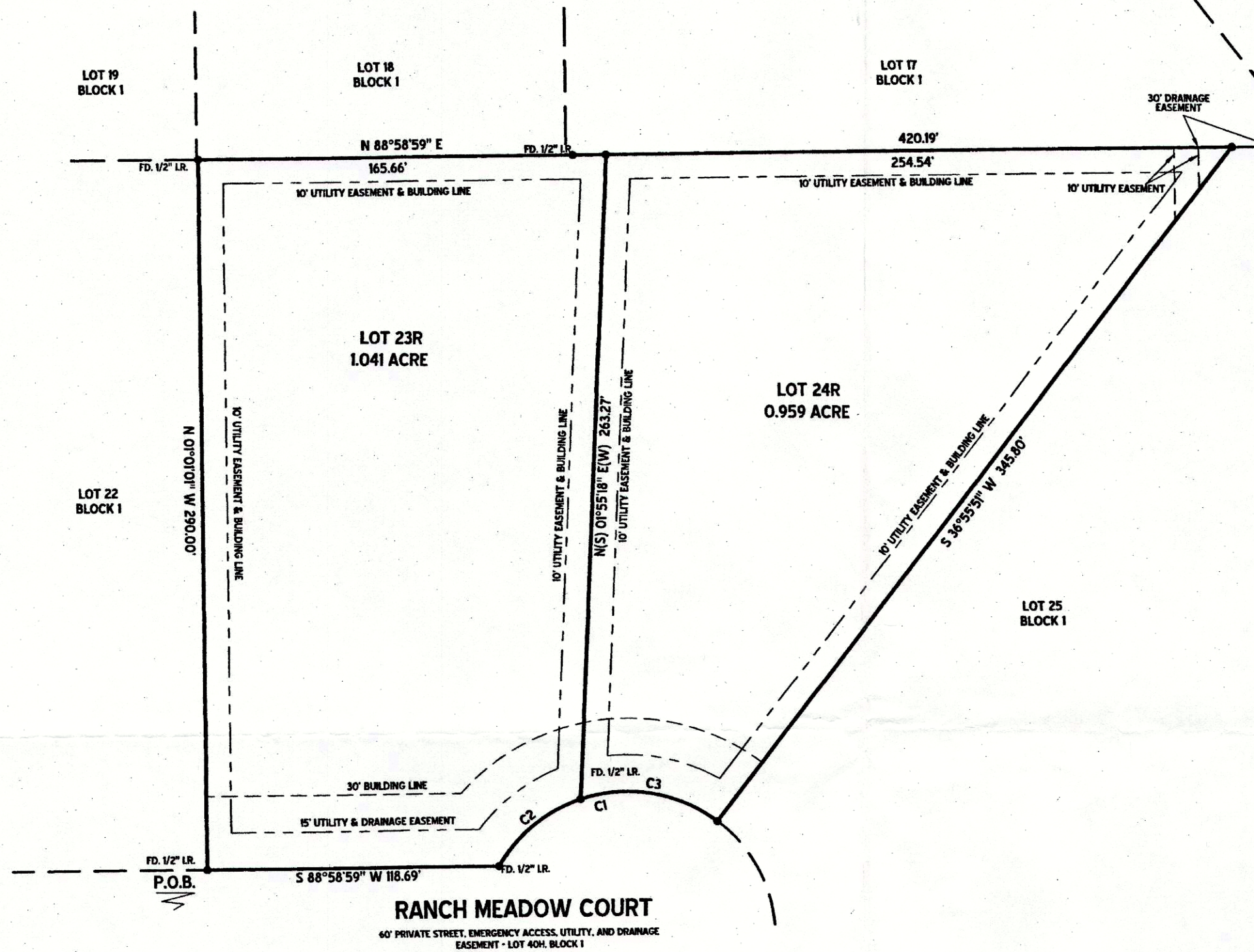


**NOTES**

1. 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.
2. ANY DEVELOPMENT UPON ANY LOT, PARCEL, TRACT OR REPLAT OF THE LAND HEREIN BEING PLATTED IS SUBJECT TO ALL SUBDIVISION (AND ZONING, IF IN TOWN LIMITS) REGULATIONS OF THE TOWN OF ANNETTA SOUTH INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR DRAINAGE AND STORM WATER CONTROL, WATER WELL CONTROL AND SANITARY SEWER CONTROL INCLUDING ANY REQUIRED ACCOMPANYING EASEMENTS AND APPURTENANCES. ALSO BEFORE CONSTRUCTION OR DIGGING, PLEASE CONTACT THE TOWN OF ANNETTA SOUTH, THE PROPER UTILITY COMPANY, AND/OR F-800-DIG-TESS FOR LOCATES ON EXISTING UTILITY LINES.
3. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND TOWN ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
4. THE CURRENT AND/OR FUTURE OWNERS OF ANY PORTION OF THIS SUBDIVISION, WITH THIS PLAT PRESENTS, A WAIVER OF CLAIM FOR DAMAGES AGAINST THE TOWN OF ANNETTA SOUTH OCCURRED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, MARIO NAAL & MICHAEL ANDERSON, et ux, BEING THE SOLE OWNERS OF LOT 23 & LOT 24, BLOCK 1, JORDAN RANCH ADDITION, AN ADDITION TO THE TOWN OF ANNETTA SOUTH ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 518, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN V. 2622, P. 1015 & DOC#: 201710447, REAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 22 AND THE SOUTHWEST CORNER OF LOT 23, BLOCK 1, JORDAN RANCH, AN ADDITION TO THE TOWN OF ANNETTA SOUTH, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 518, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 0°0'0" W 290.00 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°58'59" E 420.19 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 36°55'51" W 345.80 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF RANCH MEADOW COURT (aka LOT 40H, BLOCK 1, PL. C, SL. 518, P.R.P.C.T.) FOR THE SOUTHWEST CORNER OF THIS EASEMENT. SAID IRON BEING IN A NON-TANGENT CURVE TO LEFT WITH A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS S 77°57'23" W 90.53 FEET.

