

NOTES:

- 1) AT THE TIME OF THIS SURVEY THIS PROPERTY IS LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0425F, DATED APRIL 5, 2019. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
- 2) C.I.R.S. - SET 1/2" IRON RODS, CAPPED - TEXAS SURVEYING, INC..
- 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE HEREIN STATED GOVERNMENTAL ENTITIES USE THEREOF. SAID GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT, SAID GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 5) 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.
- 6) AT THE TIME OF THIS SURVEY, NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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.
- 7) 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.)
- 8) 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 SURFACE ADJUSTED USING TXDOT SCALE FACTOR 1.0002.
- 9) BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF ANNETTA MUNICIPAL STANDARDS FOR DEVELOPMENT.
- 10) ANY FUTURE PERMITTED LOCATIONS FOR NEW PRIVATE WATER WELLS AND ON-SITE SEPTIC FACILITIES SHALL CONFORM TO U.T.G.W.C.D. AND P.C.H.D. RULES AND REGULATIONS IN REGARD TO SETBACK AND SPACING DISTANCES.

SURVEYORS CERTIFICATE

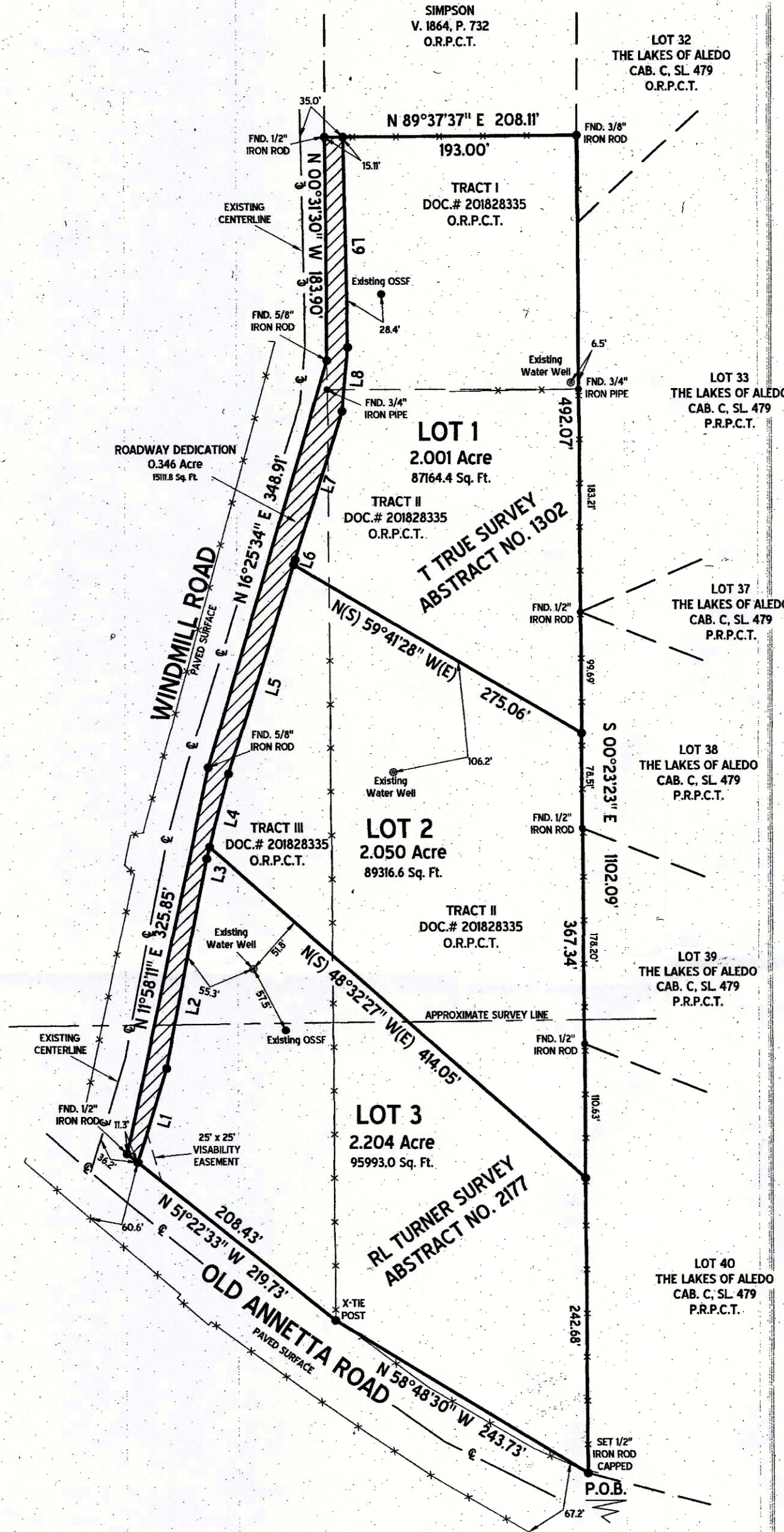
KNOW ALL MEN BY THESE PRESENTS:

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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF ANNETTA.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
FIELD DATE NOVEMBER 2018 - JN18108P



