

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

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 groundwater availability.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS:

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0425 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

THE STATE OF TEXAS)
COUNTY OF PARKER)

I, David Harlan, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that The corner monuments shown thereon were properly placed. Under my personal supervision, in accordance with the Subdivision regulations of the City of Annetta South, Texas.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074

December 2018



STATE OF TEXAS)
COUNTY OF PARKER)

201906878 PLAT Total Pages: 1

WHEREAS, RICKY RAY MERZ (Doc No. 201816723) and ANTONIE L. MCGREGORY (Doc No. 201810932), being the sole owners of 8.72 acres situated in and being a portion of the J. R. YERION SURVEY, ABSTRACT No. 1696 in the City of Annetta South, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the north right of way line of Farm to Market Highway No. 5 at the southwest corner of said Ricky Ray Merz tract and the southeast corner of a tract of land described by deed to Laith Inc. recorded in Doc No. 201721901, Official Records, Parker County, Texas, said iron being called by deed to be South, 929.42 feet and West, 2748.5 feet from the most easterly southeast corner of the I & G N RR Company Survey, Abstract No. 1791, Parker County, Texas;

THENCE N 00°36'00" W, 738.93 feet to an iron rod found at the northeast corner of a tract of land described by deed to Jena Stallons recorded in Doc No. 201815104, Official Records, Parker County, Texas in the south line of a tract of land described by deed to Justin Parker recorded in Doc No. 201625403, Official Records, Parker County, Texas;
THENCE N 86°35'01" E, 433.06 feet to a 5/8" iron rod found at the northwest corner of a tract of land described by deed to Lingle Living Trust recorded in Volume 2496, Page 531, Official Records, Parker County, Texas;
THENCE S 12°38'48" E, 758.78 feet to an iron rod found in the north right of way line of said Farm to Market Highway No. 5;
THENCE S 89°06'24" W, with the north right of way line of said Farm to Market Highway No. 5, 591.39 feet to the POINT OF BEGINNING and containing 8.72 acres (379,647 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICKY RAY MERZ and ANTONIE L. MCGREGORY, does hereby adopt this plat and designated herein as LOT 1 AND LOT 2, RICK MERZ ESTATES, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, being 8.72 acres situated in and being a portion of the J. R. Yerion Survey, Abstract No. 1696 in the City of Annetta South, Parker County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

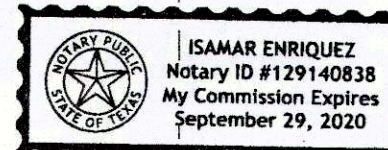
Ricky Ray Merz
Ricky Ray Merz 3/10/19
Date:
Antonie L. McGregory
Antonie L. McGregory 3/12/19
Date:

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Ricky Ray Merz, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 6 day of March 2019

Josmar Enriquez
Parker Notary Public
County, Texas

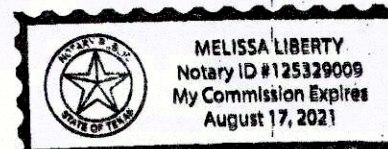


STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Antonio L. McGregory, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 12th day of March 2019

Antonio L. McGregory
Parker Notary Public
County, Texas



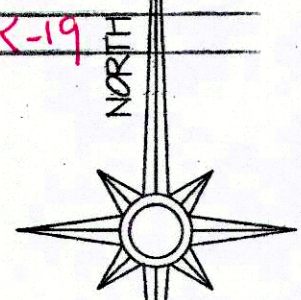
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
201906878
03/25/2019 04:15 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

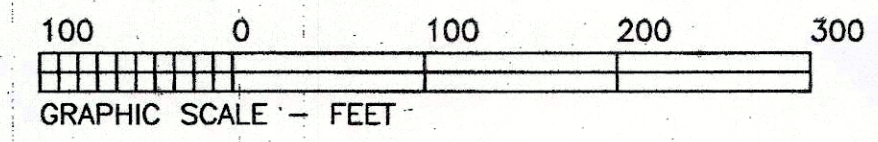
City of Annetta South Approval:
Planning & Zoning Date: *March 12, 2019*
Planning & Zoning Chairman: *Chuck Cox*
City Council Date: *March 12, 2019*
Mayor: *Chuck Cox*
City Secretary: *Clara Woodward*
City Engineer: *Jan P. M.*

ACCT. NO.: 16775
SCH. DIST.: AL
CITY: K-19
MAP NO.:



SCALE: 1" = 100'

