

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: NONE

WATER: PRIVATE WELLS
WASTEWATER: PRIVATE SEPTIC SYSTEMS

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.

LIENHOLDER
NA

Signature of Lien holder
This the ____ day of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

201711444 PLAT Total Pages: 1

WHEREAS, ELIZABETH JAYNE DAWSON (Volume 580, Page 713), being the sole owner of Tract 33 and Tract 34, CANYON LAKE ESTATES, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Volume 359A, Page 35, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the north right of way line of Canyon Lake Drive and the east right of way line of Farm to Market Highway No. 5, said iron being the southwest corner of said Lot 34;

THENCE N 00°42'29" W, with the east right of way line of said Farm to Market Highway No. 5, 200.00 feet to an iron rod set (iron rods set are 1/2" with cap Harlan, 2074);
THENCE N 74°17'52" E, 565.33 feet to an iron rod set at the northeast corner of said Lot 34 and the northwest corner of said Lot 33;
THENCE N 52°02'31" E, 436.00 feet to an iron rod set at the northeast corner of said Lot 33;
THENCE S 01°21'29" E, 600.00 feet to an iron rod set at the southeast corner of said Lot 33 in the north right of way line of said Canyon Lake Drive;
THENCE S 88°38'31" W, with the north right of way line of said Canyon Lake Drive, 900.00 feet to the POINT OF BEGINNING and containing 7.18 acres (312,641 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ELIZABETH JAYNE DAWSON, does hereby adopt this plat and designated herein as TRACT 33R AND TRACT 34R, CANYON LAKE ESTATES, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, Being an amended plat of Tract 33 and Tract 34, Canyon Lake Estates, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Volume 359A, Page 35, Deed Records, Parker County, Texas to the City of Annetta South, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

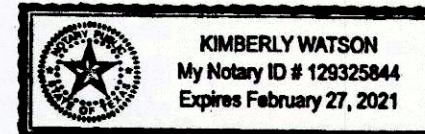
Jeane Dawson
Owner
Date: 5-09-17

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared ELIZABETH JAYNE DAWSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 9 day of May, 2017

Kimberly Watson
Notary Public
Parker County, Texas



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C0425 E, EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201711444
05/12/2017 03:35 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

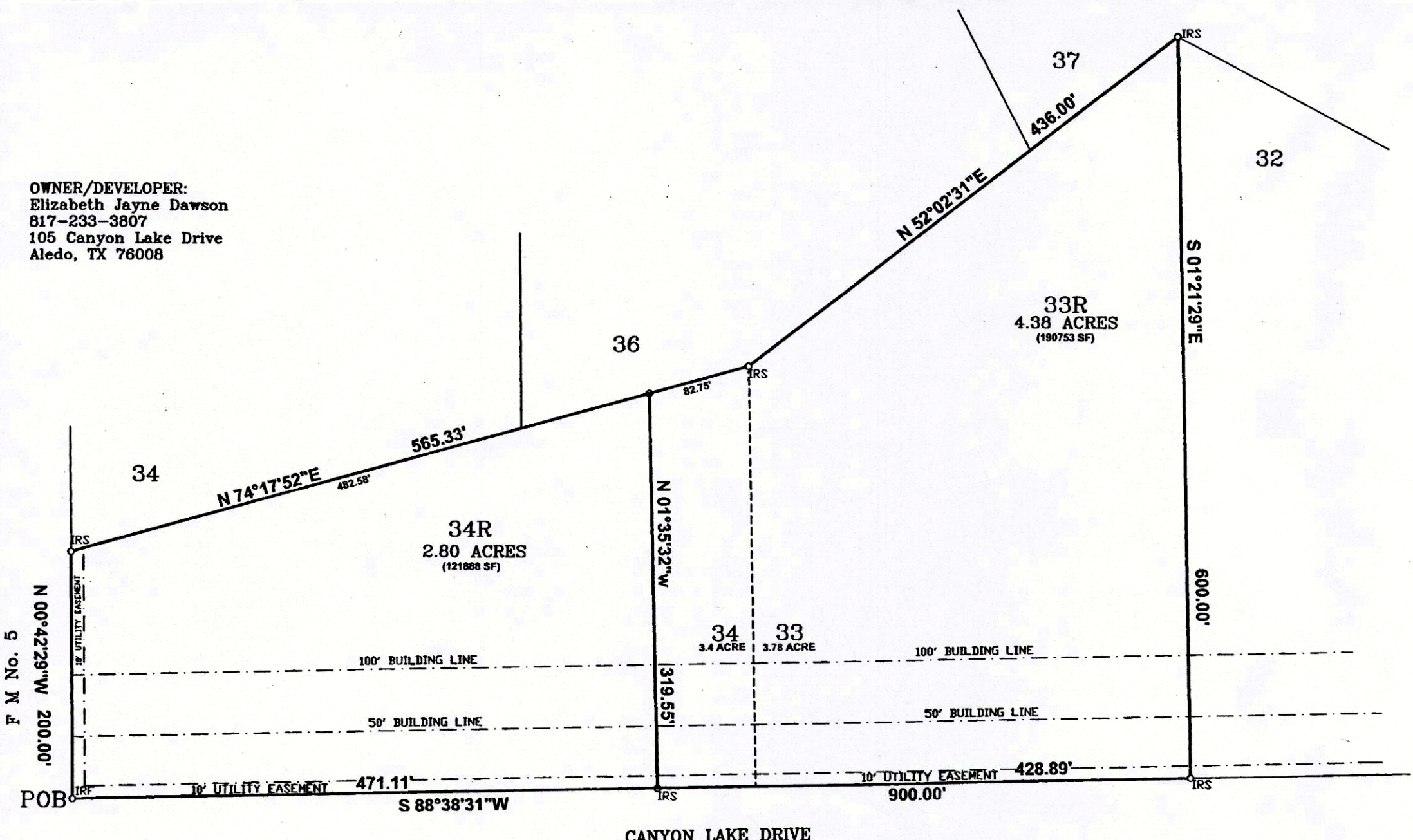
THE STATE OF TEXAS)
COUNTY OF PARKER)

I, David Harlan, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, Under my personal supervision, in accordance with the Subdivision regulations of the City of Annetta South, Texas.



David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JANUARY, 2017

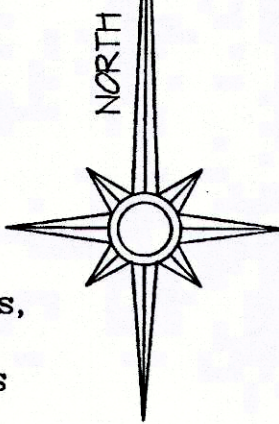
OWNER/DEVELOPER:
Elizabeth Jayne Dawson
817-233-3807
105 Canyon Lake Drive
Aledo, TX 76008



City of Annetta South Approval:
Planning & Zoning Date: May 9, 2017
Planning & Zoning Chairman: Harlan, Jr.
City Council Date: _____
Mayor: _____
City Secretary: Ellen Woodard

TRACT 33R AND TRACT 34R
CANYON LAKE ESTATES
AN ADDITION IN THE CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS
Being an amended plat of Tract 33 and Tract 34, Canyon Lake Estates, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Volume 359A, Page 35, Deed Records Parker County, Texas

ACCT. NO: 10960
SCH. DIST: AL
CITY: _____
MAP NO.: K-18



SCALE: 1" = 100'

IRP 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

Cabinet/Instrument# D 722 Slide 722
GRAPHIC SCALE - FEET

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

10960.00.033.00
10960.00.034.00