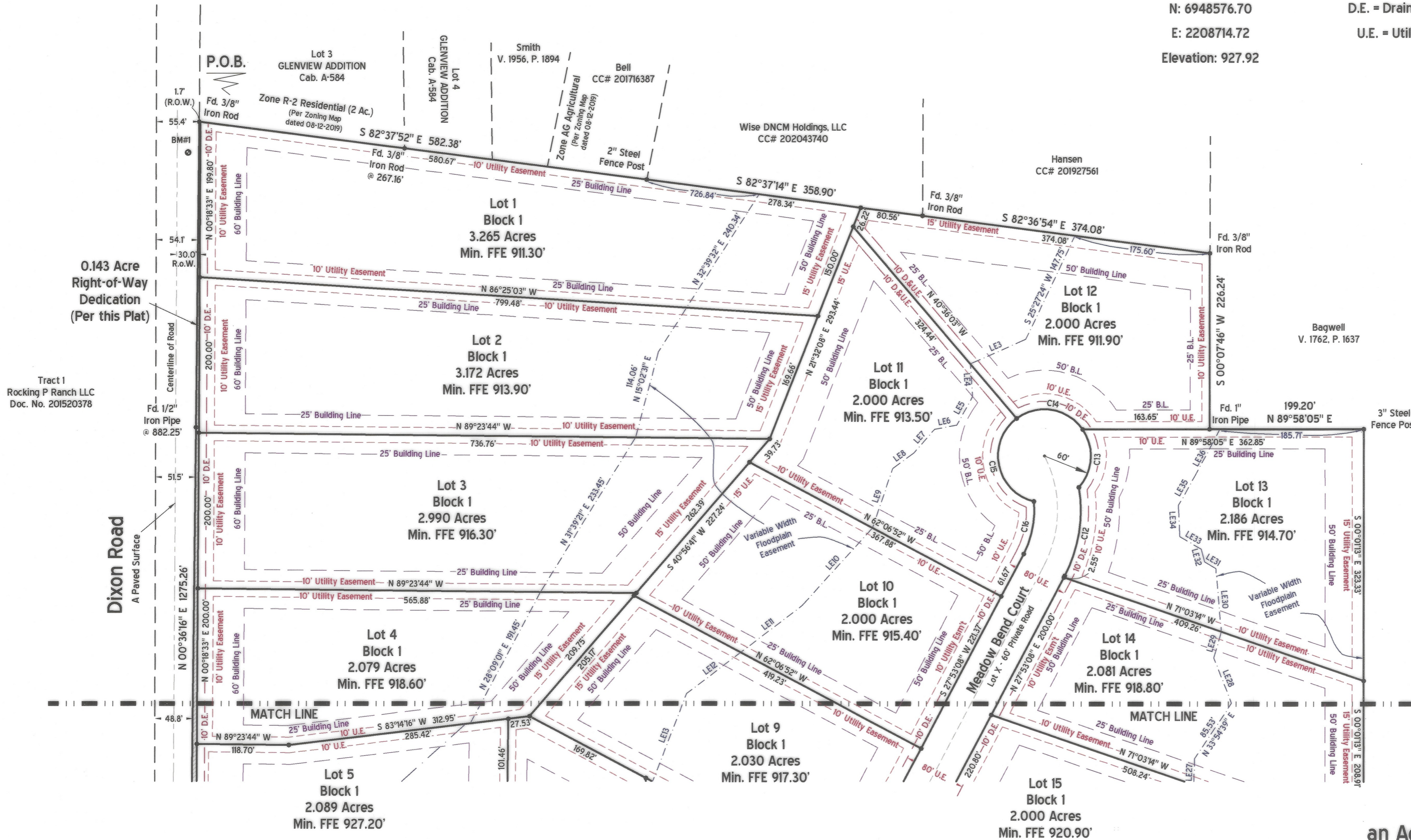
B.L. = Building Line
 D.E. = Drainage Easement
 U.E. = Utility Easement

