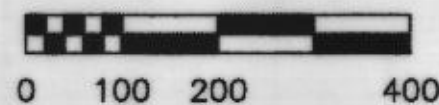


SCALE: 1" = 200'



FINAL PLAT
 TRACTS A, B, C, AND D, BLOCK 1
 NORTH ANNETTA HILLS ADDITION
 AN ADDITION TO THE CITY OF ANNETTA NORTH
 PARKER COUNTY, TEXAS
 BEING 27.509 ACRES
 OUT OF
 THE JANE COLLIE SURVEY, ABSTRACT NO. 246
 & THE H. J. ROBERTS SURVEY, ABSTRACT NO. 1139

AUGUST, 1999

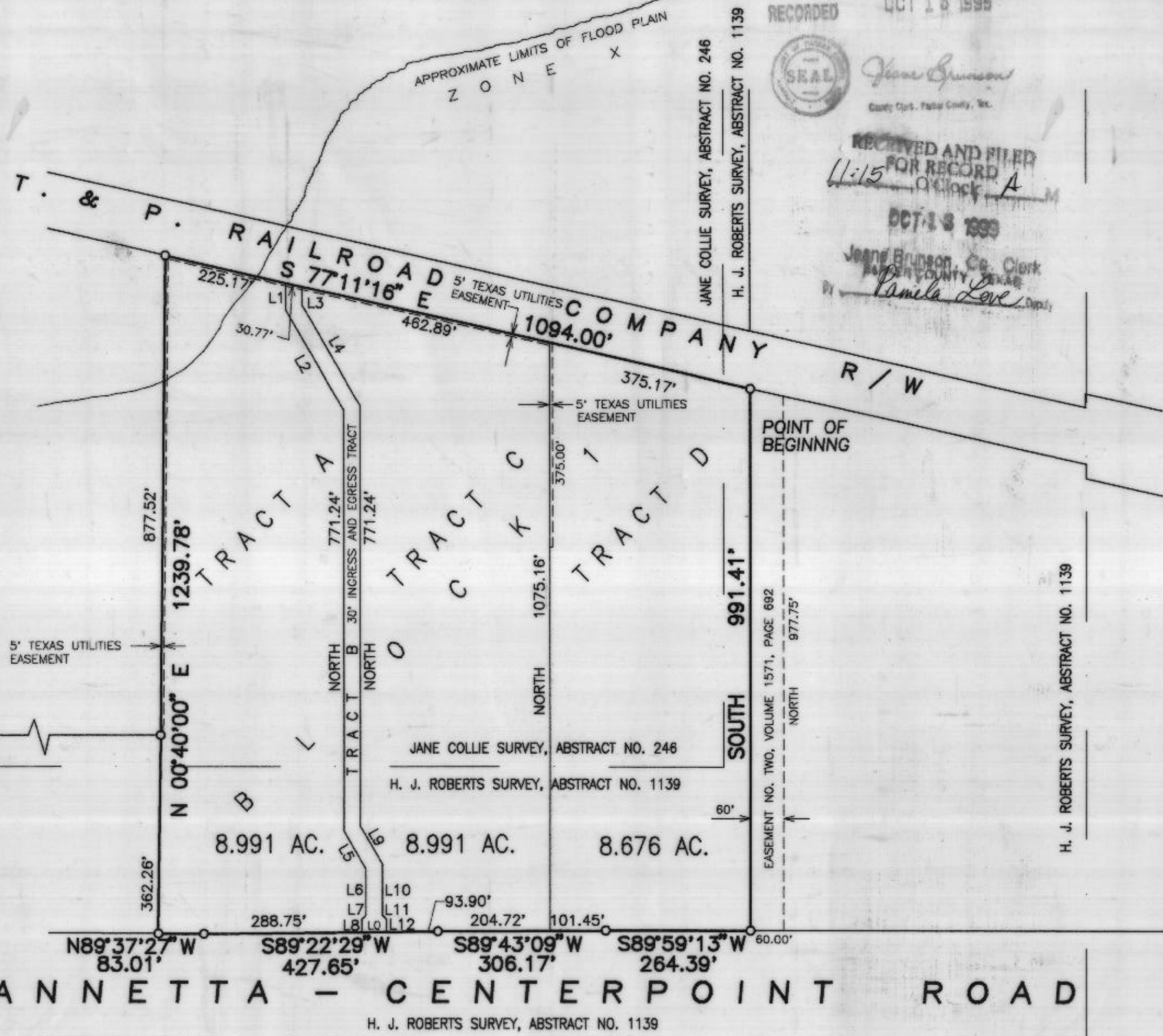
OWNER

TRACY TOMLIN, INC.
 CUSTOM HOMES
 4096 I-20 EAST
 WILLOW PARK, TX 76087
 817-596-4000

TOWN OF ANNETTA NORTH, TEXAS

PLAT APPROVAL DATE 8/19/99

BY Edward K. Housley
 MAYOR
 BY Walter Winters
 CITY SECRETARY



ANNETTA - CENTERPOINT ROAD

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	NORTH	49.25'	L8	NORTH	22.91'
L2	N 30°00'00" W	210.33'	L9	N 30°00'00" W	80.17'
L3	NORTH	34.39'	L10	NORTH	92.71'
L4	N 30°00'00" W	210.33'	L11	N 45°00'00" W	10.61'
L5	N 30°00'00" W	80.17'	L12	NORTH	22.42'
L6	NORTH	84.67'	L0	S 89°22'29" W	45.00'
L7	N 45°00'00" E	10.61'			

PCB 417
 374014

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the record books of Parker County as stamped herein by me.

RECORDED OCT 18 1999
 RECEIVED AND FILED FOR RECORD 11:15 OCT 18 1999
 Joanne Brinson, Co. Clerk
 Parker County, Texas
 Camille Love, Deputy

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS THAT TRACY TOMLIN, INC. CUSTOM HOMES, OWNER OF THE FOLLOWING DESCRIBED PROPERTY

A 27.509 ACRE TRACT OF LAND BEING A PART OF THE JANE COLLIE SURVEY, ABSTRACT NO. 246 AND THE H. J. ROBERTS SURVEY, ABSTRACT NO. 1139, PARKER COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD IN THE SOUTH LINE OF THE T. & P. RAILROAD COMPANY RIGHT-OF-WAY, SAID POINT BEING THE FOLLOWING CALLS FROM THE SOUTHWEST CORNER OF SAID JANE COLLIE SURVEY:

NORTH, 39.00 FEET;
 EAST, 1713.00 FEET;
