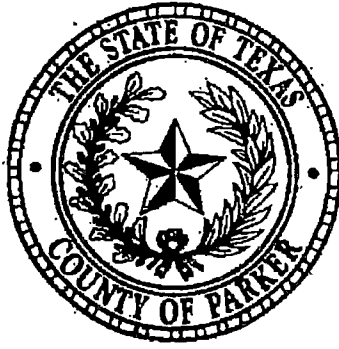




## PARKER COUNTY Sub-Division

### Filing Page for Plat Cabinet

Sub-Division Name La Madera Phase 7

Description Lots 15R-1 and 16R-1 Block B

Filed in Plat Cabinet G slide # 267

File Date 4/15/26 Instrument Date 4/14/26

# of pages 1

Official Public Record Filed  
Recorded on: 04/15/2026 11:38:47 AM  
Doc # 202610372  
Lila Deakle, County Clerk  
Parker County Texas



State of Texas  
County of Parker

Whereas Dustin and Summer Wilkes, being the sole owners of that certain 5.349 acre tract of land out of the M.B. Bateham Survey, Abstract No. 1701, Parker County, Texas, being Lot 15R, Block B, La Madera, Phase 7, an addition to Parker County, Texas, according to the plat as recorded in Cabinet G, Slide 147 (formerly Lots 15 and 16, Block B, La Madera, Phase 7, Cabinet F, Slide 491), Plat Records, Parker County, Texas; being those same lots conveyed to Wilkes in Clerk's File No. 202410788, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).

BEGINNING at a found 1/2" iron rod in the west line of a certain tract of land conveyed to Abbott in Volume 607, Page 568, Deed Records, Parker County, Texas; and at the easterly common corner of Lots 16 and 17 of said addition for the northeast and beginning corner of this tract.

THENCE S 00°57'44" E with the west line of said Abbott tract passing a found 1/2" iron rod at the easterly common corner of Lots 15 and 16 at 300.00 feet and in all 686.59 feet to a set capped 1/2" iron rod stamped "TEXAS SURVEYING INC." at the southeast corner of said Lot 15 for the southeast corner of this tract.

THENCE S 89°11'44" W 498.08 feet to a found 1/2" iron rod in the east right-of-way of San Jacinto Drive and at the southwest corner of said Lot 15 for the southwest corner of this tract.

THENCE with the east right-of-way of said road the following courses and distances:

Along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 132.34 feet and whose chord bears N 34°44'19" E 131.40 feet to a found 1/2" iron rod at a corner of said Lot 15 for a corner of this tract:

Along the arc of a curve to the left, having a radius of 380.00 feet, an arc length of 314.30 feet, and whose chord bears N 22°53'28" E 305.42 feet to a found 80D nail in a metal culvert at the westerly common corner of said Lots 15 and 16 for a corner of this tract:

N 00°48'16" W 300.00 feet to a found 1/2" iron rod at the northwest corner of Lot 16 for the northwest corner of this tract.

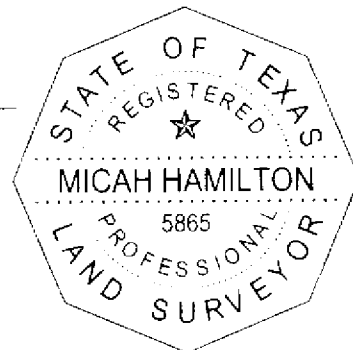
THENCE N 89°11'44" E 297.06 feet to the POINT OF BEGINNING.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying & Engineering, Inc.  
104 S Walnut St. Weatherford, TX 76086  
weatherford@txs-e.com - 817-594-0400  
Project ID: AN06310-RP2  
Field Date: December 3, 2024  
Revised Date: March 18, 2026



#### Surveyor's Notes

1) 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.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0425F, dated April 4, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

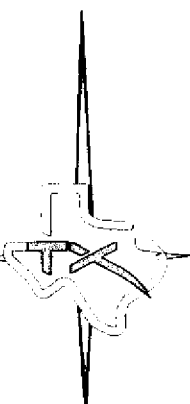
6) C.I.R.S. = set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC."

#### Town of Annetta South Notes

A) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines, withholding of utilities and/or building permits.

B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

C) Water is to be provided by private water wells.



