

**NOTES**

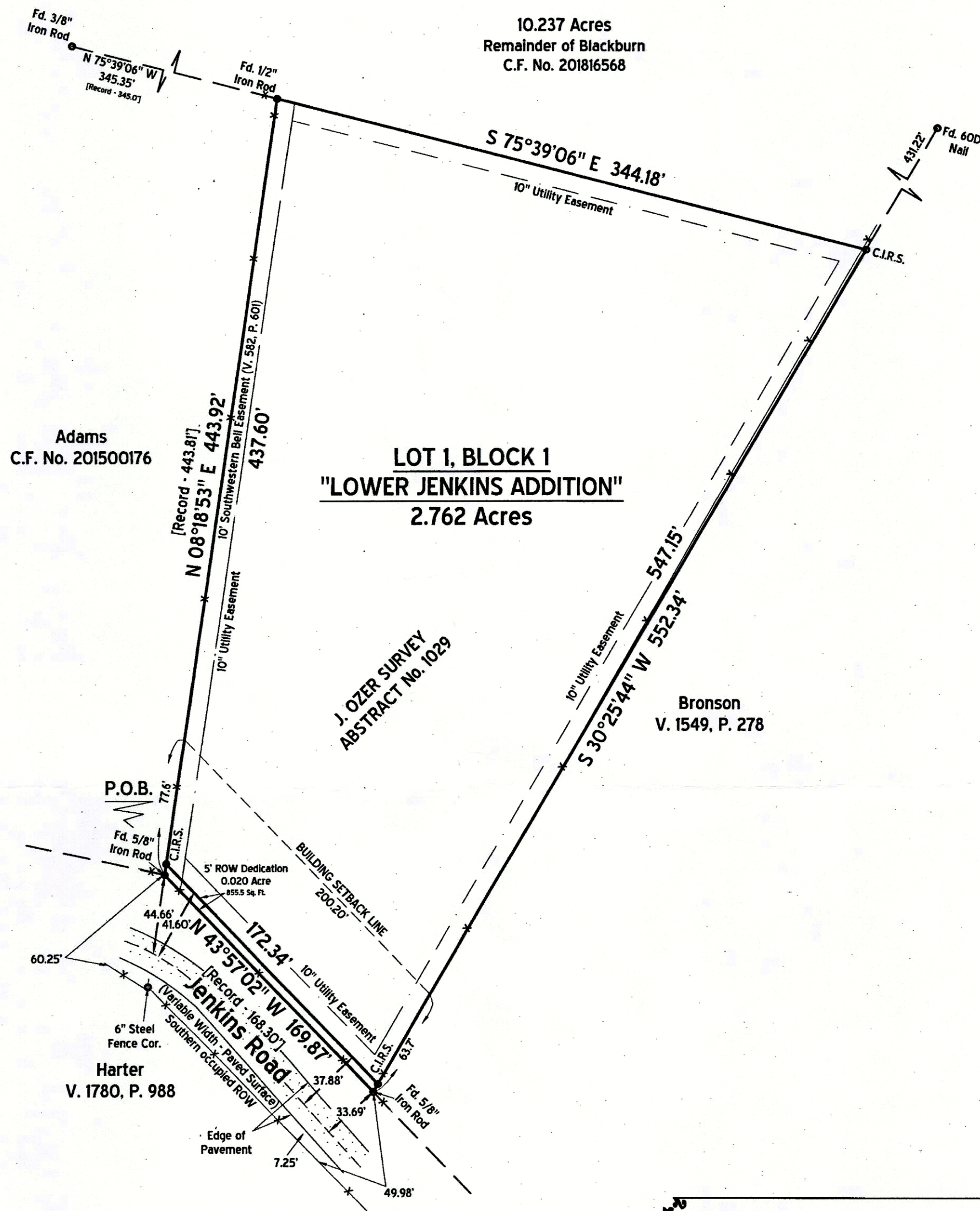
- 1) SANITARY SEWER SERVICE PROVIDED BY PRIVATE ON-SITE SEPTIC FACILITIES.
- 2) WATER SERVICE PROVIDED BY PRIVATE WATER WELL FACILITIES.
- 3) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 4) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0425F, DATED APRIL 5, 2019; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.
- 5) PARKER COUNTY AND THE PARKER COUNTY COMMISSIONER'S COURT ARE NOT RESPONSIBLE FOR THE ENFORCEMENT OF DEED RESTRICTIONS.
- 6) ALL PROPERTY CORNERS ARE (C.I.R.S.) SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 7) THERE IS A 10' UTILITY EASEMENT ALONG ALL LOT LINES.
- 8) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 9) 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.
- 10) THE HEREIN STATED OWNER(S) AND SUBSEQUENT OWNER(S) DO HEREBY HOLD HARMLESS THE CITY OF ANNETTA NORTH AND WAIVE ALL CLAIMS FOR ANY DAMAGES.
- 11) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 12) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 13) IN THE EVENT OF THE INSTALLATION OF A WATER WELL, A SANITARY ZONE EASEMENT AROUND SAID WELL WITH A ONE HUNDRED (100) FOOT RADIUS IN WHICH NO ABSORPTIVE TYPE SEPTIC TANK SYSTEM MAY BE CONSTRUCTED FOR EACH LOT. THIS SANITARY ZONE SHALL REMAIN INVIOLEATE EVEN WHEN CROSSING THE BOUNDARY OF ANY ADJACENT LOTS. IN NO CASE SHALL A SANITARY ZONE CROSS THE SUBDIVISION BOUNDARIES.