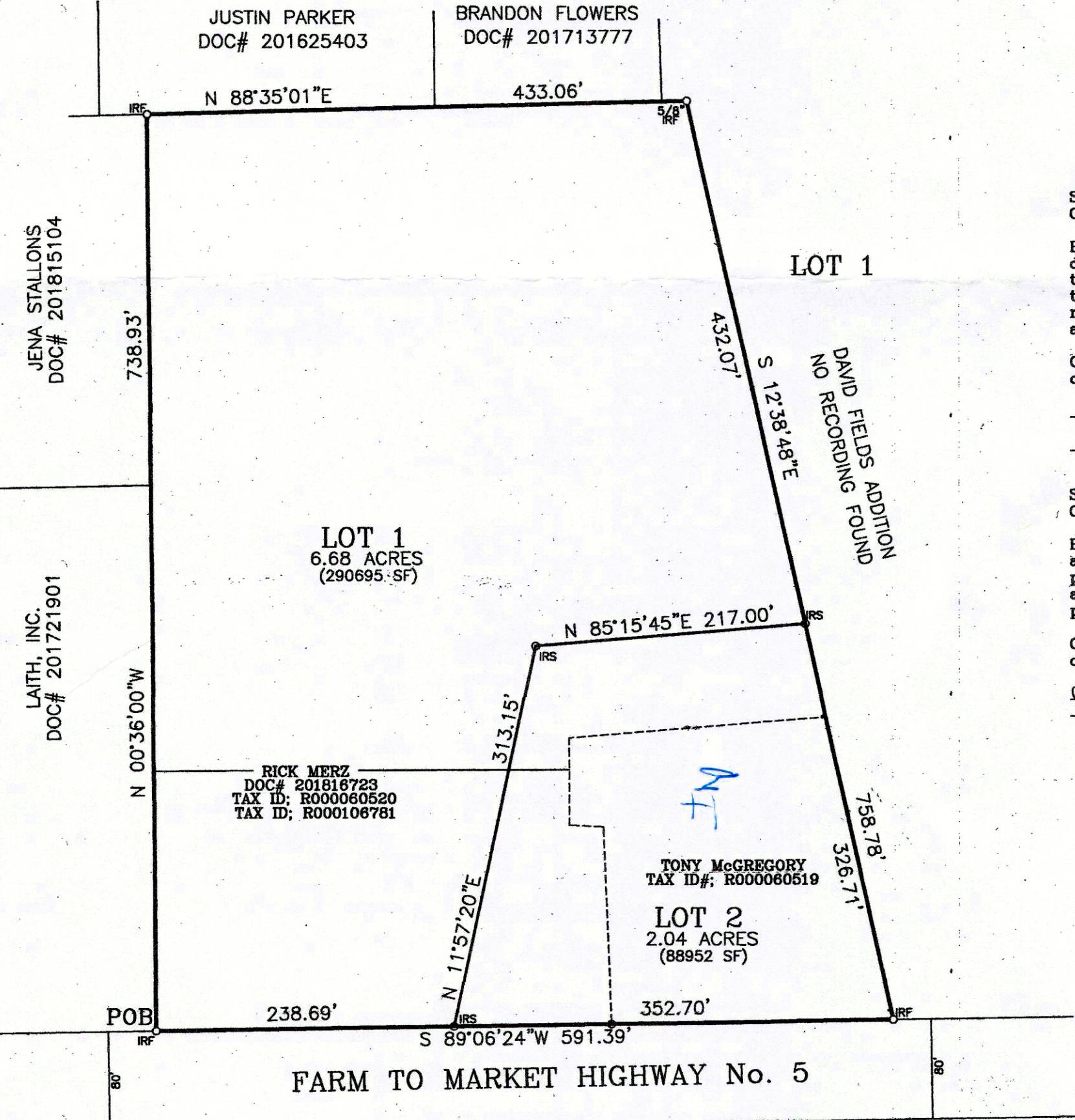
HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 596-9700 - (817) 599-0880
FAX: METRO (817) 341-2833
FIRM# 10088500



LOT 1 AND LOT 2
RICK MERZ ESTATES
AN ADDITION IN THE CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS
Being 8.72 acres situated in and being a portion of
the J. R. Yerion Survey, Abstract No. 1696 in the City
of Annetta South, Parker County, Texas

E Slide 262

Cabinet/Instrument#



RES RAILROAD SPIKE FOUND
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

MQH RANCH, LLC
DOC# 201200393

OWNERS/DEVELOPERS:
Rick Merz
682-404-7901
8321 Southridge Ct
North Richland Hills, TX 76182
and Antonio L. McGregory