

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, DAVID PETERS, MICHELLE MENKE, & STONEGATE - DEER CREEK, LP BEING THE 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. 201705027, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS AND A PORTION OF THAT CERTAIN "TRACT 3" OF LAND 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 (CAPPED - TEXAS SURVEYING, INC.) IN THE WEST LINE OF DEER CREEK DRIVE, AT THE NORTHEAST CORNER OF LOT 13, BLOCK 19, OF SAID DEER CREEK, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

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

THENCE S 88°15'15" W 179.78 FEET ALONG THE PROPOSED CENTERLINE OF SAID REGAL RIDGE, TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE PROPOSED CENTERLINE OF REGAL RIDGE, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°44'45" W 175.00 FEET ALONG THE WEST LINE OF SAID LOT 13, TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°15'15" E 179.78 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.

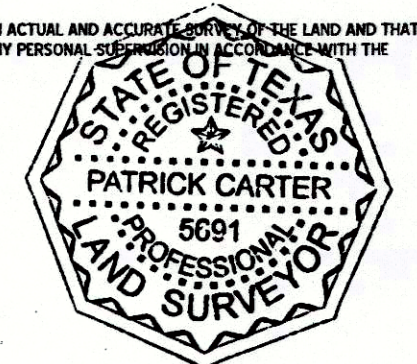
BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SURFACE ADJUSTED USING SCALE FACTOR 1.00012.

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 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 76008
FIELD DATE JANUARY 2019 - ANQ2443RP2-B-R3



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID E. PETERS AND MICHELLE MENKE AND STONEGATE PARTNERS - DEER CREEK, LP, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 13R, BLOCK 19, DEER CREEK PHASE VII, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, AND FURTHER CERTIFY THE FOLLOWING:

- 1) THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
- 2) ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- 3) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- 4) OTHER THAN THOSE EXISTING AT THE TIME THIS PLAT WAS APPROVED, NO BUILDINGS, FENCES, TREES, SHRUBS, DRIVEWAYS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. PRE-EXISTING IMPROVEMENTS INCLUDE A FENCE AND A DRIVEWAY ENCRoACHING INTO THE NORTHERN BOUNDARY OF THE REGAL RIDGE RIGHT-OF-WAY AND THE 7.5' UTILITY EASEMENT ON THE SOUTHERN BOUNDARY OF LOT 13R (PRE-EXISTING IMPROVEMENTS).
- 5) OTHER THAN THE PRE-EXISTING IMPROVEMENTS, THE TOWN OF ANNETTA IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 6) 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 PUBLIC'S AND TOWN OF ANNETTA'S USE THEREOF.
- 7) THE TOWN OF ANNETTA AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE 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 THE EASEMENTS PROVIDED, HOWEVER, THAT THE TOWN AND PUBLIC UTILITIES MUST REPLACE ANY PRE-EXISTING IMPROVEMENTS TO A CONDITION AS GOOD AS EXISTED PRIOR TO REMOVAL.
- 8) THE TOWN OF ANNETTA AND PUBLIC UTILITIES 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. IF THE PRE-EXISTING IMPROVEMENTS ARE IMPACTED, THE LOT 13R OWNERS MUST, WITH THE EXCEPTION OF EMERGENCY WORK, BE PROVIDED A MINIMUM 24-HOUR WRITTEN NOTICE DELIVERED BY MAIL AT THE CORRESPONDING ADDRESS FOR LOT 13R OR BY PERSONAL DELIVERY.
- 9) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF ANNETTA.

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

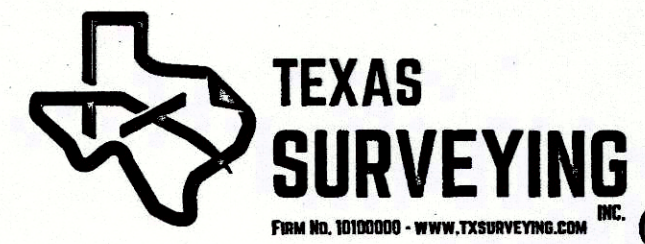
WITNESS MY HAND, THIS THE 3rd DAY OF Sept, 2019.

