

State of Texas
County of Parker

Whereas, Anthony Tissera, being the owner of a 9.996 acre tract situated in the TEXAS & PACIFIC RAILWAY COMPANY SURVEY #115, ABSTRACT No. 1392, Parker County, Texas, and being that same called 9.996 acre tract described in instrument to Anthony Tissera, recorded under Clerk's File Number 202313108, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), said 9.996 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid) (Grid acreage is 9.994, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a 1/2" iron rod found in the east line of Gilliland Road, (a paved surface), for the southwest corner of that certain called 5.00 acre tract described in instrument to Andrea S. Cline, recorded under Clerk's File number 202120696, O.P.R.P.C.T., being the northwest corner of said 9.996 acre tract and the herein described tract, from which the northwest corner of said TEXAS & PACIFIC RAILWAY COMPANY SURVEY #115 bears (by deed call) N 00°43'39" W, 831.00 feet and West, 20.00 feet;

THENCE N 87°02'00" E, 839.34 feet, to a 1/2" iron rod found in the west line of that certain called 115.5 acre tract described in instrument to Wendell L. Sandlin and Barbara Sandlin, recorded in Volume 322, Page 581, of the Deed Records of Parker County, Texas, for the southeast corner of said 5.00 acre tract, being the northeast corner of said 9.996 acre tract and the herein described tract;

THENCE S 01°01'11" E, 520.09 feet, to a 1/2" iron rod found for the northeast corner of Tract 17, of Oak Haven Addition, plat of said subdivision recorded in Volume 362A, Page 34, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), being the southeast corner of said 10.00 acre tract and the herein described tract;

THENCE S 87°00'31" W, 835.14 feet, with the south line of said 10.00 acre tract, the north line of said Oak Haven Addition, to a 1/2" iron rod found in the east line of said Gilliland Road, for the northwest corner of Lot 1-R, Oak Haven Addition, plat of said subdivision recorded in Cabinet B, Slide 276, P.R.P.C.T., being the southwest corner of said 10.00 acre tract and the herein described tract;

THENCE N 01°29'02" W, 520.32 feet, with the east line of said Gilliland Road, the west line of said 10.00 acre tract, to the POINT OF BEGINNING, and containing 9.996 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Alledo Branch
208 S. Front Street, Alledo TX 76008
aledo@texasurveying.com - 817-441-5263
Field Date: March 31, 2023 - AN05656-P



Now, Therefore, Know All Men By These Presents:

That Anthony Tissera acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Arena Place, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 19th day of June, 2023.

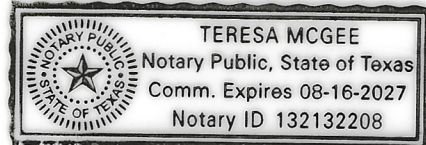
By: Anthony Tissera
Anthony Tissera

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 Anthony Tissera 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 19th day of June, 2023.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 26 June day of June, 2023.

Absent
County Judge

George A. Conley
Commissioner Precinct #1

Jay Walden
Commissioner Precinct #3

[Signature]
Commissioner Precinct #2

[Signature]
Commissioner Precinct #4

21392.034.000.00

10151
SP
J-5

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202316481
06/26/2023 03:13 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 512

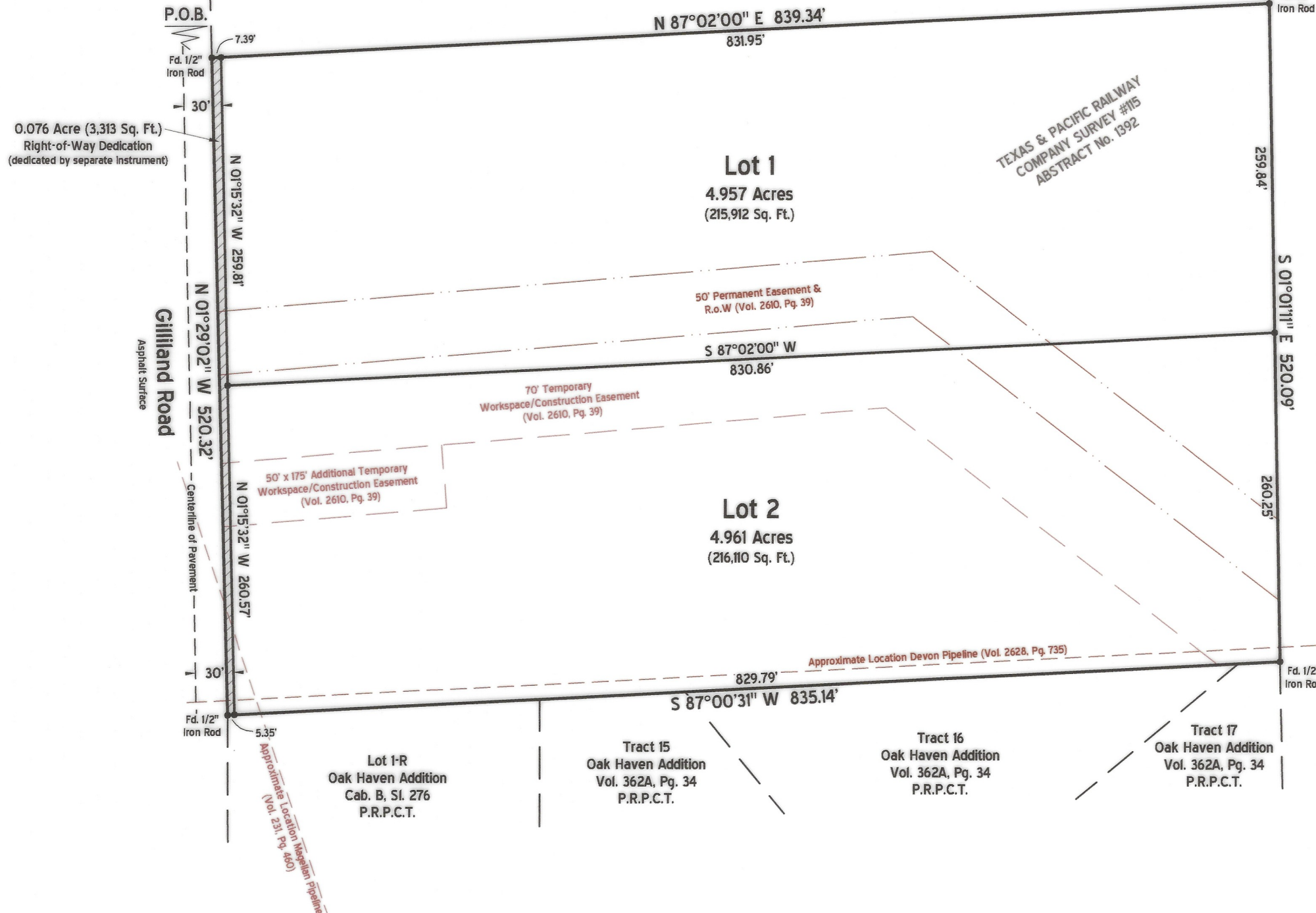
Surveyor:
Zachariah R. Savory R.P.L.S.
208 S. Front St
Alledo, TX, 76008
817-441-5263

Owner:
Anthony Tissera
5921 Sterling Dr.
Colleyville, TX 76034

1" = 100'



Andrea S. Cline
Call 5.00 Ac.
CF# 202120696
O.P.R.P.C.T.



Wendell L. Sandlin
Barbara Sandlin
Call 115.5 Ac.
Vol. 322, Pg. 581
D.R.P.C.T.

Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. FW236885 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Vol. 231, Pg. 460 (approximate location shown, no width given); Vol. 693, Pg. 120 (adjacent to County Rd on the West property line, no width given); Vol. 1731, Pg. 482; Vol. 1836, Pg. 729 (Blanket); Vol. 2610, Pg. 39 (Shown); Vol. 2628, Pg. 735; (approximate location shown, no width given) D.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 752, Pg. 665 (expired in 1998) D.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

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

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; 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) Grid acreage is 9.994.

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 & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) All property corners are set 1/2" iron rods with plastic caps stamped "Texas Surveying Inc." unless otherwise noted.

Parker County Notes:

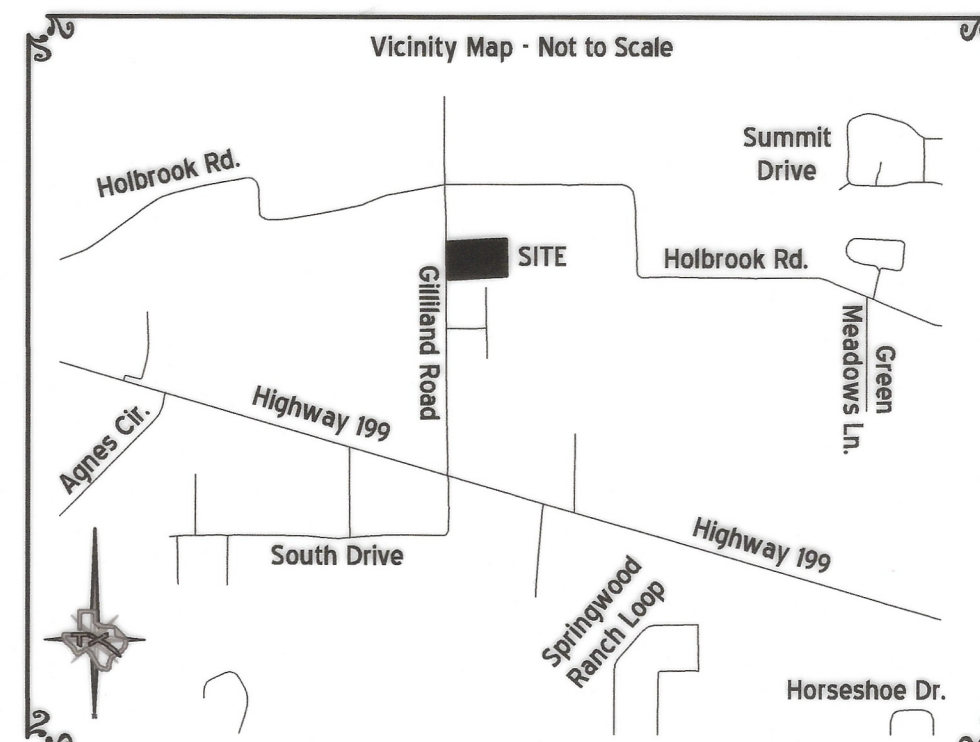
7) Water is to be provided by private wells.

8) Sanitary sewer is to be provided by on-site septic facilities.

9) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

11) 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 availability.



Final Plat
Lot 1 and Lot 2
Arena Place

an addition in Parker County, Texas

Being a 9.996 acre tract situated in the TEXAS & PACIFIC RAILWAY COMPANY SURVEY #115, ABSTRACT No. 1392, Parker County, Texas

July 2023

TEXAS SURVEYING INC.

ALEDD BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDD@TXSURVEYING.COM