 NORTH 00°40'00" EAST, 877.52 FEET, AND
 SOUTH 77°11'16" EAST, 1094.00 FEET;

THENCE SOUTH ALONG A FENCE, 991.41 FEET TO A 1/2" STEEL ROD FOR A CORNER IN THE NORTH RIGHT-OF-WAY LINE OF ANNETTA-CENTERPOINT ROAD;

THENCE WITH THE ABOVE MENTIONED NORTH RIGHT-OF-WAY LINE OF ANNETTA-CENTERPOINT ROAD AND THE GENERAL LINE OF A FENCE THE FOLLOWING CALLS:

SOUTH 89°59'13" WEST, 284.39 FEET TO A 1/2" STEEL ROD;
 SOUTH 89°43'09" WEST, 306.17 FEET TO A 1/2" STEEL ROD;
 SOUTH 89°22'29" WEST, 427.65 FEET TO A 1/2" STEEL ROD;
 NORTH 89°37'27" WEST, 83.01 FEET TO A 1/2" STEEL ROD;

THENCE NORTH 00°40'00" EAST WITH THE GENERAL LINE OF A FENCE, 1239.78 FEET TO A 1/2" STEEL ROD IN THE SOUTH LINE OF THE ABOVE MENTIONED T. & P. RAILROAD COMPANY RIGHT-OF-WAY FOR A CORNER;

THENCE SOUTH 77°11'16" EAST WITH THE SOUTH LINE OF THE ABOVE MENTIONED T. & P. RAILROAD COMPANY RIGHT-OF-WAY, 1094.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.509 ACRES OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT AS CORRECTLY REPRESENTING OUR PLAN OF SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

TRACTS A, B, C AND D, BLOCK 1
 NORTH ANNETTA HILLS ADDITION
 AN ADDITION TO THE CITY OF ANNETTA NORTH
 PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES HEREIN EXPRESSED THIS _____ DAY OF _____, 19____.

TRACY TOMLIN
 TRACY TOMLIN CUSTOM HOMES, INC.

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRACY TOMLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF TEXAS

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY OF 1999, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant III 9-9-99
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

Grant Engineering
 Engineers Surveyors Planners
 3244 Hemphill Fort Worth, Texas 76110 817-923-3131