

CULVERT	DIAMETER
Corrugated Metal Pipe	14.5"

LI NE	DI STANCE	BEARI NG
L1	70.07	N88°09'19"W

According to the Flood Hazard Boundary Map No. 48367C0200E provided by the Federal Emergency Management Agency dated September 26, 2008 this area as depicted lies in Zone A "Special Flood Hazard Areas where base flood elevations have not been determined" and in Zone X "Not in Special Flood Hazard Areas"

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

The subdivision or any part thereof is not located within the extraterritorial jurisdiction of any municipality.

Due to unknown locations of underground utilities, in particular gas and oil facilities, the Developer is to make known all locations of existing pipeline and/or easements, including blanket easements, across the property.

Residential Use - Purpose of this plat is to Combine Lot 2R-A and Lot 2R-B into 1 Lot

BSBL = Building Set Back Line  
DUE = Drainage Utility Easement  
( ) = Record Call  
"CM" = Control Monument  
Bearings based on "WGS84 datum" established by GPS  
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"  
Shiner = 1 1/2" Flat Galvanized Washer marked "Walters Land Surveying"

12983.001.002.20  
12983.001.002.50  
12983.001.002.00

OWNER/DEVELOPER:  
Jimmie & Jennifer Peikert  
7000 Sabathney Road  
Weatherford, Texas 76085  
(817) 773-3612

TOTAL ACRES: 11.04 Acres  
LOT 2R-2: 11.04 Acres

Water Supplied by:  
On site facility

Sanitary Sewer Supplied by:  
On site facility

Electric supplied by:  
Tri County Electric Coop

F 699

STATE OF TEXAS }  
COUNTY OF PARKER }  
202410125 PLAT Total Pages: 1  
OWNER'S ACKNOWLEDGEMENT  
AND DEDICATION

We, the undersigned owners of the land shown on this plat within the area described by metes and bounds being an 11.04 acre tract of land described as Lot 2R-A and Lot 2R-B Block 1 HEC Estates, Parker County, Texas according to the plat of same recorded in Cabinet F, Slide 607, Plat Records, Parker County, Texas and being a part of a tract of land described in deed to Jimmie and Jennifer Peikert recorded in File No. 201928180, Official Public Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the south line of Sabathney Road for the northeast corner of a tract of land described as Lot 3R-1 Block 1 HEC Estates, Parker County, Texas according to the plat of same recorded in Cabinet E, Slide 453, Plat Records, Parker County, Texas and for the northwest corner of said Lot 2R-A;

THENCE North 89°56'47" East 172.54 feet to 1/2 iron rod found in the south line of said road and in the north line of said Lot 2R;

THENCE North 76°30'03" East 119.90 feet to a 1/2 inch iron rod found in the south line of said road for the northwest corner of Lot 2R-1 and for the most northerly northeast corner of said Lot 2R-B;

THENCE South 00°18'10" West 208.18 feet to a 5/8 inch iro rod set marked "Walters" for the southwest corner of said Lot 2R-1 and for an inner corner of said Lot 2R-B;

THENCE South 89°45'54" East 209.44 feet to a 5/8 inch iron rod found marked "RealSearch" in the west line of Lot 1 for the southeast corner of said Lot 2R-1 and for the most easterly northeast corner of said Lot 2R-B;

THENCE South 00°17'49" West 745.31 feet to a 1/2 inch iron rod found marked "RPLS 4277" in the north line of Lot 8 Sabathney Acres Park, Parker County, Texas according to the plat of same recorded in Cabinet A, Slide 529, Plat Records, Parker County, Texas for the southeast corner of said Lot 1 and for the southeast corner of said Lot 2R-B;

THENCE North 88°42'16" West 556.12 feet to a 1/2 inch iron rod found for the northwest corner of Lot 10 and for the northeast corner of Lot 11 of said Sabathney Acres Park;

THENCE North 88°09'19" West with the north line of said Lot 11 a distance of 70.97 feet to a 5/8 inch iron rod found marked "RealSearch" for the southeast corner of Lot 5 of said HEC Estates and for the southwest corner of said Lot 2R-B;

THENCE North 08°16'02" East 920.93 to the POINT OF BEGINNING,

and designated herein as the FINAL PLAT OF LOT 2R-2 BLOCK 1 HEC ESTATES, Parker County, Texas and being all of LOT 2R-A and LOT 2R-B BLOCK 1 HEC ESTATES, PARKER COUNTY, TEXAS and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right of ways and public places thereon shown for the purpose and consideration therein expressed.

Jimmie Peikert  
Date: 4-15-24  
Jennifer Peikert  
Date: 4-15-24

STATE OF TEXAS }  
COUNTY OF PARKER }  
NOTARY PUBLIC

Before me, the undersigned authority on this day personally appeared, Jimmie Peikert, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the 15th day of April, 2024

Notary Public Karen Carlton  
My Commission Expires 3-14-26

STATE OF TEXAS }  
COUNTY OF PARKER }  
NOTARY PUBLIC

Before me, the undersigned authority on this day personally appeared, Jennifer Peikert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

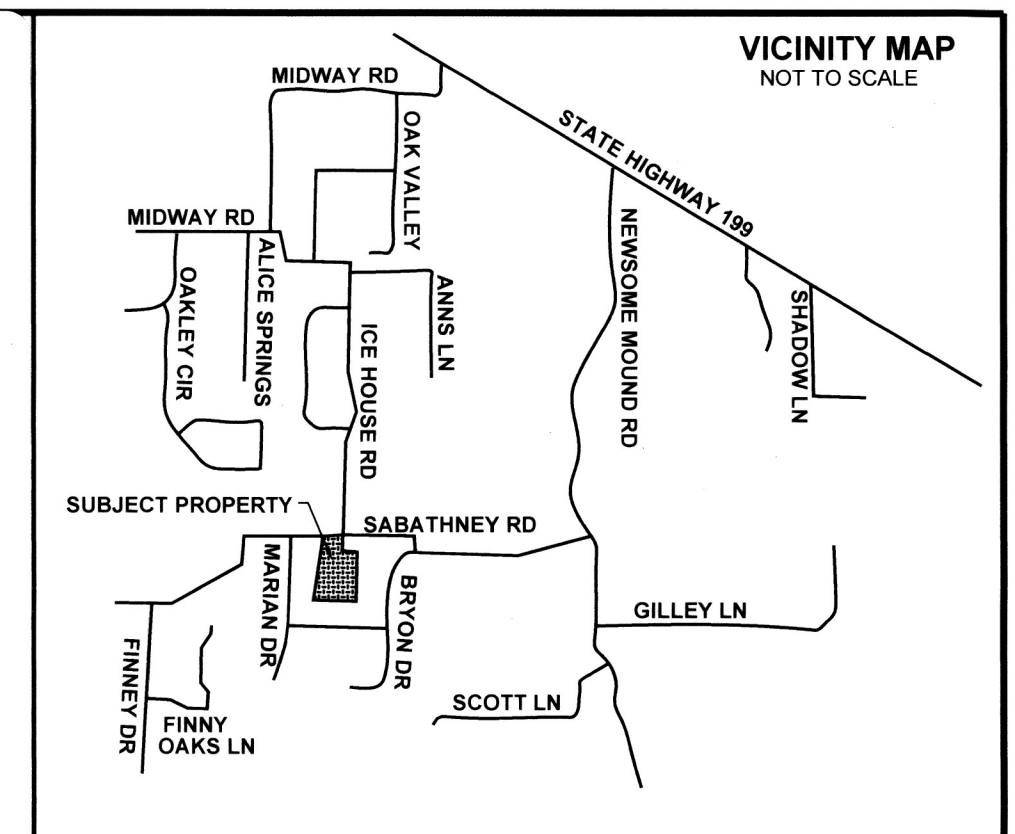
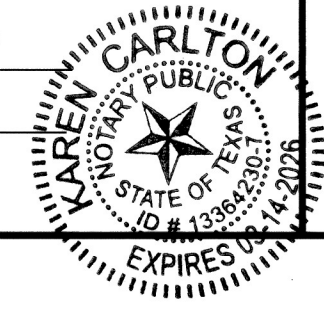
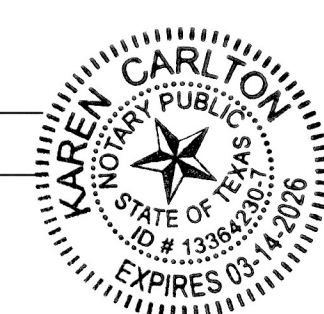
Given under my hand and seal of office, this the 15th day of April, 2024

Notary Public Karen Carlton  
My Commission Expires 3-14-26

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle  
202410125  
04/22/2024 03:35 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

12983  
AZ  
M-8



STATE OF TEXAS }  
COUNTY OF PARKER }  
COMMISSIONER'S COURT

APPROVED by the Commissioners Court of Parker County, Texas, on this the 22 day of April, 2024.

Pat Green, County Judge  
George Conley, Commissioner Precinct # 1  
Jacob Holt, Commissioner Precinct # 2  
Larry Walden, Commissioner Precinct # 3  
Mike Hale, Commissioner Precinct # 4

STATE OF TEXAS }  
COUNTY OF PARKER }  
CERTIFICATE OF SURVEYOR

I, the undersigned, a Registered Professional Land Surveyor 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 on the ground.

Cheryl L. Walters  
Registered Professional Land Surveyor No. 6298  
Date: March 1, 2024



"REVISION PLAT"

PLAT LOT 2R - 2 - BLOCK 1 HEC ESTATES		
BEING ALL OF LOT 2R-A & 2R-B - BLOCK 1 HEC ESTATES		
SCALE 1" = 100'	WALTERS LAND SURVEYING COMPANY, LLC REGISTERED PROFESSIONAL LAND SURVEYORS 101 JOHNSON RANCH LANE - SUITE A BOWIE, TEXAS	DRAWN BY C. L. W. JOB NO. 1847-4869
PARKER COUNTY - TEXAS		
SURVEY DATE 08-22-2023	FB 2	FIRM NO. 101306-00 OFFICE PHONE (940) 872-4718