BY: *David Peters*
David Peters
Michelle Menke
Michelle Menke
Stonegate Partners - Deer Creek, LP
Stonegate Partners - Deer Creek, LP

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

11766.09.013.00

REPLAT
LOT 13R, 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



NOTES:

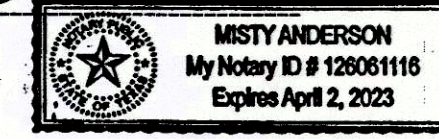
- 1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE OR FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0425F, DATED APRIL 5, 2019, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT 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) 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.
- 5) 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.
- 6) 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.)
- 7) 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.
- 8) BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF ANNETTA MUNICIPAL STANDARDS FOR DEVELOPMENT.
- 9) THE PURPOSE OF THIS REPLAT IS TO ESTABLISH THE REMAINDER OF LOT 13, AS IT EXISTS, INTO LOT 13R.

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 *David Peters*, 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 27th DAY OF Aug, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

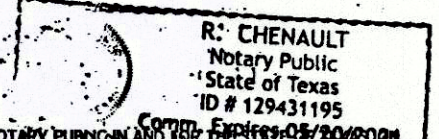


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *R. Chenault*, 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 3rd DAY OF Sept, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

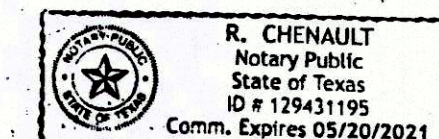


STATE OF TEXAS
COUNTY OF DALLAS

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

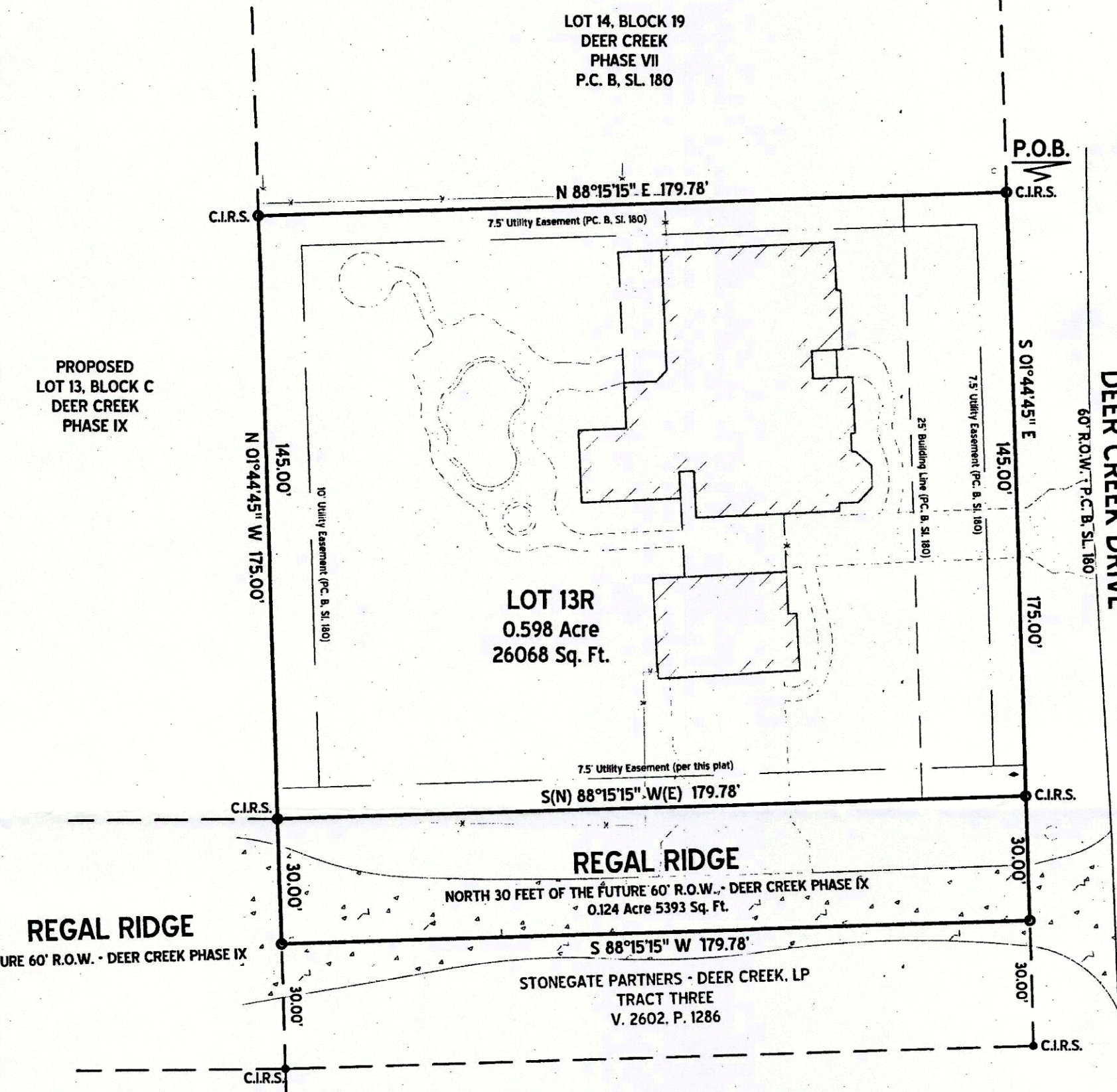
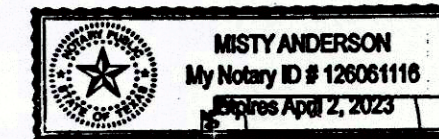


