

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: NO NEW 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.

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

January 2021



STATE OF TEXAS  
COUNTY OF PARKER

202115580 PLAT Total Pages: 1

WHEREAS, RICKY RAY MERZ (Doc No. 201816723), being the sole owner of Lot 1, RICK MERZ ESTATES, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 262, Plat Records, 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 Lot 1 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 88°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, 432.07 feet to an iron rod found at the northeast corner of Lot 2, said Rick Merz Estates;

THENCE with the line of said Lot 2 the following courses and distances;

S 85°15'45" W, 217.00 feet to an iron rod found;

S 11°57'20" W, 313.15 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, 238.69 feet to the POINT OF BEGINNING and containing 6.67 acres (290,695 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICKY RAY MERZ, does hereby adopt this plat and designated herein as LOT 1R AND LOT 1R1, RICK MERZ ESTATES, AN ADDITION IN THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS, being a replat of Lot 1, Rick Merz Estates, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 262, Plat Records, 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.

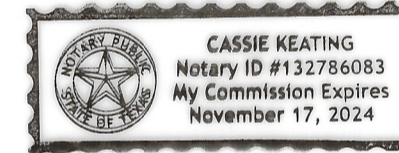
Ricky Ray Merz  
Date: 3/18/2021

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 16 day of March, 2021

*Cassie Keating*  
Notary Public  
Parker County, Texas



16775.001.001.50  
16775.001.001.00

ACCT NO: 16775  
SCH DIST: AL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202115580  
04/21/2021 10:48 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

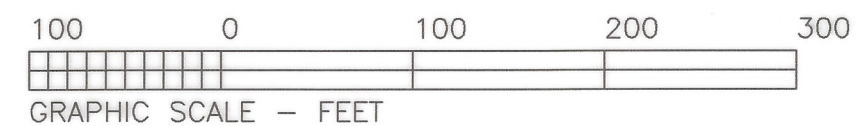
OWNERS/DEVELOPERS:

Rick Merz  
682-404-7901  
730 S. FM 5  
ALEDO, TX 76008

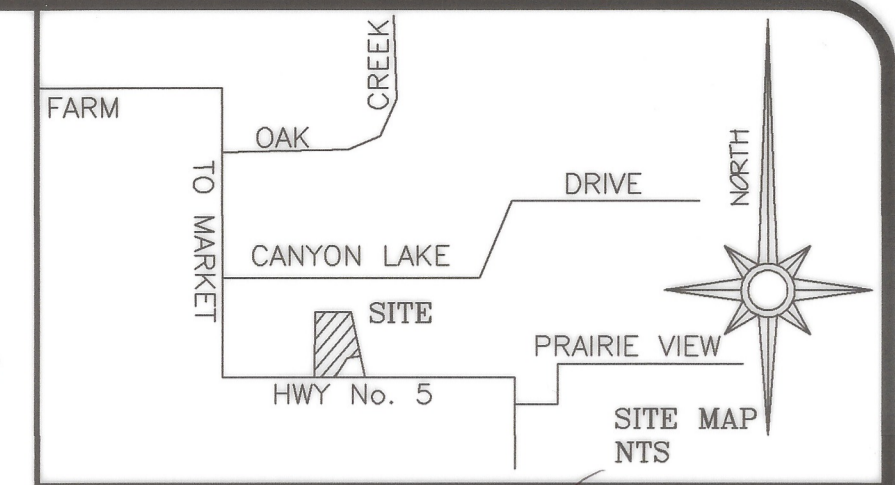
MQH RANCH, LLC  
DOC# 201200393

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

Cabinet/Instrument# E Slide 725



HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10085500 harlanland@yahoo.com

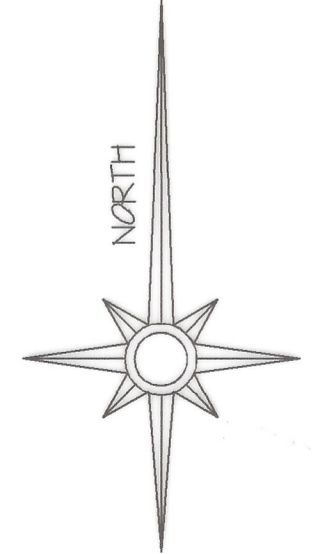


LIENHOLDER  
Signature of Lien holder  
This the \_\_\_ day of \_\_\_ 2021.  
Notary Public, State of Texas

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.

City of Annetta South Approval  
Planning & Zoning Date: 3-9-21  
Planning & Zoning Chairman: *Chantal Fox*  
City Council Del: *Chantal Fox*  
Mayor: *Chantal Fox*  
City Secretary: *Chantal Fox*  
City Engineer: *Jim*

REPLAT  
LOT 1R AND LOT 1R1  
RICK MERZ ESTATES  
AN ADDITION IN THE CITY OF ANNETTA SOUTH  
PARKER COUNTY, TEXAS  
Being a replat of Lot 1, Rick Merz Estates, an addition in the City of Annetta South, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 262 Plat Records, Parker County, Texas



SCALE: 1" = 100'