THENCE ALONG SAID CURVE TO THE LEFT AND THE NORTH LINE OF RANCH MEADOW COURT AN ARC DISTANCE OF 102.57 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 88°58'59" W 118.69 FEET ALONG THE NORTH LINE OF SAID RANCH MEADOW COURT TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT Mario Naal & Michael Anderson HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 23R & 24R, BLOCK 1, JORDAN RANCH, AN ADDITION TO THE TOWN OF ANNETTA SOUTH, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON.

THIS THE 25th DAY OF September, 2017

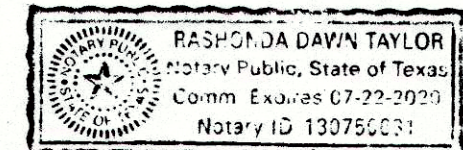
Mario Naal OWNER  
Michael Anderson OWNER

STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mario Naal KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 25th DAY OF September, 2017.

Kashonda Sabers  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

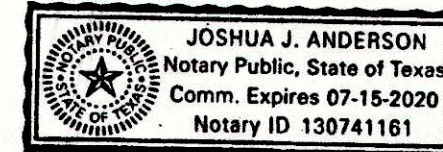


STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Anderson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS EXECUTED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPATOWN THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE 9 DAY OF October, 2017.

Joshua J. Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT I, MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Micah Hamilton  
MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.  
JN060313-R2 - JULY 2017



ACCT. NO.: 14027  
SCH. DIST.: AF  
CITY: LA  
MAP NO.: 149

**CORRECTED STATEMENT**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	102.57'	90.53'	S(N) 77°57'23" W(E)	97°56'46"
C2	60.00'	44.03'	43.05'	S(N) 50°00'26" W(E)	42°03'00"
C3	60.00'	58.54'	56.25'	N(S) 81°01'11" W(E)	55°54'04"

AT THE TIME OF THIS PLAT, THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

MAP NUMBER: 48367C0300E  
DATE: SEPTEMBER 26, 2008

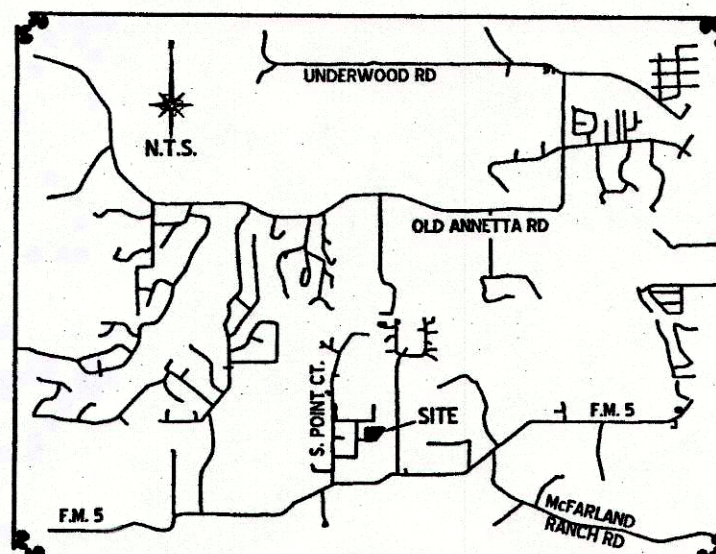
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Jeanne Brunson  
201725666  
10/13/2017 11:02 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

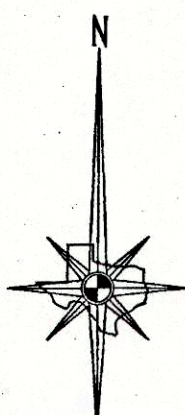
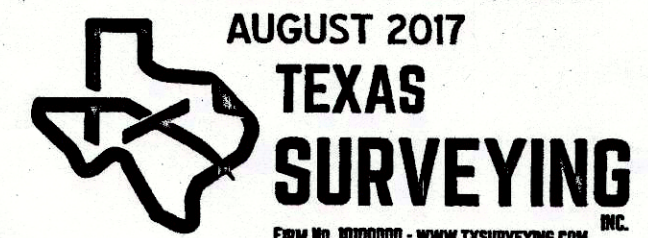
APPROVED BY THE TOWN OF ANNETTA SOUTH

Cheryl Lee 10-10-17  
TOWN ADMINISTRATOR DATE

Ellen Anderson  
TOWN SECRETARY DATE  
10-10-17



**LOTS 23R & 24R, BLOCK 1  
JORDAN RANCH**  
BEING A REPLAT OF LOTS 23 & 24, BLOCK 1, JORDAN RANCH, AN ADDITION TO THE E.T.J. OF THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, AS RECORDED IN P.C. C, SL. 518, P.R.P.C.T.



0 50 100 150  
1" = 50'

**D-788**

14027.001.023.00  
14027.001.024.00