STATE OF TEXAS
COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27th DAY OF Aug, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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. 79238 AND 2077893 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 27th DAY OF Aug, 2019,
Andy Sells for Pegasus Bank
LIEN HOLDER REPRESENTATIVE

SURVEYOR:
TEXAS SURVEYING, INC.
PATRICK CARTER, R.P.L.S.
208 S. FRONT ST.
ALEDO, TX 76008
817-441-5263

OWNER/DEVELOPER:
DAVID PETERS & MICHELLE MENKE
218 DEER CREEK DRIVE
ALEDO, TX 76008
661-609-5536

STONEGATE PARTNERS - DEER CREEK, LP
4310 LEMMON AVENUE, SUITE 200
DALLAS, TX 75209
214-350-6500 EXT. 108

TOWN OF ANNETTA, TEXAS
TOWN COUNCIL

PLAT APPROVAL DATE: 8-15-2019

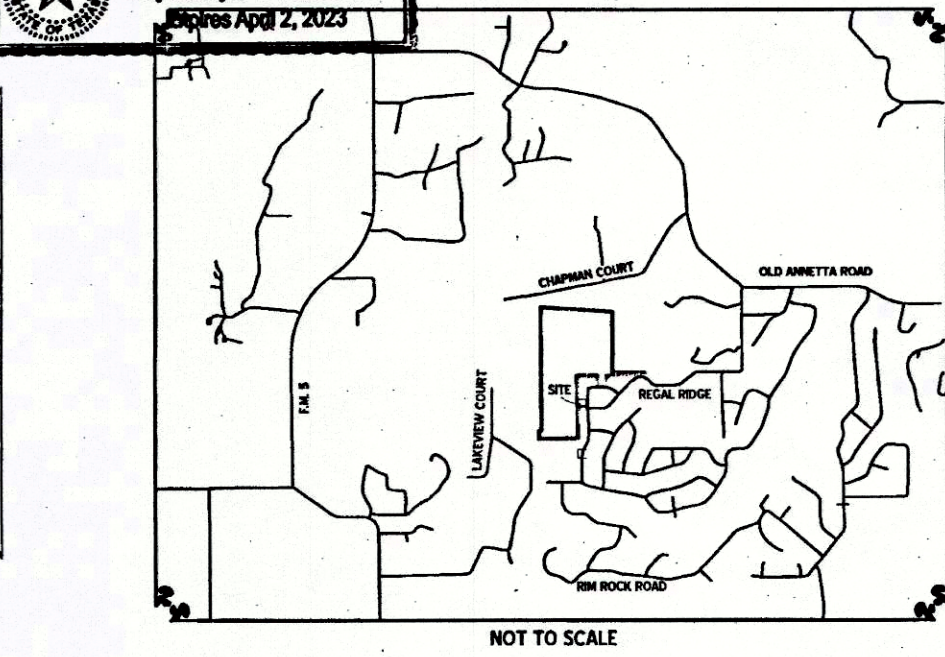
BY: *Prindland*
MAYOR

BY: *Gene Loy*
SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

201925434
09/25/2019 03:18 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



PLAT CAB. E, SLIDE 384