**TOWN OF ANNETTA NORTH, TEXAS**  
TOWN COUNCIL

PLAT APPROVAL DATE: July 9, 2019

BY: [Signature]  
MAYOR

BY: [Signature]  
SECRETARY

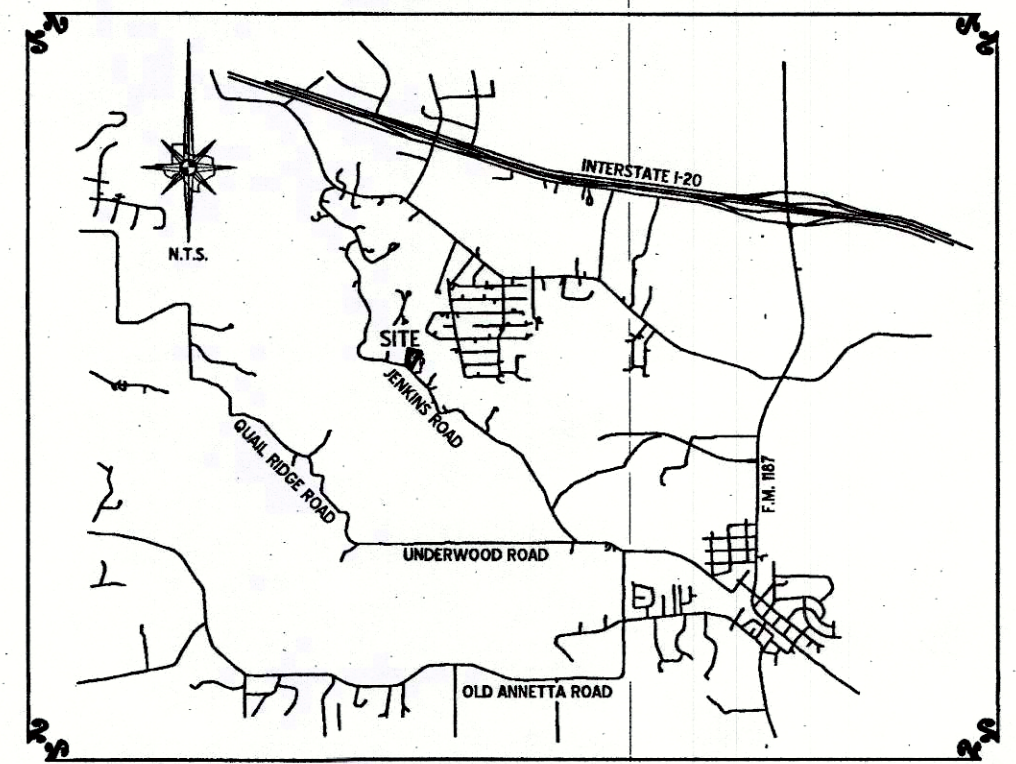


**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*

201917548  
07/15/2019 12:11 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CAB. E, SL. 331