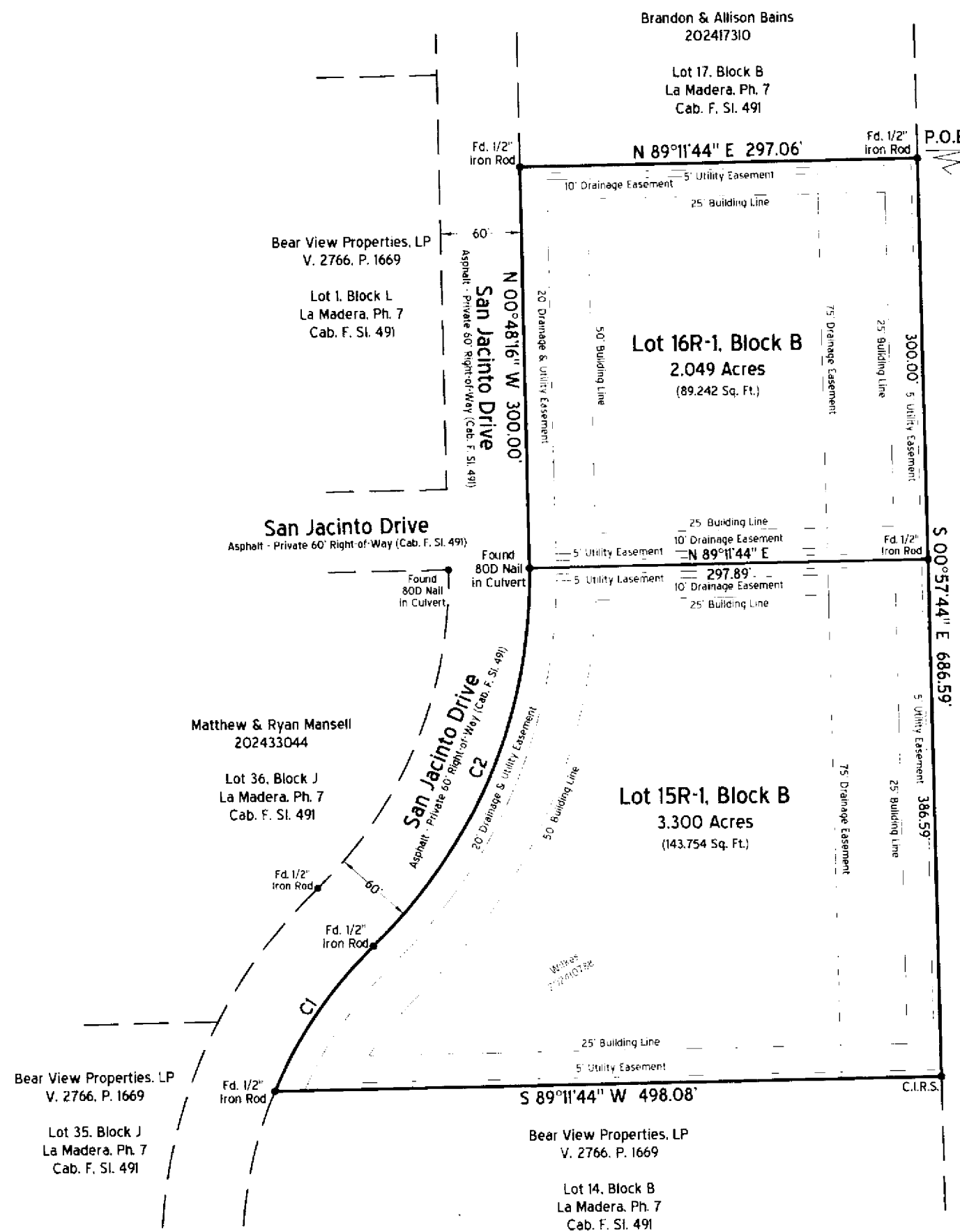
Surveyor:  
Micah Hamilton, R.P.L.S.  
104 S Walnut St  
Weatherford, TX 76086  
weatherford@txs-e.com

Owner(s):  
Dustin & Summer Wilkes  
108 Buchanan Ct  
Aledo, TX 76008

1" = 100'



| CURVE | RADIUS  | ARC     | CHORD BRG     | CHORD   |
|-------|---------|---------|---------------|---------|
| C1    | 320.00' | 132.34' | N 34°44'19" E | 131.40' |
| C2    | 380.00' | 314.30' | N 22°53'28" E | 305.42' |

