

Whereas, Anthony Tissera, being the owner of a 9.918 acre tract situated in the Texas & Pacific Railway Company Survey #115, Abstract No. 1392, Parker County, Texas, being all of Lots 1 and 2, Arena Place, according to the plat recorded in Cabinet F, Slide 512, Plat Records, Parker County, Texas (P.R.P.C.T.), and being a portion of that certain 9.918 acre tract described in instrument to Anthony Tissera, recorded under Clerk's File Number 2022004, Official Public Records, Parker County, Texas, (O.P.R.C.T.), said 9.918 acre tract being more particularly described by enclaves and bounds as follows:

Measurements, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid U.S. Survey Feet).

BEGINNING at a 1/2" capped iron rod found in the east right-of-way of Gilliland Road (a paved surface), being in the south line of that certain 5.00 acre tract described in instrument to Andrew S. Cline, recorded under Clerk's File Number 2020046, O.P.R.C.T., and being the northwest and beginning corner of the herein described tract, from which the northwest corner of said Texas & Pacific Railway Company Survey #115, Abstract No. 1392, is calculated to bear N 0°07'00" W 83.81 feet, and a 1/2" iron rod found at the northwest corner of said 9.918 acre tract bears S 87°02'00" W 7.31 feet.

THENCE N 87°02'00" E, 83.95 feet, to a 1/2" iron rod found in the west line of that certain 25.5 acre tract described in instrument to Wendell L. Sandlin and Barbara Sandlin, recorded in Volume 322, Page 58, of the Deed Records of Parker County, Texas, for the southeast corner of said 5.00 acre tract, being the northeast corner of said 9.918 acre tract, said Lot 1, Arena Place and the herein described tract.

THENCE S 01°01'10" 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 362-A, Page 34, P.R.P.C.T., being the southeast corner of said 9.918 acre tract, said Lot 2, Arena Place and the herein described tract.

THENCE S 87°02'31" W, 829.79 feet, with the south line of said Arena Place (F-502), the north line of said Oak Haven Addition, to a 1/2" iron rod found in the east right-of-way of said Gilliland Road, for the southeast corner of said Lot 2, Arena Place, and being the north line 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 the herein described tract.

THENCE N 01°21'02" W, 520.38 feet, with the east right-of-way of said Gilliland Road, the west line of said Arena Place (F-502), to the POINT OF BEGINNING, and containing 9.918 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., Aledo Branch
208 S. Front St., Aledo, TX 76008
and@texasurveying.com • 817-441-5263
Project ID: AK05654-6P
Field Date: June 18, 2024
Preparation Date: June 20, 2024



Surveyor's Notes:

A) With respect to the documents listed in Title Commitment No. FW23685 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. 461, Pg. 100 (adjacent to County Rd on the West property line, no width given); Vol. 173, Pg. 482 (Vol. 184, Pg. 129 (Barnett)) Vol. 260, Pg. 37 (Amended in C.F. No. 202404542, Vol. 262, Pg. 735 (approximate location shown, no width given) O.P.R.C.T.).

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

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

B) 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 FEMA Community Panel Map No. 48367C0705, dated September 26, 2008, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid U.S. Survey Feet) and 9.918.

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

E) 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.).

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

Parker County Notes:

1) Water is to be provided by Walnut Creek Special Utility District.

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

3) Special Notice: selling a portion of this addition by metes and bounds in a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

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

5) At time of plat, Gilliland Road appears to have a posted speed limit of 35 miles per hour.

6) At time of plat, the owner proposes 12" corrugated metal culverts for each new drive entrance, at Lots 1-R1, 1-R2 and 2-R2, to be installed at a later date during time of driveway construction. Lot 2-R1 has an existing 18" corrugated metal culvert.

7) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building exterior or on a sign near the driveway entrance.

8) This plat represents property which has been platted without a questionnaire certification as prescribed in the Texas Local Government Code, Section 212.0032. Buyer is advised to question the seller as to the availability.

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

Owner:
Anthony Tissera
5921 Sterling Dr
Colleyville, TX 76034

1" = 100'

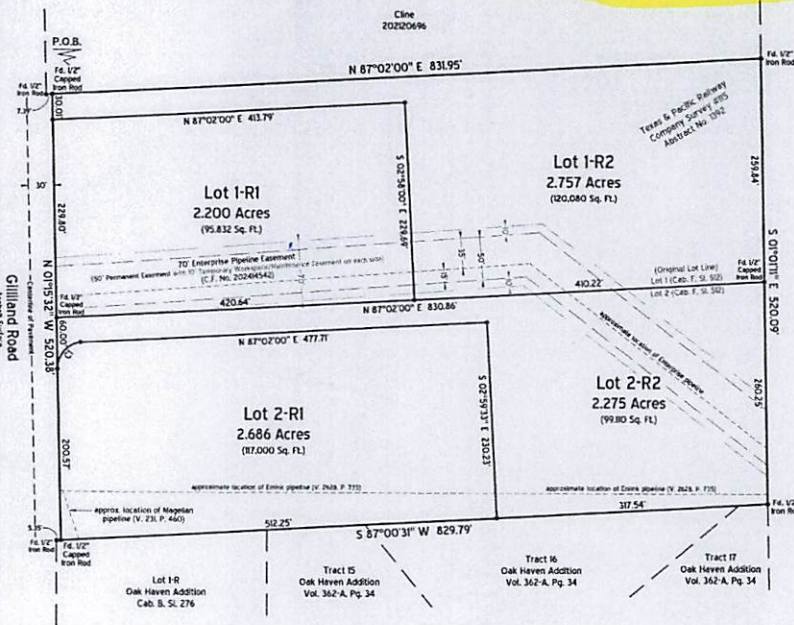
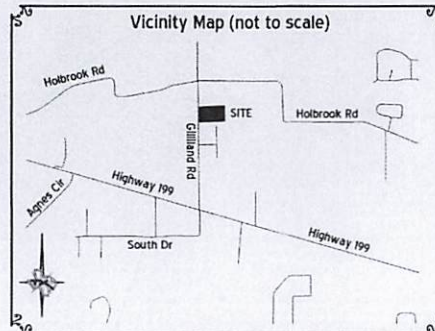
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202417401
8/7/2024 02:39 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **F** Slide **746**

CURVE	RADIUS	ARC	CHORD BRG	CHORD
CI	31.00'	45.25'	N 40°33'17" E	41.34'

10151.001.001.00
10151.001.002.00ACCT. NO: 10151
SCH. DIST: **SP**
CITY: **J-5**
MAP NO:

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 Lots 1-R1, 1-R2, 2-R1 and 2-R2, 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 **28th** day of **June**, 2024.

By:

Anthony Tissera
Anthony Tissera (Owner)

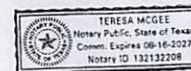
State of Texas

County of **Parker**

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **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 **28th** day of **June**, 2024.

Teresa McGee
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 **8th** day of **July**, 2024.

County Judge

George A. Carley
George A. Carley
Commissioner Precinct #1

Anthony Tissera
Anthony Tissera
Commissioner Precinct #2

Anthony Tissera
Anthony Tissera
Commissioner Precinct #3

Anthony Tissera
Anthony Tissera
Commissioner Precinct #4

Revision of Plat
Lots 1-R1, 1-R2, 2-R1 and 2-R2
Arena Place
an addition in Parker County, Texas

Being a 9.918 acre tract situated in the Texas & Pacific Railway Company Survey #115, Abstract No. 1392, Parker County, Texas; being Lots 1 and 2, Arena Place, according to the plat recorded in Cabinet F, Slide 512, Plat Records, Parker County, Texas

July 2024

TEXAS SURVEYING
INC.
ALEDO BRANCH • 817-441-5263
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