Typical Building Lines:

60' Front (County Road)
 50' Front (Private Road)
 50' Rear
 25' Sides

CURVE	RADIUS	ARC	CHORD	CHORD
C12	182.27	117.13'	N 09°02'46" E	115.13'
C13	60.00'	80.32'	N 03°43'06" E	74.46'
C14	60.00'	96.37'	N 80°38'49" W	86.34'
C15	60.00'	136.42'	S 11°47'53" E	108.88'
C16	122.27	69.81'	S 11°00'11" W	68.87'

LINE	BEARING	DISTANCE
LE3	S 66°15'06" W	78.28'
LE4	S 04°06'37" E	42.04'
LE5	S 29°17'03" W	42.07'
LE6	S 79°04'09" W	29.28'
LE7	S 41°25'13" W	40.11'
LE8	S 53°33'05" W	33.98'
LE9	S 18°50'17" W	80.45'
LE10	S 42°04'20" W	134.67'
LE11	S 52°46'31" W	100.10'
LE12	S 52°46'31" W	87.56'
LE13	S 21°07'40" W	121.26'
LE30	N 04°59'10" W	81.55'
LE31	N 59°09'49" W	17.10'
LE32	N 15°04'46" W	16.68'
LE33	N 59°33'18" W	31.88'
LE34	N 02°47'21" W	39.97'
LE35	N 29°15'05" E	43.31'
LE36	N 28°21'03" E	68.32'



0.143 Acre
 Right-of-Way
 Dedication
 (Per this Plat)

Tract 1
 Rocking P Ranch LLC
 Doc. No. 201520378

Dixon Road
 A Paved Surface

MATCH LINE

MATCH LINE

Final Plat
 Lots 1-21 & Lot X, Block 1
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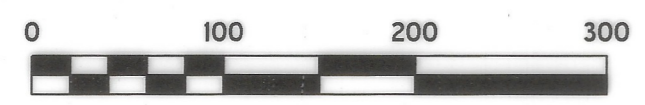
April 2022

