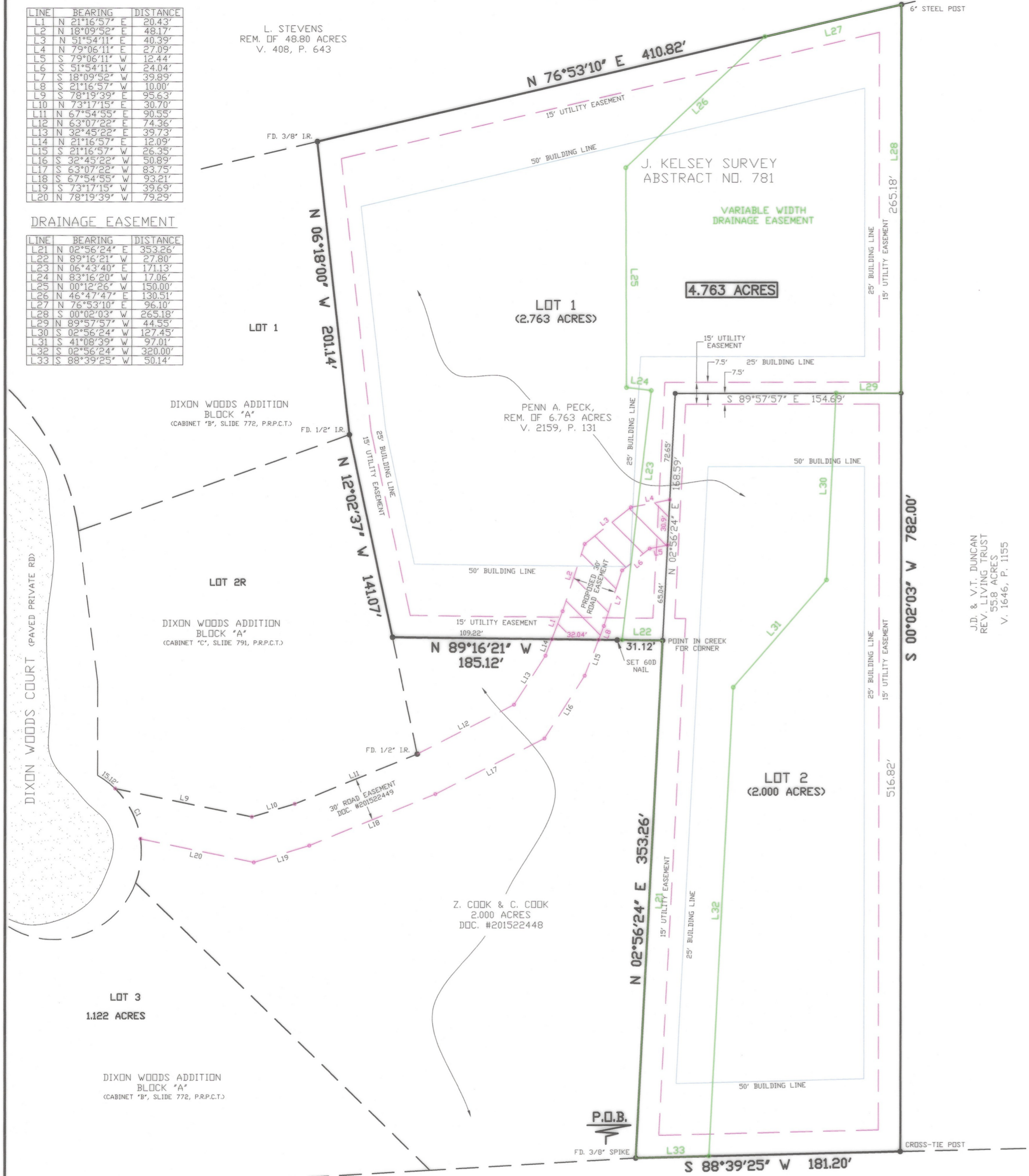


| CURVE DEGREE OF CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-----------------------|--------|-------------|---------------|--------------|------------|
| 95°29'35" | 60.00' | 37°17'54" | N 26°54'04" W | 38.37' | 39.06' |

