

Now, Therefore, Know All Men By These Presents:

That Todd Hefner and Kristi Hefner acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots A1 and A2, Block 1, North Annetta Hills Addition, an addition to the Town of Annetta North, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Annetta North, Parker County, Texas.

Witness, my hand, this the 12th day of September, 2023.

By: Todd Hefner and Kristi Hefner

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 Todd Hefner known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12th day of September, 2023.

Notary Public in and for the State of Texas
JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

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 Kristi Hefner known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12th day of September, 2023.

Notary Public in and for the State of Texas
JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

Town of Annetta North
City Council
Replat approved this 12th day of September, 2023.
By: Robert Schmidt
Robert Schmidt, Mayor, Town of Annetta North
Attest: Sheila Elmore
Sheila Elmore, Secretary, Town of Annetta North

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202324067
09/13/2023 10:51 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 573

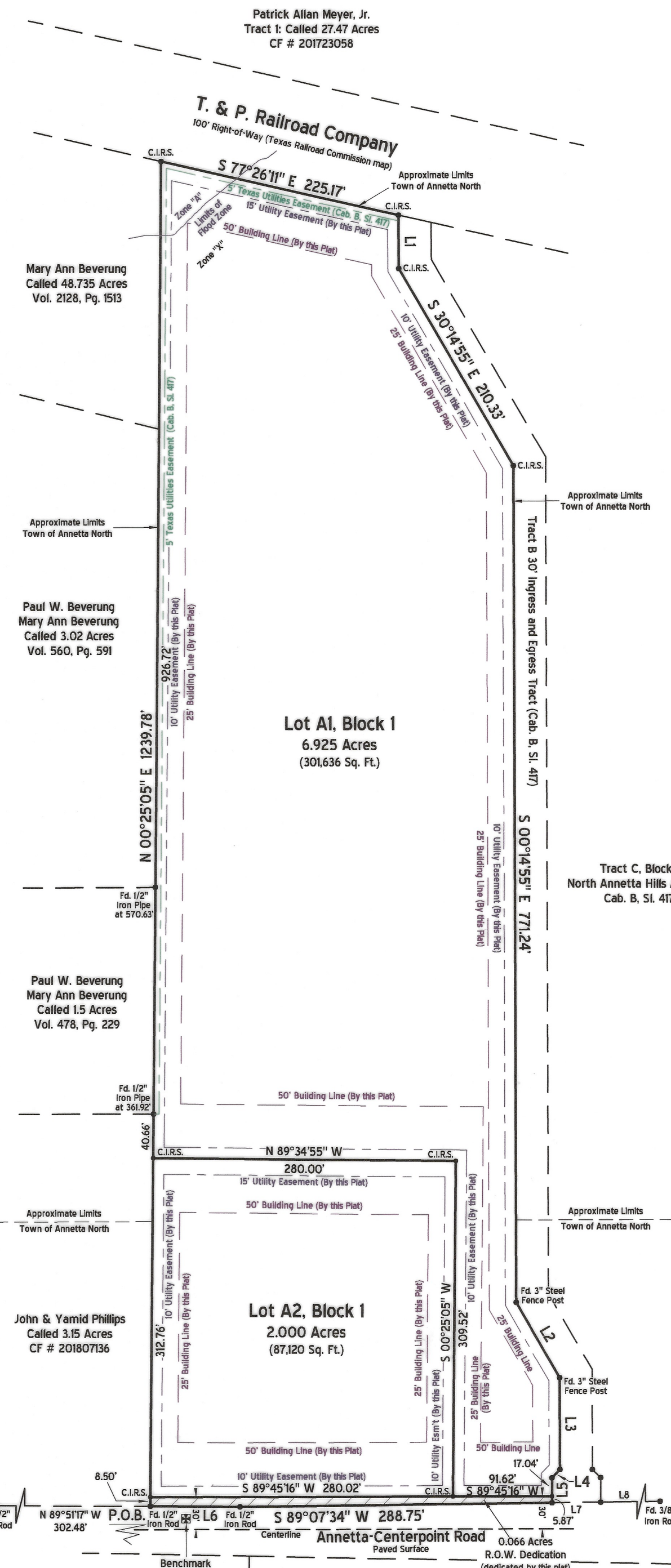
Surveyor:
Zachariah R. Savory, R.P.L.S.
208 S. Front Street
Aledo, TX, 76008
817-441-5263 (LAND)
zach@txsurveying.com