LINE	BEARING	DISTANCE
L1	N 16°50'20" E	81.05'
L2	N 10°52'59" E	176.42'
L3	N 15°02'59" E	9.99'
L4	N 15°02'59" E	62.34'
L5	N 17°29'35" E	180.14'
L6	N 17°29'35" E	4.41'
L7	N 17°38'11" E	128.14'
L8	N 05°04'04" E	52.73'
L9	N 01°13'11" W	173.19'



SURVEYOR:
TEXAS SURVEYING, INC.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400

OWNER/DEVELOPER:
NICOLAS & JENNIFER GASCA
1381 OLD ANNETTA ROAD
ALEDO, TX 76008
817-658-4357

TOWN OF ANNETTA, TEXAS
TOWN COUNCIL

PLAT APPROVAL
DATE: 2/20/20

BY: *[Signature]* MAYOR

BY: *[Signature]* SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202004645
02/21/2020 11:48 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CAB. E, SLIDE 470

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, NICOLAS AND JENNIFER GASCA BEING THE SOLE OWNER(S) OF A CERTAIN 6.601 ACRES TRACT OF LAND OUT OF THE T. TRUE SURVEY, ABSTRACT NO. 1302, AND THE R.L. TURNER SURVEY, ABSTRACT NO. 2177, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN "TRACTS I, II & III" AS DESCRIBED IN DOC. NO. 201828335, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING 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, SURFACE ADJUSTED USING SCALE FACTOR 1.00012.

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE NORTH LINE OF OLD ANNETTA ROAD (A PAVED SURFACE - VARIABLE WIDTH R.O.W.) FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER LOT 40, THE LAKES OF ALEDO, AS ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 479, PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE ALONG THE NORTH LINE OF SAID OLD ANNETTA ROAD THE FOLLOWING COURSES AND DISTANCES:

N 58°48'30" W 243.73 FEET TO A "X-TIE" FENCE POST FOR A CORNER OF THIS TRACT.
N 51°22'33" W 219.73 FEET TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE NORTH LINE OF SAID OLD ANNETTA ROAD AND THE EAST LINE OF WINDMILL ROAD (A PAVED SURFACE - VARIABLE WIDTH R.O.W.) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF SAID WINDMILL ROAD THE FOLLOWING COURSES AND DISTANCES:

N 11°58'11" E 325.85 FEET TO A FOUND 5/8" IRON ROD FOR A CORNER OF THIS TRACT.
N 16°25'34" E 348.91 FEET TO A FOUND 5/8" IRON ROD FOR A CORNER OF THIS TRACT.
N 00°31'30" W 183.90 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°37'37" E 208.11 FEET TO A FOUND 5/8" IRON ROD IN THE WEST LINE OF LOT 32, THE LAKES OF ALEDO (P.C. C. SL. 479) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°23'23" E 1102.09 FEET ALONG THE WEST LINE OF SAID LAKES OF ALEDO, TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NICOLAS AND JENNIFER GASCA, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 3, BLOCK 1, WINDMILL ESTATES, AN ADDITION TO THE TOWN OF ANNETTA, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE AFOREMENTIONED GOVERNMENTAL ENTITIES. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND AFOREMENTIONED GOVERNMENTAL ENTITIES USE THEREOF. THE AFOREMENTIONED GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE AFOREMENTIONED GOVERNMENTAL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND, THIS 11 DAY OF Feb, 2020.

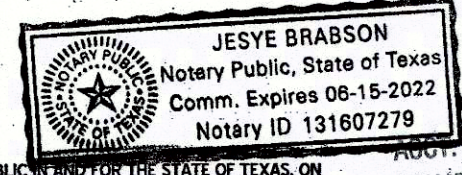
BY: *[Signature]* Owner
[Signature] Spouse

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 Jennifer Gasca 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 11th DAY OF Feb, 2020.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

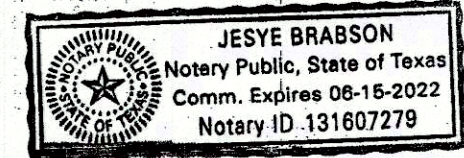


STATE OF TEXAS
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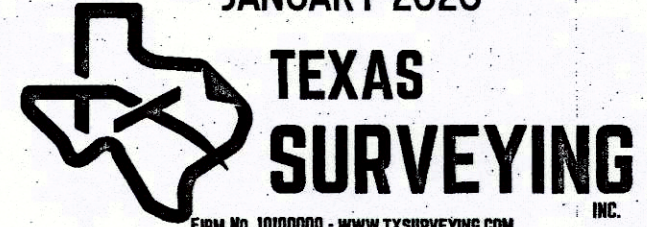
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF Feb, 2020.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BOOK NO.: 19619
SCH. DIST.: AL
CITY: K-17
MAP NO.:

LOTS 1 - 3, BLOCK 1,
WINDMILL ESTATES
AN ADDITION TO THE TOWN OF ANNETTA,
PARKER COUNTY, TEXAS
BEING A 6.601 ACRES TRACT OF LAND OUT OF
THE T. TRUE SURVEY, ABSTRACT NO. 1302, AND
THE R.L. TURNER SURVEY, ABSTRACT NO. 2177,
PARKER COUNTY, TEXAS
JANUARY 2020



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