202311992 PLAT Total Pages: 1

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 21°16'57" E | 20.42' |
| L2 | N 18°09'52" E | 48.17' |
| L3 | N 51°54'11" E | 40.39' |
| L4 | N 79°06'11" E | 27.09' |
| L5 | S 79°06'11" W | 12.44' |
| L6 | S 51°54'11" W | 24.04' |
| L7 | S 18°09'52" W | 39.89' |
| L8 | S 21°16'57" W | 10.00' |
| L9 | N 78°19'39" E | 95.63' |
| L10 | N 73°17'15" E | 30.70' |
| L11 | N 67°54'55" E | 90.55' |
| L12 | N 63°07'22" E | 74.36' |
| L13 | N 32°45'22" E | 39.73' |
| L14 | N 21°16'57" E | 16.09' |
| L15 | N 06°18'00" W | 26.35' |
| L16 | S 32°45'22" W | 50.89' |
| L17 | S 63°07'22" W | 83.75' |
| L18 | S 79°06'11" W | 93.27' |
| L19 | S 73°17'15" W | 39.69' |
| L20 | N 78°19'39" W | 79.25' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L21 | N 02°56'24" E | 353.26' |
| L22 | N 89°16'21" W | 185.12' |
| L23 | N 06°43'40" E | 171.13' |
| L24 | N 83°16'20" W | 17.06' |
| L25 | N 00°12'26" W | 150.00' |
| L26 | N 46°47'47" E | 130.51' |
| L27 | N 76°53'10" E | 410.82' |
| L28 | S 00°02'03" W | 265.18' |
| L29 | N 89°57'57" W | 44.55' |
| L30 | N 02°56'24" W | 127.45' |
| L31 | S 41°09'39" W | 97.01' |
| L32 | N 02°56'24" W | 320.00' |
| L33 | S 88°39'25" W | 50.14' |



LEGAL DESCRIPTION

Of a 4.763 acres tract of land out of the J. Kelsey Survey, Abstract No. 781, Parker County, Texas; being part of a certain 6.763 acres tract described in Volume 2159, Page 131 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a found 3/8" spike at a corner in the south line of said 6.763 acres tract and at the southeast corner of a certain 2.000 acres tract described in Document No. 201522448 of the Official Public Records for the most southerly southwest and beginning corner of this tract. Whence the southwest corner of said J. Kelsey Survey is called to bear S. 86 deg. 41 min. 19 sec. W. 141.22 feet, S. 86 deg. 36 min. 25 sec. W. 498.19 feet, West 391.52 feet and South 14.24 feet.
 Thence N. 02 deg. 56 min. 24 sec. E. 353.26 feet to a point at the northeast corner of said 2.000 acres tract for an ell corner of this tract.
 Thence N. 89 deg. 16 min. 21 sec. W. at 31.12 feet pass a set 60D nail and in all 185.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said 2.000 acres tract and in the east line of Lot 2R, Block A, Dixon Woods Addition, according to the plat recorded in Cabinet C, Slide 791 of the Plat Records for the most westerly southwest corner of this tract.
 Thence N. 12 deg. 02 min. 37 sec. W. 141.07 feet to a found 1/2" iron rod at the northeast corner of said Lot 2R and at the southeast corner of Lot 1, Block A, Dixon Woods Addition, according to the plat recorded in Cabinet B, Slide 772 of the Plat Records for a corner of this and said 6.763 acres tract.
 Thence N. 06 deg. 18 min. 00 sec. W. 201.14 feet to a found 3/8" iron rod at the northeast corner of said Lot 1 for the northwest corner of this and said 6.763 acres tract.
 Thence N. 76 deg. 53 min. 10 sec. E. 410.82 feet to a 6" steel post for the northeast corner of this and said 6.763 acres tract.
 Thence S. 00 deg. 02 min. 03 sec. W. 782.00 feet to a cross-tie post for the southeast corner of this and said 6.763 acres tract.
 Thence S. 88 deg. 39 min. 25 sec. W. 181.20 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, PENN A. PECK, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as DIXON WOODS ADDITION, PHASE 2. This plat being a subdivision of 4.763 acres out of the J. Kelsey Survey, Abstract No. 781, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 3rd DAY OF May, 2023