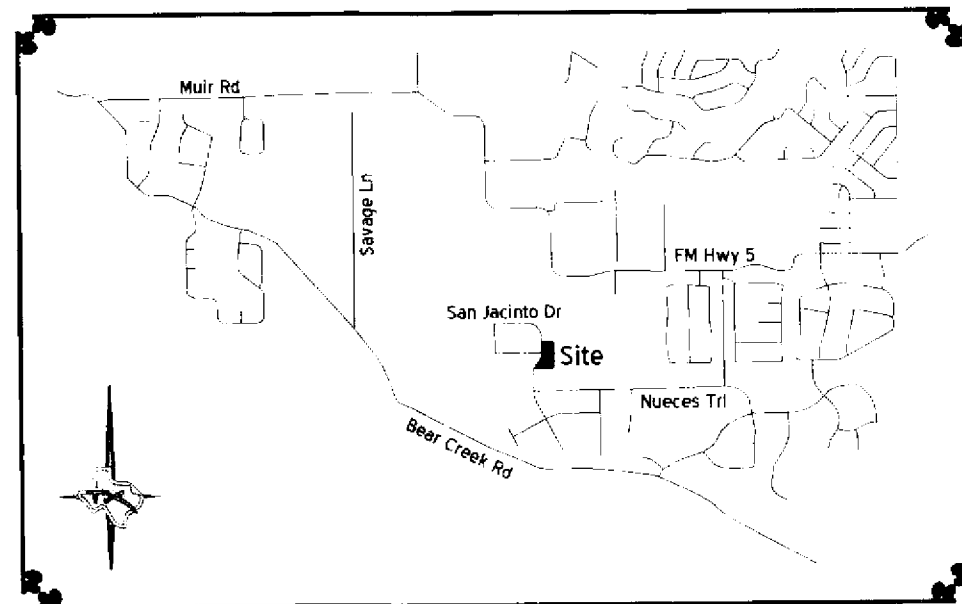


Abbott  
V. 607, P. 568

14238.00B.015.00

14238  
AL

K-19



Vicinity Map ( 1" = 5,000' )

Official Public Record Filed  
Recorded on: 04/15/2026 11:38:47 AM  
Doc # 202610372  
Lila Deakle, County Clerk  
Parker County Texas



Plat Cabinet

G Slide 267

Sheet 1 of 1

Arch C ( 18" x 24" )

Now, Therefore, Know All Men By These Presents:

That Dustin Wilkes and Summer Wilkes, do(es) hereby adopt this plat designating the herein above described property as Lots 15R-1 and 16R-1, Block B, La Madera, Phase 7, an addition to the Extraterritorial Jurisdiction of the Town of Annetta South, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

Witness my hand, this the 14 day of April, 2026.

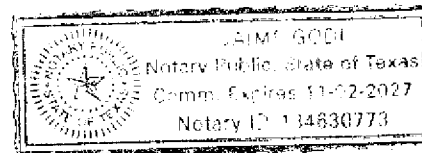
By: Dustin Wilkes Summer Wilkes  
Dustin Wilkes (Owner) Summer Wilkes (Owner)

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 Dustin Wilkes, 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 14 day of April, 2026.

Laine Todi  
Notary Public in and for the State of Texas

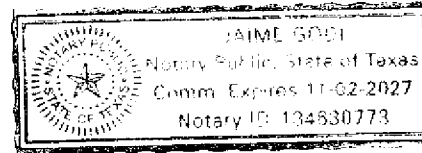


State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Summer Wilkes, 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 14 day of April, 2026.

Laine Todi  
Notary Public in and for the State of Texas

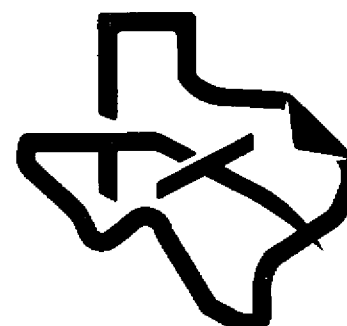


|                                                  |                                  |
|--------------------------------------------------|----------------------------------|
| Town of Annetta South<br>Certificate of Approval |                                  |
| Plat approved this                               | 14 day of April, 2026.           |
| By:                                              | <u>[Signature]</u>               |
|                                                  | Mayor, Town of Annetta South     |
| Attest:                                          | <u>[Signature]</u>               |
|                                                  | Secretary, Town of Annetta South |

Replat  
Lots 15R-1 and 16R-1, Block B  
La Madera, Phase 7  
an addition to the Extraterritorial Jurisdiction of the  
Town of Annetta South, Parker County, Texas

Being a 5.349 acre replat of Lot 15R, Block B, La Madera, Phase 7,  
according to the plat recorded in Cabinet G, Slide 147 (formerly  
Lots 15 and 16, Block B, La Madera, Phase 7, according to the plat  
recorded in Cabinet F, Slide 491), Plat Records, Parker County, Texas

March 2026



TEXAS  
SURVEYING &  
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586