WEATHERFORD BRANCH - 817-594-0400

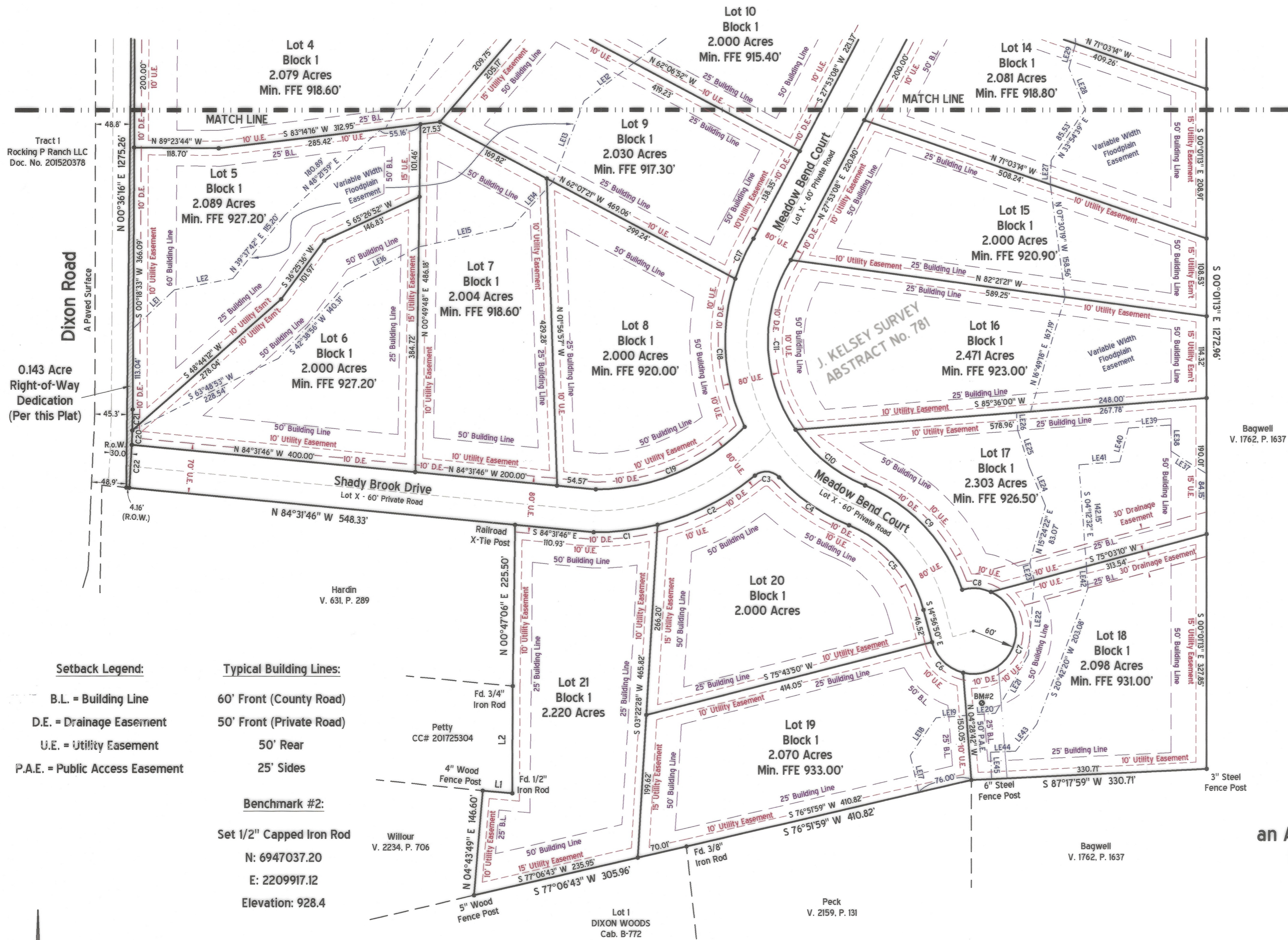
TEXAS SURVEYING
 INC.
 FIRM No. 10100000 - WWW.TXSURVEYING.COM

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

Owner/Developer:
 Dixon Bearcat Development, LLC
 601 S FM 1187, Suite D
 Aledo, TX 76008
 972-822-3111



F209



LINE	BEARING	DISTANCE
L1	S 85°01'54" E	41.80'
L2	N 00°13'54" E	149.70'
L3	S 14°56'50" E	46.52'
L4	S 87°17'59" W	57.50'