BY: Penn A. Peck
 PENN A. PECK

20781.001.000.00

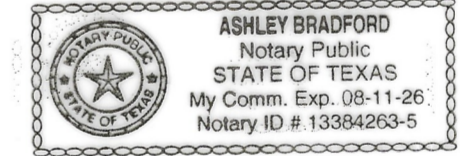
STATE OF TEXAS
 COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PENN A. PECK known to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

11810
 AL
 J-16

GIVEN under my hand and seal of office this 3rd day of May, 2023

Ashley Bradford
 Signature



Approved this the 9th day of May, 2023,
 by the Commission of the TOWN OF ANNETTA NORTH

Robert Schmidt
 Mayor

Sheila Elmou
 City Secretary

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on OCTOBER 16, 2020.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN20822 15421.crd FN201034



FILED AND RECORDED

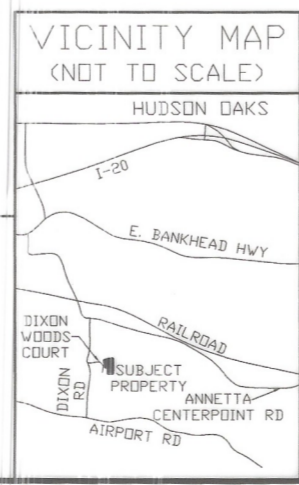
OFFICIAL PUBLIC RECORDS

Lila Deakle

202311992
 05/10/2023 12:35 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 480

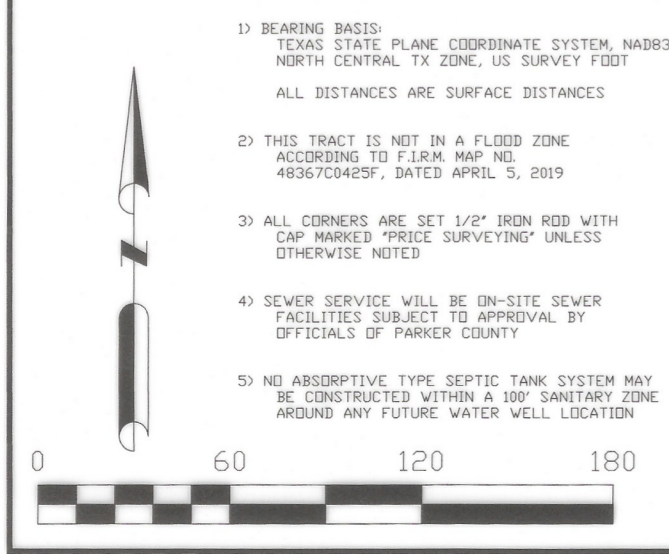
DATE 5/10/2023



OWNER INFORMATION
 PENN A. PECK
 121 DIXON WOODS COURT
 ALEDO, TX 76008
 PH. 817-247-1297

SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

| | |
|--|--|
| FINAL PLAT | |
| DIXON WOODS ADDITION PHASE 2 | |
| BEING A SUBDIVISION OF 4.763 ACRES OUT OF THE J. KELSEY SURVEY, ABSTRACT NO. 781, PARKER COUNTY, TX | |
| PLAT DATE: APRIL 11, 2023 | |



- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, U.S. SURVEY FOOT
ALL DISTANCES ARE SURFACE DISTANCES
- THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48367C0425F, DATED APRIL 5, 2019
- ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED
- SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY
- NO ABSORPTIVE TYPE SEPTIC TANK SYSTEM MAY BE CONSTRUCTED WITHIN A 100' SANITARY ZONE AROUND ANY FUTURE WATER WELL LOCATION
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES
- THE OWNER OF ANY LOT UPON WHICH A DETENTION FACILITY IS REQUIRED TO BE DEVELOPED, CONSTRUCTED, OR USED IN ORDER TO SATISFY THE TOWN OF ANNETTA NORTH'S REQUIREMENTS FOR DRAINAGE, SHALL BE REQUIRED TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE TOWN OF ANNETTA NORTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY", INCLUDING AND NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE
- ANY FUTURE PERMITTED LOCATIONS FOR NEW PRIVATE WATER WELLS AND ON-SITE SEPTIC FACILITIES SHALL CONFORM TO UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT AND TOWN OF ANNETTA NORTH RULES AND REGULATIONS IN REGARD TO SETBACK AND SPACING DISTANCES.
- WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS