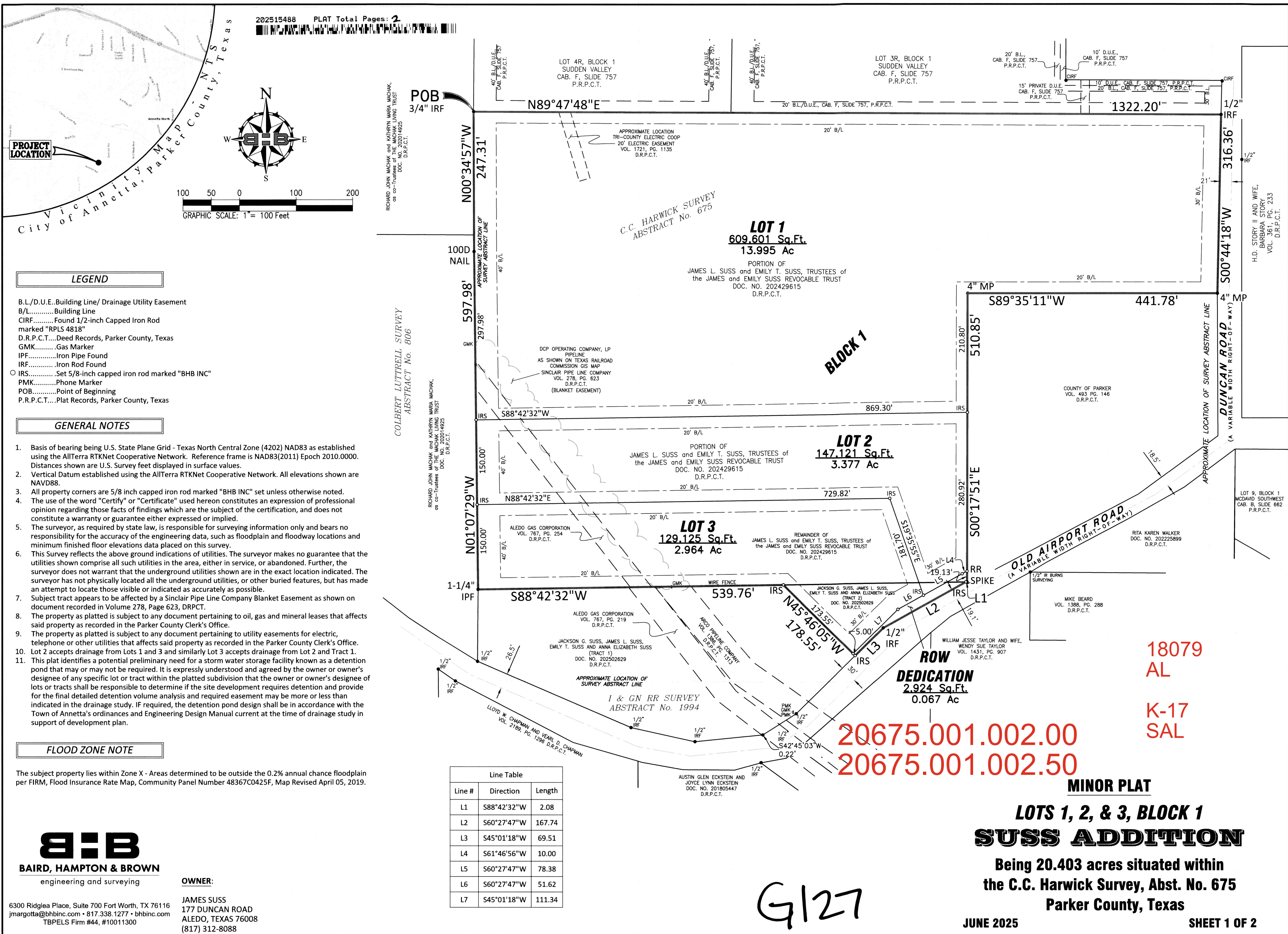




METES & BOUNDS

BEING a tract of land situated in the C.C. Harwick Survey, Abstract Number 675, Parker County, Texas and being all of a tract of land as described by deed to James L. Suss and Emily T. Suss, Trustee of the James and Emily Suss Revocable Trust as recorded in Document No. 202429615, Deed Records, Parker County, Texas (D.R.P.C.T.) and all of a tract of land as described by deed to Jackson G. Suss, James L. Suss, Emily T. Suss and Anna Elizabeth Suss (Tract 2) as recorded in Document Number 202502629, D.R.P.C.T. and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 3/4-inch iron rod for the northwest corner of the said Suss tract, same being the southwest corner of Lot 4R, Block 1, Sudden Valley, an addition to the City of Annetta, Parker County, Texas as shown on plat recorded in Cabinet F, Slide 757, Plat Records, Parker County, Texas (P.R.P.C.T.) and being in the east line of a tract of land as described by deed to Richard John Machak and Kathryn Maria Machak as recorded in Document Number 202014925, D.R.P.C.T.;