WHEREAS ROGER KIRK JOSEPH & KAREN C JOSEPH, BEING THE OWNERS OF A 2.781 ACRES TRACT OF LAND OUT OF THE J. OZER SURVEY, ABSTRACT NO. 1029, PARKER COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.781 ACRES TRACT OF LAND AS RECORDED IN CLERK'S FILE NO. 201832336, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD IN THE CALLED NORTH RIGHT OF WAY OF JENKINS ROAD, A PAVED SURFACE, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ADAMS IN CLERK'S FILE NO. 201500176, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF THE A. BURGESS SURVEY, ABSTRACT NO. 177 IS CALCULATED TO BEAR S 85°14'48" W 5077.65 FEET.

THENCE N 08°18'53" E 443.92 FEET ALONG THE EAST LINE OF SAID ADAMS TRACT TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID ADAMS TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 75°39'06" E 344.18 FEET TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TEXAS SURVEYING INC" IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BRONSON IN VOLUME 1549, PAGE 278, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 30°25'44" W 552.34 FEET ALONG THE WEST LINE OF SAID BRONSON TRACT TO A FOUND 5/8" IRON ROD IN SAID NORTH RIGHT OF WAY LINE OF JENKINS ROAD AND AT THE SOUTHWEST CORNER OF SAID BRONSON TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 43°57'02" W 169.87 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF JENKINS ROAD 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)

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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.

[Signature]  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444,  
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086  
AN03357P - DECEMBER 13, 2018

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROGER KIRK JOSEPH & KAREN C JOSEPH, ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, "LOWER JENKINS ADDITION" AN ADDITION TO THE TOWN OF ANNETTA NORTH, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

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

WITNESS MY HAND, THIS THE 12<sup>th</sup> DAY OF July, 2019.

BY: [Signature] ROGER KIRK JOSEPH  
[Signature] KAREN C JOSEPH

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 Roger K. Joseph 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 THE 12<sup>th</sup> DAY OF July, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

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 Karen C Joseph 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 THE 12 DAY OF July, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

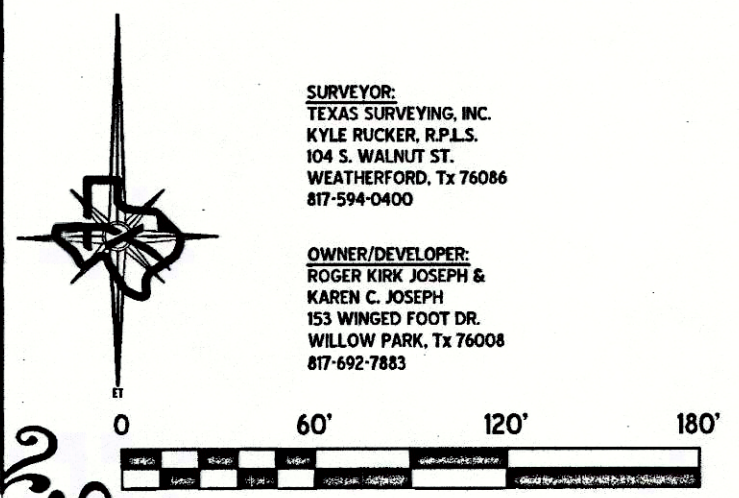
[Signature]  
D'DRA D PARRISH  
Notary Public  
STATE OF TEXAS  
ID#125142843  
My Comm. Exp. May 1, 2021

ACCT. NO.: 14702  
SCH. DIST.: AL  
CITY: Lila  
MAP NO.: South

MINOR PLAT OF  
LOT 1, BLOCK 1  
"LOWER JENKINS ADDITION"  
AN ADDITION TO THE TOWN OF ANNETTA NORTH,  
PARKER COUNTY, TEXAS  
JULY 2019

WEATHERFORD BRANCH - 817-549-0400  
**TEXAS SURVEYING**  
INC.  
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

2029.019.001.00



**SURVEYOR:**  
TEXAS SURVEYING, INC.  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX 76086  
817-594-0400

**OWNER/DEVELOPER:**  
ROGER KIRK JOSEPH &  
KAREN C. JOSEPH  
153 WINGED FOOT DR.  
WILLOW PARK, TX 76008  
817-692-7883