LE1	S 79°08'32" W	83.43'
LE2	S 46°56'32" W	79.53'
LE12	S 52°46'31" W	87.56'
LE13	S 21°07'40" W	121.26'
LE14	S 42°32'53" W	84.39'
LE15	S 77°41'33" W	134.65'
LE16	S 62°53'01" W	114.53'
LE17	N 13°07'28" W	52.51'
LE18	N 34°27'34" E	64.03'
LE19	N 85°31'18" E	42.79'
LE20	N 85°31'18" E	40.65'
LE21	N 29°42'09" E	93.62'
LE22	N 04°34'36" E	104.66'
LE23	N 14°56'50" W	25.00'
LE24	N 22°50'15" W	59.30'
LE25	N 17°23'47" W	52.67'
LE26	N 04°24'00" W	25.00'
LE27	N 02°08'03" E	33.94'
LE28	N 21°39'35" W	62.26'
LE29	N 15°42'35" E	35.24'
LE37	N 57°36'18" W	59.23'
LE38	N 00°01'13" W	36.52'
LE39	S 85°36'00" W	59.92'
LE40	S 14°33'39" W	48.48'
LE41	S 85°47'28" W	57.56'
LE42	S 04°12'32" E	30.53'
LE43	S 38°17'26" W	47.99'
LE44	S 87°17'59" W	35.47'
LE45	S 02°42'01" E	37.28'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	352.36'	90.44'	N 83°16'48" E	90.20'
C2	352.36'	154.29'	N 63°22'59" E	153.06'
C3	25.00'	37.44'	S 86°15'48" E	34.03'
C4	277.29'	119.67'	S 55°43'45" E	118.74'
C5	176.51'	163.72'	S 41°31'12" E	157.91'
C6	60.00'	64.06'	S 45°32'02" E	61.06'
C7	60.00'	177.66'	N 19°03'04" E	119.51'
C8	60.00'	41.40'	N 85°32'45" W	40.59'
C9	236.51'	205.89'	N 43°09'15" W	199.45'
C10	217.29'	126.54'	N 51°24'36" W	124.76'
C11	217.29'	250.93'	N 01°38'36" W	237.22'
C17	277.29'	61.67'	S 24°39'18" W	61.54'
C18	277.29'	212.83'	S 03°42'21" E	207.65'
C19	292.36'	232.51'	S 67°22'34" W	226.44'
C20	1456.21'	20.13'	N 01°51'48" E	20.13'
C21	1456.21'	29.43'	N 00°53'18" E	29.43'
C22	1456.21'	60.04'	N 03°26'26" E	60.04'

Bagwell
V. 1762, P. 1637

Setback Legend:
 B.L. = Building Line
 D.E. = Drainage Easement
 U.E. = Utility Easement
 P.A.E. = Public Access Easement

Typical Building Lines:
 60' Front (County Road)
 50' Front (Private Road)
 50' Rear
 25' Sides

Benchmark #2:
 Set 1/2" Capped Iron Rod
 N: 6947037.20
 E: 2209917.12
 Elevation: 928.4

Final Plat
Lots 1-21 & Lot X, Block 1
Creekside Estates
 an Addition to the Town of Annetta
 North, Parker County, Texas
 Being a 50.525 acre tract out of the
 J. KELSEY SURVEY, ABSTRACT No. 781,
 Parker County, Texas.

April 2022

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING
 INC.
 FIRM NO. 10100000 - WWW.TXSURVEYING.COM

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

Owner/Developer:
 Dixon Bearcat Development, LLC
 601 S FM 1187, Suite D
 Alledo, TX 76008
 972-822-3111



F 209

Whereas Dixon Bearcat Development, LLC, being the sole owner of a certain 50.525 acres tract of land out of the J. KELSEY SURVEY, ABSTRACT No. 781, Parker County, Texas; being all of that certain tract recorded in CC# 20217479, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

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

BEGINNING at a found 3/8" iron rod in the east line of Dixon Road, at the northwest corner of said 50.525 acres tract, and at the southwest corner of Lot 3, GLENVIEW ADDITION, as recorded in Plat Cabinet A, Slide 584, Plat Records, Parker County, Texas, for the northwest and beginning corner of this tract.

THENCE S 82°37'52" E 582.38 feet along the south line of said GLENVIEW ADDITION to a 2" steel fence post at the southwest corner of that certain tract conveyed to Wise DNCM Holdings, LLC in CC# 202043740, for a corner of this tract.

THENCE S 82°37'14" E 358.90 feet along the south line of said Wise DNCM Holdings, LLC tract to a found 3/8" iron rod at the common southerly corner of said Wise DNCM Holdings, LLC tract and that certain tract conveyed to Hanson in CC# 201927561, for a corner of this tract.

THENCE S 82°36'54" E 374.08 feet along the south line of said Hanson tract to a found 3/8" iron rod in the west line of that certain tract conveyed to Bagwell in Volume 1762, Page 1637, for the northerly northeast corner for this tract.

THENCE along the west line of said Bagwell tract as follows:
S 00°07'46" W 226.24 feet to a found 1" iron pipe at the southeast corner of said 50.525 acres tract, for an ell corner of this tract.
N 89°58'05" E 199.20 feet to a 3" steel fence post at the northeast corner of said 50.525 acres tract, for the easterly northeast corner of this tract.
S 00°01'13" E 1272.96 feet to a 3" steel fence post, for the southeast corner of this tract.
S 87°17'59" W 330.71 feet 6" steel fence post at the northeast corner of that certain tract conveyed to Peck in Volume 2159, Page 131, for a corner of this tract.

THENCE S 76°51'59" W 410.82 feet along the north line of said Peck tract to a found 3/8" iron rod at the northeast corner of Lot 1, DIXON WOODS, as recorded in Plat Cabinet B, Slide 772, for a corner of this tract.

THENCE S 77°06'43" W 305.96 feet along the north line of said Lot 1, DIXON WOODS, to a 5" wood fence post at the southeast corner of that certain tract conveyed to Willour in Volume 2234, Page 706, for the southerly southwest corner of this tract.

THENCE N 04°43'49" E 146.60 feet along the east line of said Willour tract to a 4" wood fence post in the south line of that certain tract conveyed to Petty in CC# 201725304, for a corner of this tract.

THENCE S 85°01'54" E 41.80 feet to a found 1/2" iron rod at the southeast corner of said Petty tract, for a corner of this tract.

THENCE N 00°13'54" E 149.70 feet along the east line of said Petty tract to a found 3/4" iron rod at the southeast corner of that certain tract conveyed to Hardin in Volume 631, Page 289, for a corner of this tract.

THENCE N 00°47'06" E 225.50 feet along the east line of said Hardin tract to a railroad x-tie, for a corner of this tract.

THENCE N 84°31'46" W 548.33 feet along the north line of said Hardin tract to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" in said east line of Dixon Road, for the westerly southwest corner of this tract.

THENCE N 00°36'16" E 1275.26 feet along said east line of Dixon Road to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
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 4, 2021 - W2102038-P



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

Owner/Developer:
Dixon Bearcat Development, LLC
601 S FM 1187, Suite D
Aledo, TX 76008
972-822-3111



Now, Therefore, Know All Men By These Presents:

That _____ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-21, & Lot X, Block 1, Creekside Estates, an addition to the Town of Annetta North, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Annetta North, Parker County, Texas.

Witness, my hand, this the 12th day of April, 2022.

By:

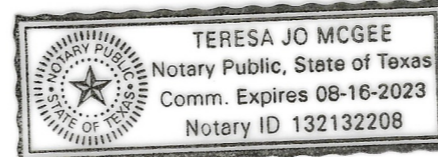
Ryan Pafford
Dixon Bearcat Development, LLC
Ryan Pafford (Owner)

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 Ryan Pafford 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 12th day of April, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



APPROVED THIS 12 DAY OF April, 2022, BY THE COMMISSION OF THE TOWN OF ANNETTA NORTH.

Robert Schmidt
MAYOR

Sheila Elmore
TOWN SECRETARY

Notes:

1) 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.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities. Water wells are to be located no closer than 50' (fifty feet) to any boundary line and no closer than 150' (one hundred fifty feet) to any other water well per Upper Trinity Groundwater Conservation District rules and regulations.

All water wells to have a 100' (one hundred feet) radius sanitary zone in which no absorptive type septic tank system may be constructed. This sanitary zone shall remain inviolate even though it crosses the boundaries of any adjacent lots. In no case shall a sanitary zone cross the subdivision boundaries.

6) 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.)

7) 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.

8) 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.

9) This property is located within the City Limits of Town of Annetta North per City Ordinance 2021-07. This property is Zoned R-2 Residential per City Ordinance No. 2021-08.

10) Limits of Variable Width Floodplain Easement provided by Donohue Consulting Inc.

11) Minimum Finished Floor Elevations provided by Trevino Water Engineering.

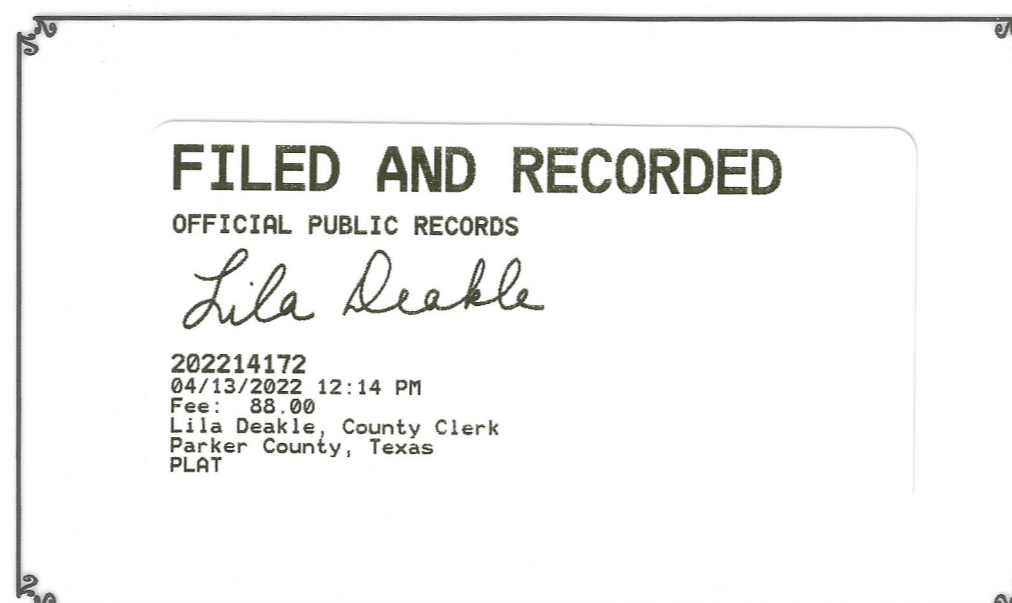
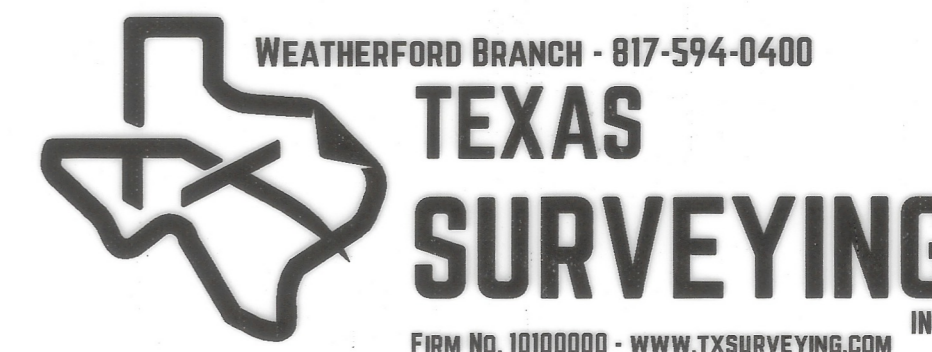
12) D.E. = Drainage Easement dedicated per this plat.
U.E. = Utility Easement dedicated per this plat.

13) B.L. = Building Line dedicated per this plat. Typical building setbacks are as follows: 60' Front (County Road), 50' Front (Private Road), 50' Rear, 25' Side, unless otherwise noted.

14) Typical utility easements are as follows: 10' front (offset from 10' Drainage Easement), 10' sides, 15' rear unless otherwise noted.

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J. KELSEY SURVEY, ABSTRACT No. 781,
Parker County, Texas.

April 2022



Plat Cabinet F Slide 209