THENCE North 89°47'48" East, with the common line between the said Suss tract and said Block 1, Sudden Valley, a distance of 1322.20 feet to a found 1/2-inch iron rod for the northeast corner of the said Suss tract, same being the southeast corner of said Block 1 and being in the west right-of-way line of Duncan Road (a variable width right-of-way);

THENCE South 00°44'18" West, with the common line between the said Suss tract and the said west right-of-way line, a distance of 316.36 feet to a found 4-inch metal post for easternmost southeast corner of the said Suss tract same being the northeast corner of a tract of land as described by deed to County of Parker as recorded in Volume 493, Page 146, D.R.P.C.T.;

THENCE with the common line between the said Suss tract and the said County of Parker tract the following courses and distances:

South 89°35'11" West, a distance of 441.78 feet to a 4-inch metal post;

South 00°17'51" East, a distance of 510.85 feet to a found railroad spike for the southernmost southeast corner of the said Suss tract, same being the southwest corner of the said County of Parker tract;

THENCE South 88°42'32" West, with the common line between the said Suss tract and the said west right-of-way line, a distance of 2.08 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northeast corner of the aforementioned Tract 2;

THENCE with the common line between the said Tract 2 and the westerly and northerly said right-of-way line of Old Airport Road the following courses and distances:

South 60°27'47" West, a distance of 167.74 feet to a found 1/2-inch iron rod;

South 45°01'18" West, a distance of 69.51 feet to an IRS for the south corner of the said Tract 2, same being the most easterly corner of a tract of land as described by deed to Jackson G. Suss, James L. Suss, Emily T. Suss and Anna Elizabeth Suss (Tract 1) as recorded in Document Number 202502629, D.R.P.C.T.;

THENCE with the common line between said Tracts 1 & 2 the following courses and distances:

North 45°46'05" West, a distance of 178.55 feet to an IRS;

South 88°42'32" West, a distance of 539.76 feet to a found 1-1/4-inch iron pipe for the northwest corner of the said Tract 1, same being the southwest corner of the aforementioned Suss tract and being in the east line of the aforementioned Richard John Machak and Kathryn Maria Machak tract;

THENCE with the common line between the said Suss tract and the said Machak tract the following courses and distances:

North 01°07'29" West, a distance of 597.98 feet to a found 100D Nail;

North 00°34'57" West, a distance of 247.31 feet to the POINT OF BEGINNING and containing 888,771 Square Feet or 20.403 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, James Suss, the undersigned, Owner of the land shown on this plat, and designated herein as the Suss Addition, subdivision to the Town of Annetta, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

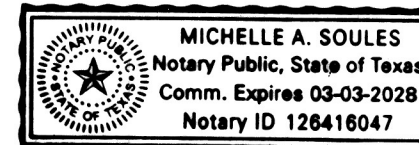
Signature of Owner

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared James Suss, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 6th day of June, 2025.

Michelle A. Soules
Notary Public in and for Parker County



Michelle A. Soules
Printed Name

The Mayor of the Town of Annetta, Texas on this 9th day of June, 2025, approved of this Plat for filing of record.

Mayor, Town of Annetta
Bandy Roberts

ATTEST:

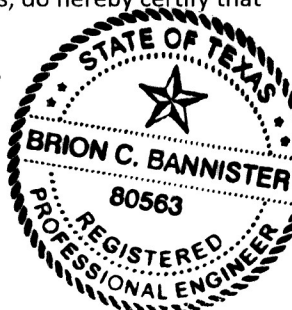
James Long
Town Secretary
James Long



GROUNDWATER CERTIFICATION

Based on the data presented in the letter provided to the Town of Annetta from Musketeer Engineering Services, PLLC dated April 11, 2025, That I, Brion Bannister, P.E., an Engineer licensed in the State of Texas, do hereby certify that there is adequate groundwater available for this subdivision.

Brion C. Bannister P.E. 6-9-25
Brion C. Bannister, P.E. Date



Phone Number: 405-922-1577

SURVEYOR'S CERTIFICATION

That I, John Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: June 4, 2025



MINOR PLAT

LOTS 1, 2, & 3, BLOCK 1
SUSS ADDITION

Being 20.403 acres situated within
the C.C. Harwick Survey, Abst. No. 675
Parker County, Texas

JUNE 2025

SHEET 2 OF 2

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPELS Firm #44, #10011300

OWNER:

JAMES SUSS
177 DUNCAN ROAD
ALEDO, TEXAS 76008
(817) 312-8088

G127

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202515488
06/11/2025 11:28 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT