

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.

Frederick A. Knopp, Tammie M. Knopp
Signature of Owner

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



STATE OF TEXAS)
COUNTY OF PARKER)

201920340 PLAT Total Pages: 1

WHEREAS, FREDERICK A. KNOPP AND TAMMIE M. KNOPP (Lot 21 Volume 1597, Page 1108 and Lot 20 Doc No. 2014189050, are the owners Lot 20 and Lot 21, Block 2, DEER CREEK PHASE I, according to the plat recorded in Plat Cabinet A, Slide 595 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) in the northwest right of way line of Deer Creek Drive at the southeast corner of said Lot 21 and the northeast corner of Lot 22, said Deer Creek Phase I;

THENCE N 61°04'49" W, 111.35 feet to an iron rod found at the southwest corner of said Lot 21 and the southeast corner of Lot 23, said Deer Creek Phase I;
THENCE N 00°38'14" W, with said common line, 291.52 feet to an iron rod found at the northwest corner of said Lot 21 and the northeast corner of said Lot 23 in the south line of a tract of land described by deed to Stephen Bond recorded in Volume 1361, Page 1385, Real Records, Parker County, Texas;
THENCE N 89°16'21" E, with the north line of said Deer Creek Phase I, 198.06 feet to a reentrant corner of said Lot 20 and the southwest corner of Lot 6, said Deer Creek Phase I;
THENCE N 71°32'09" E, 45.53 feet to an iron rod found at the northeast corner of said Lot 20 and the northwest corner of Lot 19, said Deer Creek Phase I;
THENCE S 10°14'33" E, with the common line of said lots, 210.37 feet to an iron rod found in the northwest right of way line of said Deer Creek Drive in a non-tangent curve to the left with a radius of 230.0 feet and whose chord bears S 48°53'33" W, 236.16 feet;
THENCE with said curve to the left through a central angle of 61°46'43" and a distance of 248.00 feet to the POINT OF BEGINNING and containing 1.637 acres (71,361 square feet) of land.

KNOW ALL MEN BY THESE PRESENTS:

That we, FREDERICK A. KNOPP AND TAMMIE M. KNOPP do hereby certify that we are the legal owners 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.

Frederick A. Knopp, Tammie M. Knopp
Frederick A. Knopp Tammie M. Knopp

WITNESS, my hand, this the 20th day of June, 2019.

WITNESS, my hand, this the 20th day of June, 2019.

The Town Council of the Town of Annetta, Texas voted Affirmatively on this 20th day of June, 2019, to approve this plat for filing of record.

David Harlan, Jr.
Mayor, Town of Annetta

ATTEST:
James Long

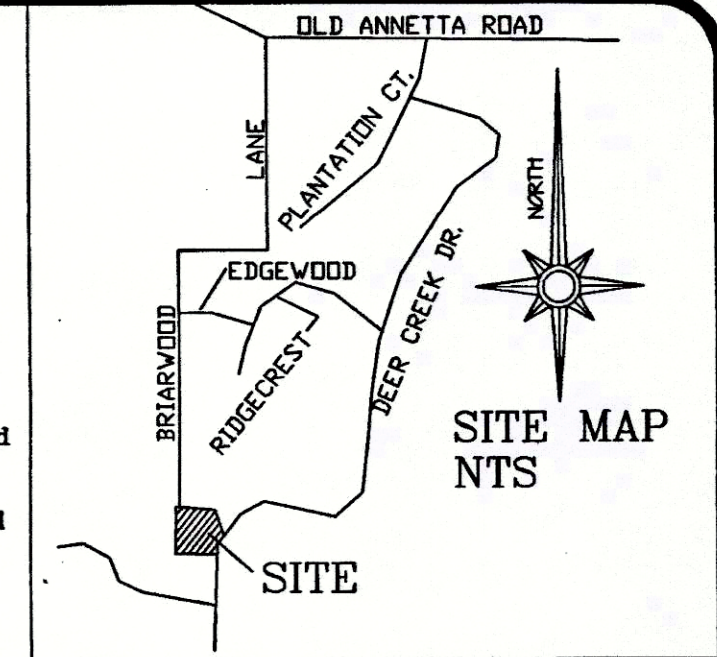
The Planning and Zoning Commission of the Town of Annetta, Texas voted affirmatively on this 13th day of June, 2019, to approve this Preliminary Plat.

Roger Wilson
Chairman, Planning and Zoning Commission

Attest:
Lila Deakle
Secretary, Planning and Zoning Commission

OWNERS/DEVELOPER:
Fred and Tammie Knopp
817-781-3986
147 Deer Creek Drive
Aledo, TX 76008

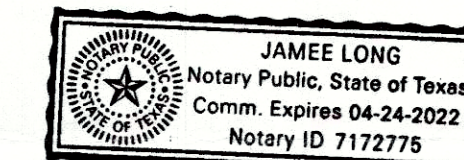
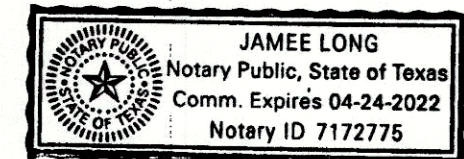
11767.002.020.00
11767.002.021.00



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48387 C 0425 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

LIENHOLDER
NewRez, LLC FKA New Penn Financial, LLC DBA Shellpoint Mortgage
Serving
Michelle Wilson
Signature of Lien holder
This the 19 day of July, 2019.
Wanda Coleman
Notary Public, State of Texas South Carolina



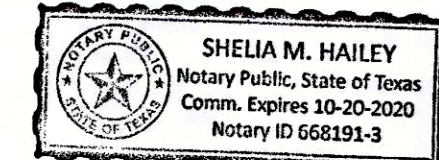
LIENHOLDER FORT WORTH COMMUNITY CREDIT UNION
Julia M. Bailey
Signature of Lien holder
This the 6th day of August, 2019.
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

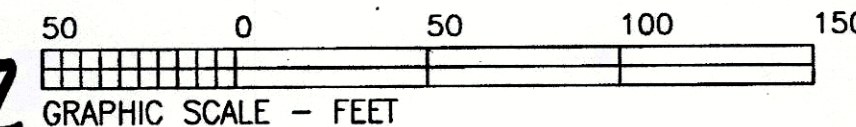
201920340
08/09/2019 10:07 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



ACCT. NO.: 11767
SCH. DIST.: AL
CITY: L-18
MAP NO.:

LOTS 20R AND 21R, BLOCK 2
DEER CREEK PHASE I
AN ADDITION IN THE TOWN OF ANNETTA
PARKER COUNTY, TEXAS

Being a replat of Lot 20 and Lot 21, Block 2,
Deer Creek, Phase I according to the plat recorded in
Plat Cabinet A, Slide 595 in the
Town of Annetta, Parker County, Texas



Cabinet/Instrument# E Slide 342

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

HARLAN LAND SURVEYING, INC.
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WEATHERFORD, TX 76086
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FIRM# 10088500