

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement required in the Section 3-47 of the Traffic Engineering Design Standards Section 2.4 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City 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.

"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."

THE STATE OF TEXAS }
COUNTY OF PARKER }

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Veard D Chapman
Signature of Owner

LIENHOLDER
N/A

Signature of Lien holder
This the ____ day of _____, 2019.

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF PARKER)

201918304 PLAT Total Pages: 1
WHEREAS, LLOYD W. CHAPMAN AND VEARD D. CHAPMAN REVOCABLE LIVING TRUST (Volume 1828, Page 1633), are the owners of 4.14 acres situated in and being a portion of the I & G N RR COMPANY SURVEY, ABSTRACT No. 1994, in the Town of Annetta, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of Block 3, Chapman Hills Estates, Phase IV, according to the plat recorded in Plat Cabinet C, Slide 276, Plat Records, Parker County, Texas in the west right of way line of Chandler Drive;

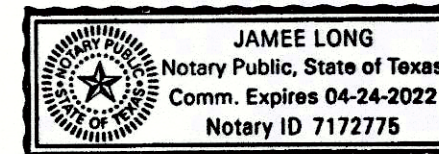
THENCE N 89°54'50" W, with the north line of said Block 3, 589.48 feet to an iron rod found in the east line of a tract of land described by deed to Robert Muir recorded in Volume 201, Page 249, Deed Records, Parker County, Texas;
THENCE N 00°47'31" E, with the east line of said Robert Muir tract, 308.15 feet to an iron rod found at the southwest corner of a tract of land described by deed to Robert Helms recorded in Volume 2816, Page 453, Official Records, Parker County, Texas;
THENCE S 89°54'28" E, passing the southeast corner of said Robert Helms tract and the southeast corner of Lot 1, Block 2, said Chapman Hills Estates, Phase IV and in all 582.06 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southeast corner of said Lot 1 in the west right of way line of said Chandler Drive;
THENCE S 00°35'21" E, with the west right of way line of said Chandler Drive, 308.08 feet to the POINT OF BEGINNING and containing 4.14 acres (180,470 square feet) of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, VEARD D. CHAPMAN, does hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public or public use, the Streets, alleys rights-of-way, easements, and any other public areas shown on this plat.

Veard D Chapman
Veard D. Chapman

WITNESS, my hand, this the 11th day of July, 2019.

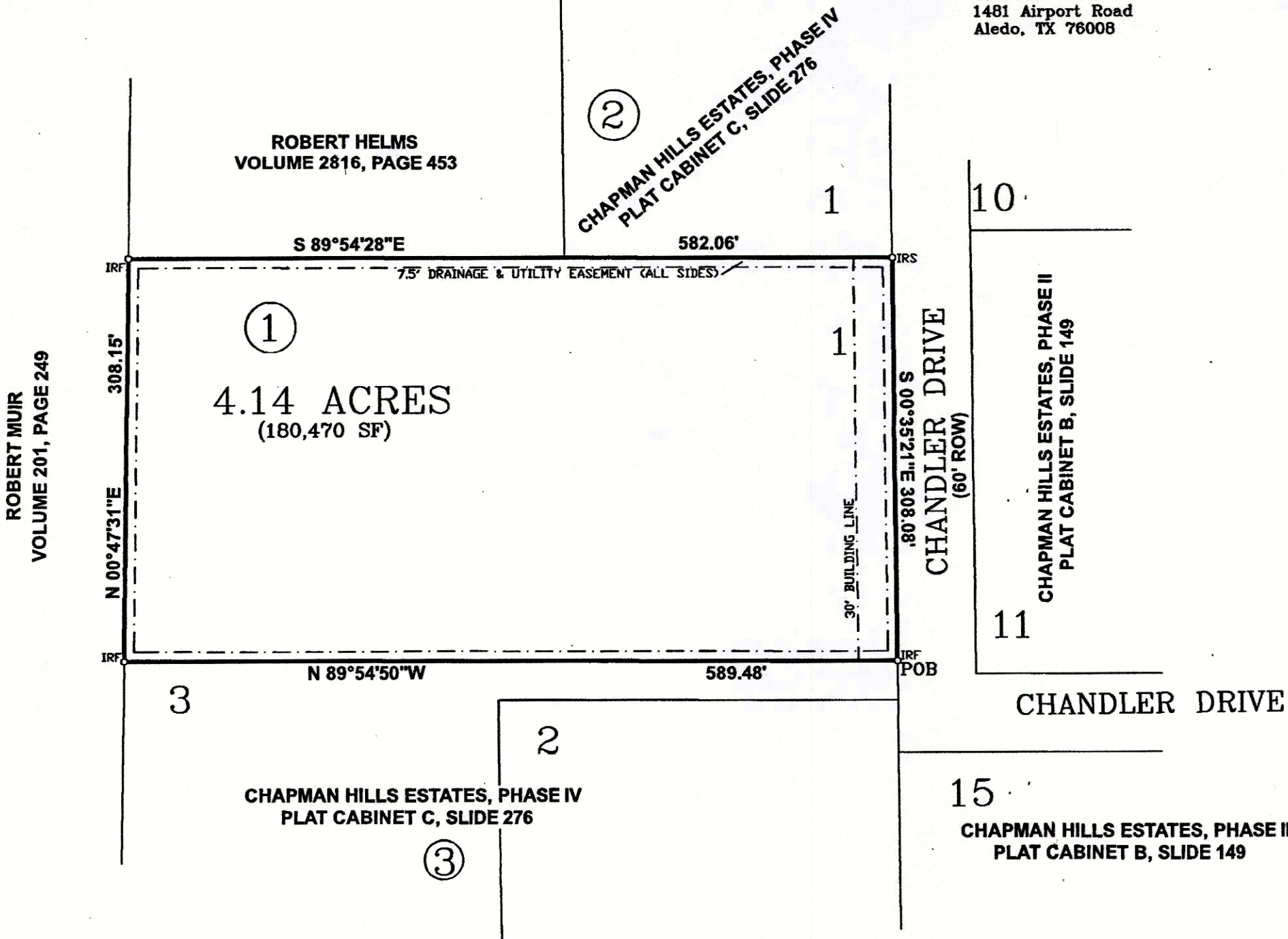


The Town Council of the Town of Annetta, Texas voted Affirmatively on this 11th day of July, 2019, to approve this plat for filing of record.

David Harlan Jr.
Mayor, Town of Annetta
ATTEST:
Jamee Long

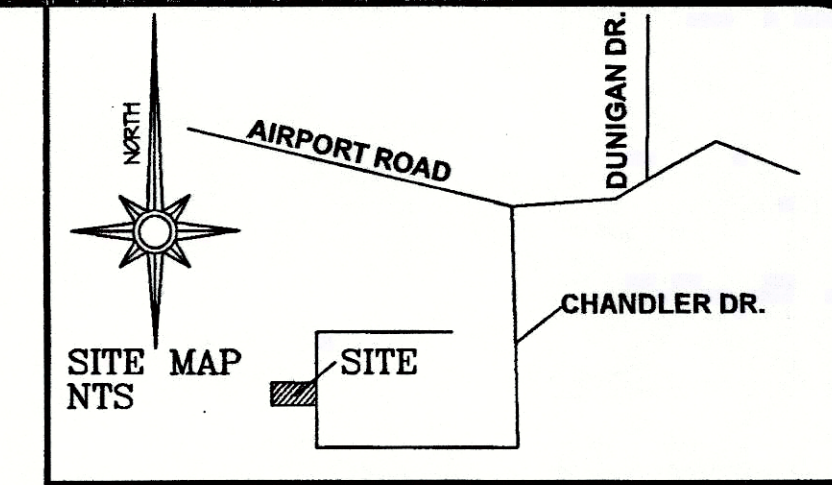
The Planning and Zoning Commission of the Town of Annetta, Texas voted affirmatively on this 11th day of July, 2019, to approve this Preliminary Plat.

David Harlan Jr.
Chairman, Planning and Zoning Commission
Attest:
David Harlan Jr.
Secretary, Planning and Zoning Commission



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

Cabinet/Instrument# E Slide 338



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 E EFFECTIVE DATE: SEPTEMBER 28, 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

Lila Deakle

201918304
07/22/2019 12:01 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

KNOW ALL MEN BY THESE PRESENTS:

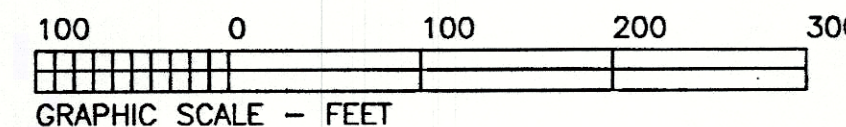
That I, David Harlan Jr., a Registered Public Land Surveyor Licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

David Harlan Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074
817-596-9700
May 20, 2019



ACCT. NO.: 11197
SCH. DIST.: AL
CITY: K-17
MAP NO.: K-17

FINAL PLAT
LOT 1 BLOCK 1
CHAPMAN HILLS ESTATES, PHASE V
AN ADDITION IN THE TOWN OF ANNETTA
PARKER COUNTY, TEXAS
Being 4.14 acres situated in and being a portion of the
I & G N RR Company Survey Abstract No. 1994, in the
Town of Annetta, Parker County, Texas



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