Owners:
Todd & Kristi Hefner
PO Box 249
Aledo, TX, 76008

1" = 100'



LINE	BEARING	DISTANCE
L1	S 00°14'55" E	49.25'
L2	S 30°14'55" E	80.17'
L3	S 00°14'55" E	84.67'
L4	S 44°45'05" W	10.61'
L5	S 00°14'55" E	22.91'
L6	N 89°52'22" W	83.01'
L7	N 89°07'34" E	45.00'
L8	N 89°07'34" E	93.90'



Duncan, Burns, Marts & Straub
Called 0.794 Acres
Vol. 1491, Pg. 1867

Richard F. McConnell
Janet K. McConnell
Called 29.854 Acres
Vol. 1689, Pg. 181

State of Texas
County of Parker

Whereas Todd and Kristi Hefner, being the sole owners of a certain 8.991 acre tract of land, being all of Tract A, Block 1, NORTH ANNETTA HILLS ADDITION, an addition to the City of Annetta North, Parker County, Texas, as shown on plat recorded in Cabinet B, Slide 417, Plat Records of Parker County, Texas, same being that certain tract described in instrument to Todd and Kristi Hefner, recorded in Volume 2199, Page 1449, of the Official Records of Parker County, Texas, (O.R.P.C.T.), said 8.991 acre tract being more particularly described by metes and bounds as follows:

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)

BEGINNING at a 1/2" iron rod found in the north line of Annetta - Centerpoint Road, (a paved surface), for the southeast corner of that certain called 3.15 acre tract described in instrument to John and Yamid Phillips, recorded under Clerk's File Number 201807136, O.R.P.C.T., being the southwest corner of said Tract A and the herein described tract:

THENCE N 00°25'05" E, with the west line of said Tract A, at 361.92 feet pass a 1/2" iron pipe found for the northeast corner of said 3.15 acre tract, being the southeast corner of that certain called 1.5 acre tract, described in instrument to Paul W. & Mary Ann Beverung, recorded in Volume 478, Page 229, of the Deed Records of Parker County, Texas, (D.R.P.C.T.), at 570.63 feet pass a 1/2" iron pipe found for the northeast corner of said 1.5 acre tract, being the easterly southeast corner of a 3.02 acre tract described in instrument to said Beverungs, recorded in Volume 560, Page 591, D.R.P.C.T., in all a total distance of 1239.78 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of the T & P Railroad Company Right-of-Way, (100 feet wide), for the northeast corner of that certain called 48.735 acre tract described in instrument to Mary Ann Beverung, recorded in Volume 2128, Page 1513, O.R.P.C.T., being the northwest corner of said Tract A and the herein described tract:

THENCE S 77°26'11" E, 225.17 feet, with the south line of said T. & P. Railroad Company Right-of-Way, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of Tract B, of said NORTH ANNETTA HILLS ADDITION, being the northeast corner of said Tract A, and the herein described tract:

THENCE with the east line of said Tract A, the west line of said Tract B, the following seven (7) courses and distances:
1) S 00°14'55" E, 49.25 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;
2) S 30°14'55" E, 210.33 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;
3) S 00°14'55" E, 771.24 feet, to a 3" steel fence post found for corner;
4) S 30°14'55" E, 80.17 feet, to a 3" steel fence post found for corner;
5) S 00°14'55" E, 84.67 feet, to a 1/2" capped iron rod found for corner;
6) S 44°45'05" W, 10.61 feet, to a 1/2" capped iron rod found for corner;
7) S 00°14'55" E, 22.91 feet, to a 1/2" capped iron rod found in the north line of said Annetta - Centerpoint Road, for the southwest corner of said Tract B, being the southeast corner of said Tract A and the herein described tract:

THENCE S 89°07'34" W, 288.75 feet, with the north line of said Annetta - Centerpoint Road, to a 1/2" iron rod found for corner;

THENCE N 89°52'22" W, 83.01 feet, continuing with the north line of said Annetta - Centerpoint Road, to the POINT OF BEGINNING, and containing 8.991 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street Aledo TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
AN05660-RP
Field Date: April 19, 2023
Preparation Date: September 5, 2023

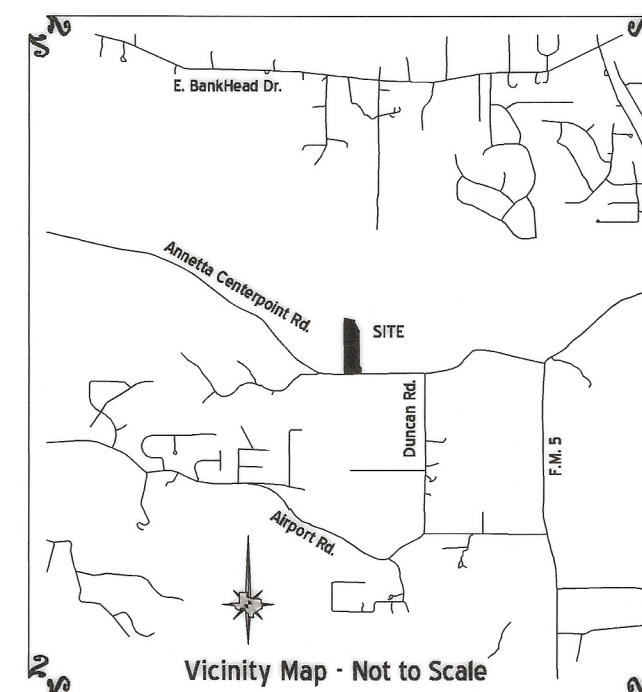


Surveyor's Notes:

- 1) At the time of this survey this property appears to be located within the following area:
Zone "X" (not within the 100-year flood zone)
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)
According to the F.L.R.M. community panel map no. 48367C0425F, dated April 5, 2019, for up to date flood hazard information please visit the official F.E.M.A. website at FEMA.gov.
- 2) C.I.R.S. = set 1/2" iron rods, capped "Texas Surveying, Inc."
- 3) All corners are found 1/2" capped iron rods, unless otherwise noted.
- 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) No abstract of title or title commitment was provided to this surveyor. Record research performed 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 (Grid).
- 8) Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the current national geodetic survey geoid model.

Town of Annetta North & Parker County Notes:

- 9) Water is to be provided by private water wells.
- 10) Sanitary sewer is to be provided by on-site septic facilities.
- 11) 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.
- 12) Special 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.
- 13) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities. Water wells are to be located no closer than 50' (fifty feet) to any boundary line and no closer than 150' (one hundred fifty feet) to any other water well per Upper Trinity Groundwater Conservation District rules and regulations.
- All water wells to have a 100' (one hundred feet) radius sanitary zone in which no absorptive type septic tank system may be constructed. This sanitary zone shall remain inviolate even though it crosses the boundaries of any adjacent lots. In no case shall a sanitary zone cross the subdivision boundaries.
- 14) There are no lien holders for the subject property.
- 15) The subject property is located within the limits of the Town of Annetta North, Parker County, Texas. This property is Zoned R-2 Residential per City Ordinance No. 2021-08.
- 16) Any notes regarding FEMA flood insurance rate maps do not imply that the property or structure thereon will be free from flooding or flood damage.
- 17) This property was annexed into Annetta North town limits via Ordinance No. 2023-08, recorded in 202321368, R.P.R.C.T.



Replat
Lots A1 and A2, Block 1
North Annetta Hills Addition
an addition to the Town of Annetta North,
Parker County, Texas

Being a 8.991 acres replat of Tract A, as shown on the plat recorded in Cabinet B, Slide 417, Plat Records, Parker County, Texas

September 2023

