

- NOTES:**
- 1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0425F, DATED APRIL 5, 2019. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
  - 2) C.I.R.S. - SET 1/2" IRON RODS, CAPPED - TEXAS SURVEYING, INC.
  - 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND THE HEREIN STATED GOVERNMENTAL ENTITIES USE THEREOF. SAID GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. SAID GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
  - 5) AT THE TIME OF THIS SURVEY, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 6) AT THE TIME OF THIS SURVEY, 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.
  - 7) 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.)
  - 8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 SURFACE ADJUSTED USING TXDOT SCALE FACTOR 1.00012.
  - 9) BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF ANNETTA MUNICIPAL STANDARDS FOR DEVELOPMENT.
  - 10) THE PURPOSE OF THIS REPLAT IS TO ESTABLISH THE REMAINDER OF LOT 12, AS IT EXISTS, INTO LOT 12R AND SHALL DESIGNATE SAID LOT 12R, IN ITS ENTIRETY, AS A DRAINAGE AND UTILITY EASEMENT.
  - 11) OWNER OF LOT 12, BLOCK 19 SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE TOWN OF ANNETTA, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE AS REQUIRED BY THE TOWN'S ORDINANCES.

**STATE OF TEXAS  
COUNTY OF PARKER**

WHEREAS, STONEGATE PARTNERS - DEER CREEK, LP, BEING THE SOLE OWNER(S) OF A CERTAIN 0.722 ACRE (31,461 sq. ft.), TRACT OF LAND OUT OF THE ROBERT ELKINS SURVEY, ABSTRACT NO. 442, AND DEER CREEK PHASE VII, PLAT CABINET B, SLIDE 180, ALL IN PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.60 ACRE TRACT AS DESCRIBED IN DOC. NO. 201831025, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF THAT CERTAIN "TRACT 3" AS RECORDED IN VOLUME 2602, PAGE 1286, REAL RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) IN THE WEST LINE OF DEER CREEK DRIVE, AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 19, OF SAID DEER CREEK ESTATES, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 88°15'15" W 179.78 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE SOUTHWEST CORNER OF SAID LOT 12 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°44'45" W 175.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE PROPOSED CENTERLINE OF REGAL RIDGE, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°15'15" E 179.78 FEET ALONG THE PROPOSED CENTERLINE OF SAID REGAL RIDGE, TO A FOUND 1/2" IRON ROD IN THE WEST LINE OF SAID DEER CREEK DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°44'45" E 175.00 FEET ALONG THE WEST LINE OF SAID DEER CREEK DRIVE TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 SURFACE ADJUSTED USING SCALE FACTOR 1.00012.

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, PATRICK CARTER, 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 AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF ANNETTA.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691  
TEXAS SURVEYING, INC. 208 S. FRONT ST. ALEDO, TX 76088  
FIELD DATE MARCH 2017 - AN0243RP2-A-R3



**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT STONEGATE PARTNERS - DEER CREEK, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 12R, BLOCK 19, DEER CREEK, PHASE VII, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER. FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE AFOREMENTIONED GOVERNMENTAL ENTITIES. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND AFOREMENTIONED GOVERNMENTAL ENTITIES USE THEREOF. THE AFOREMENTIONED GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE AFOREMENTIONED GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS 27 DAY OF Aug 2019.  
BY: Robert Ely Manager  
NAME TITLE

STATE OF TEXAS  
COUNTY OF Dallas

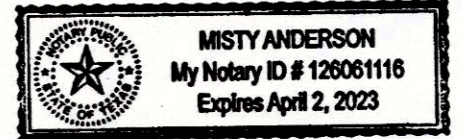
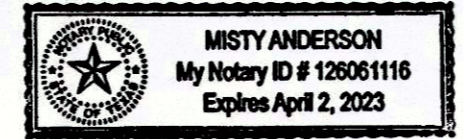
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Robert Myers KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27 DAY OF Aug 2019.  
Misty Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCT. NO.: 11766  
SCH. DIST.: AL  
CITY: L-19  
MAP NO.:

WE, PEGASUS BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT KNOWN AS DEER CREEK PHASE IX, SAID LIEN BEING EVIDENCED BY INSTRUMENTS NO. 791238 AND 20171293 IN THE REAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.  
ON THIS THE 27 DAY OF August, 2019.  
Doreen Hild, SVP Pegasus Bank  
LIEN HOLDER REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF Dallas  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Doreen Hild KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27 DAY OF Aug 2019.  
Misty Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**SURVEYOR:**  
TEXAS SURVEYING, INC.  
PATRICK CARTER, R.P.L.S.  
208 S. FRONT ST.  
ALEDO, TX 76088  
817-441-5263

**OWNER/DEVELOPER:**  
STONEGATE PARTNERS - DEER CREEK, LP  
6310 LEMMON AVENUE, SUITE 200  
DALLAS, TX 75209  
214-350-6500 EXT. 108

TOWN OF ANNETTA, TEXAS  
TOWN COUNCIL

PLAT APPROVAL DATE: 8-15-2019

BY: Patrick Carter  
MAYOR

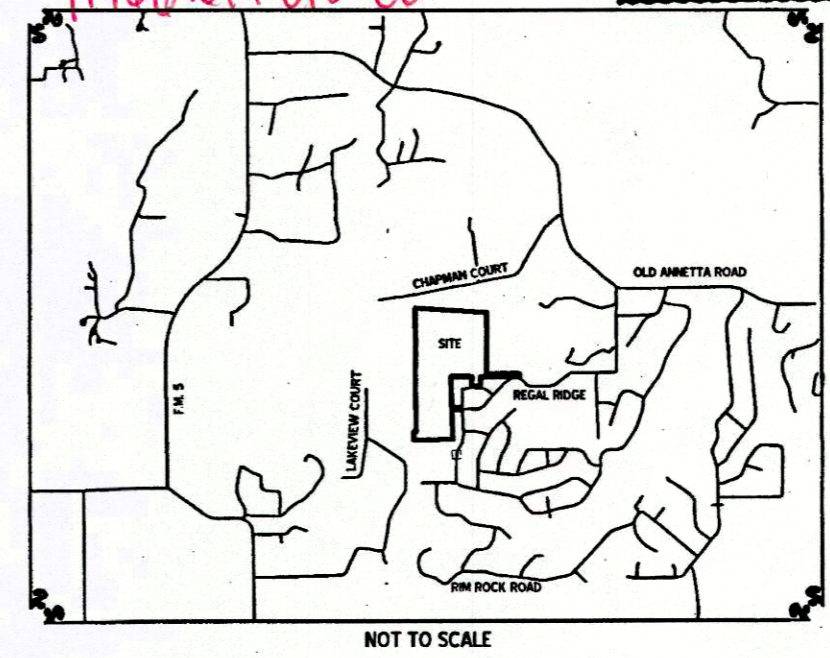
BY: Anna Long  
SECRETARY

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Lila Deakle

201925433  
09/25/2019 03:18 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CAB. E, SLIDE 383



**REPLAT**  
LOT 12R, BLOCK 19,  
DEER CREEK, PHASE VII  
AN ADDITION TO THE TOWN OF ANNETTA,  
PARKER COUNTY, TEXAS  
BEING 0.722 ACRE TRACT OF LAND OUT OF THE  
ROBERT ELKINS SURVEY, ABSTRACT NO. 442,  
AND DEER CREEK PHASE VII, PLAT CABINET B,  
SLIDE 180, ALL IN PARKER COUNTY, TEXAS  
MAY 2019

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