



JOB No. 20210002 - 897 RED TOP ROAD - COUNTY PLATTING

Revision 03  
PLOT DATE: 01/18/2021 12:45 PM  
SCALE: 1" = 200 FEET

\*REVISION NOTES\*  
Revision 02: Added Tri-County Electric Co-op, Inc., Book 1713, Page 961, Deed Records, Parker County, Texas.  
Revision 03: Corrected owner name

202105291 PLAT Total Pages: 1

FINAL PLAT OF

LOT 1 & LOT 2  
POLVADORE PINES  
21.478 ACRES

IN THE  
T. & P. RR. Co. SURVEY, SECTION No. 235,  
ABSTRACT No. 1407  
PARKER COUNTY, TEXAS

OWNER(S)  
SHELBY SUE POLVADORE, 1/2  
SHELBY SUE WILSON  
897 RED TOP ROAD  
POOLVILLE, TX 76487

OWNERS CERTIFICATE  
THAT I, SHELBY SUE POLVADORE, 1/2 SHELBY SUE WILSON, IS THE OWNER OF THE LAND SHOWN HEREON, OF WHICH THERE IS NO LIEN HOLDER, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS POLVADORE PINES, BEING A SUBDIVISION OF 21.478 ACRES IN SECTION No. 235, T. & P. RR. Co. SURVEY, ABSTRACT No. 1407, PARKER COUNTY, TEXAS. I, BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY LOT NUMBERS AS INDICATED HEREON.

I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.  
EXECUTED THIS THE 22nd DAY OF January 2021.

BY *Shelby Sue Polvadore*  
SHELBY SUE POLVADORE, 1/2 SHELBY SUE WILSON

THE STATE OF TEXAS  
COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

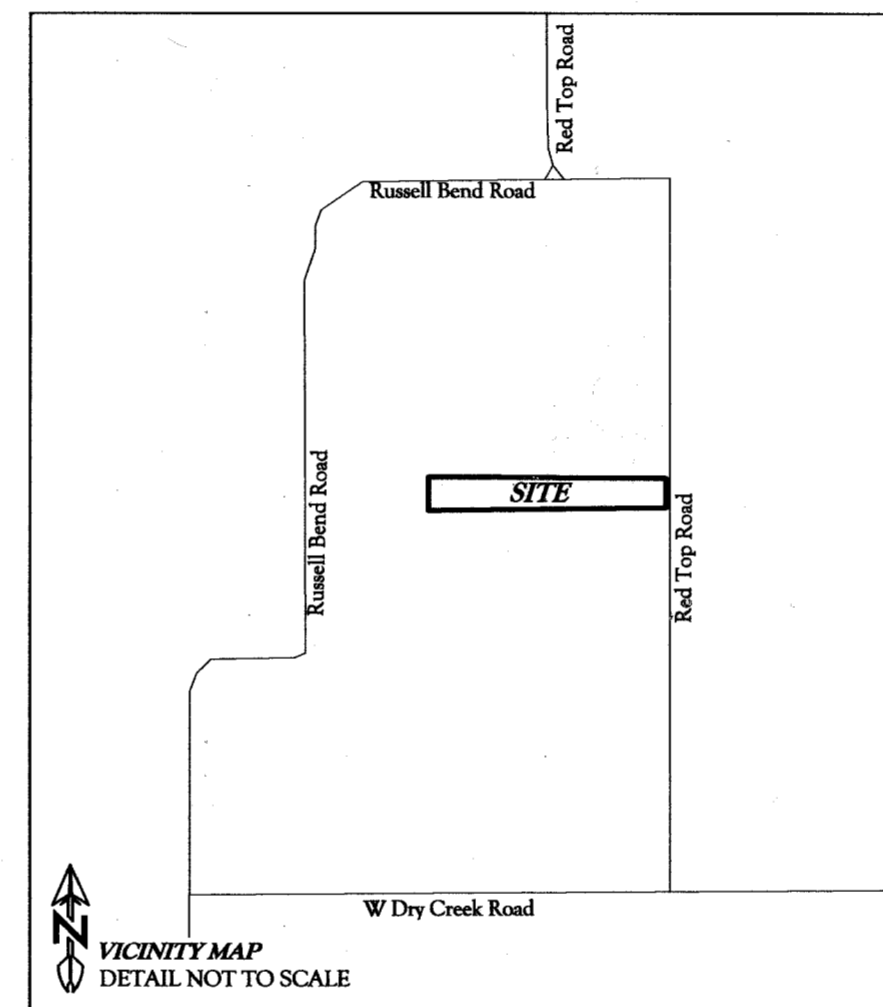
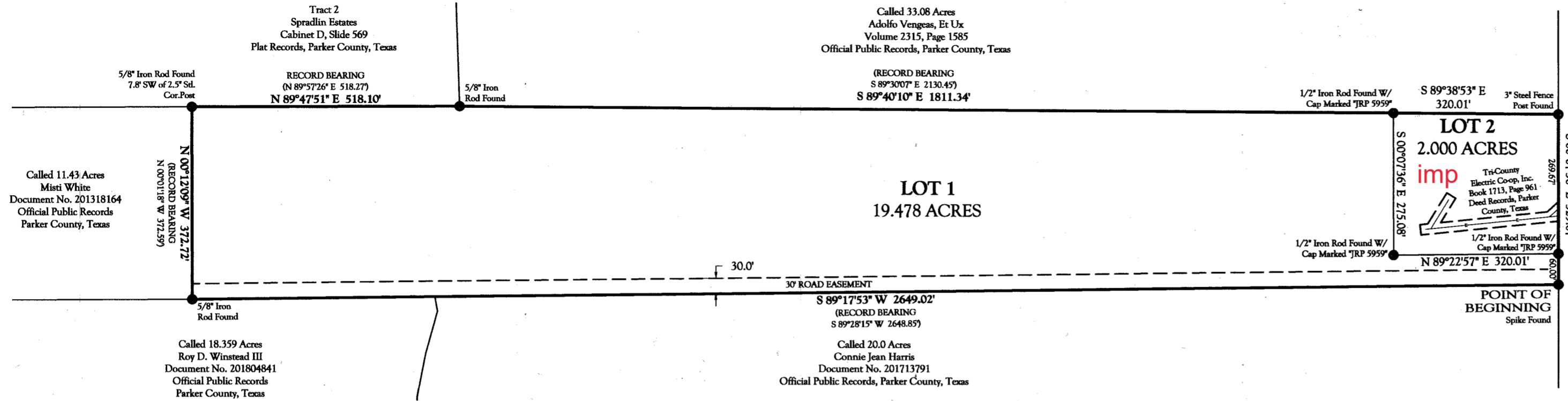
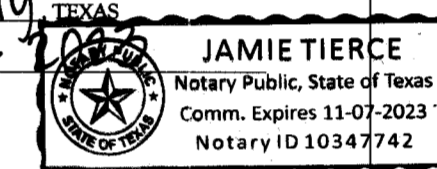
*Shelby Sue Polvadore*  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY

OF January 2021

NOTARY PUBLIC, Parker County, TEXAS

MY COMMISSION EXPIRES ON: 11-7-2023



THE STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS I, SHELBY SUE POLVADORE, 1/2 SHELBY SUE WILSON, THE SOLE OWNER OF 21.478 ACRES OF LAND SITUATED IN SECTION No. 235, T. & P. RR. Co. SURVEY, ABSTRACT No. 1407, PARKER COUNTY, TEXAS, DESCRIBED IN DOCUMENT No. 201419188 OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SPIKE FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF RED TOP ROAD AND BEING THE SOUTHWEST CORNER OF SAID CALLED 21.48 ACRES TRACT AND THE NORTHEAST CORNER OF A CALLED 20.0 ACRES TRACT DESCRIBED IN DOCUMENT No. 201713791 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 20.0 ACRES TRACT, A CALLED 18.359 ACRES TRACT DESCRIBED IN DOCUMENT No. 201804841, AND THE TRACT DESCRIBED HEREIN, S 89°17'53" W - 2649.02 FEET TO A 5/8" IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 21.84 ACRES TRACT, AND A CORNER IN THE EAST LINE OF A CALLED 11.43 ACRES TRACT DESCRIBED IN DOCUMENT No. 201318164 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 11.43 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 00°12'09" W - 372.72 FEET TO A 5/8" IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF TRACT 2, SPRADLIN ESTATES, CABINET D, SLIDE 569, PLAT RECORDS, PARKER COUNTY TEXAS, AND BEING THE NORTHWEST CORNER OF SAID CALLED 21.48 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID TRACT 2, AND SAID TRACT DESCRIBED HEREIN, N 89°47'51" E - 518.10 FEET TO A 5/8" IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 33.08 ACRES TRACT DESCRIBED IN VOLUME 2315, PAGE 1585 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 33.08 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 89°40'10" E - 1811.34 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "JRP 5959";

THENCE CONTINUING ALONG SAID COMMON LINE, S 89°38'53" E - 320.01 FEET TO A 3 INCH STEEL FENCE POST FOUND IN THE WEST LINE OF RED TOP ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID CALLED 21.84 ACRES;

THENCE ALONG THE WEST LINE OF RED TOP ROAD, S 00°07'36" E - 329.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.478 ACRES OF LAND.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202105291  
02/08/2021 10:56 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
21407.004.006.00  
PLAT

ACCT NO: 16304  
SCH DIST: PE

COUNTY CLERK FILING

VOLUME OR CABINET

E

PAGE OR SLIDE

6661

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND OCTOBER 15, 2020. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*Justin Rene Parenteau*  
20210118  
JUSTIN RENE PARENTEAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS LICENSE No. 5959  
140 HACKBERRY POINTE DRIVE  
WEATHERFORD, TEXAS 76087  
PHONE No. 361-813-1888  
JUSTIN@NOCTUAMAPS.COM



\*GENERAL NOTES\*

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) 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 GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.
- 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 48367C0125F, EFFECTIVE ON 04/05/2019, THIS PROPERTY IS WITHIN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

\*SURVEYORS NOTES\*

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
Texas Board of Professional Engineers and Land Surveyors  
1917 S. Interstate 35 Austin, Texas 78741  
Website: <http://pels.texas.gov>  
Email: [info@pels.texas.gov](mailto:info@pels.texas.gov)  
Phone: 512-440-7723

COMMISSIONERS COURT BLOCK  
THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 22 DAY OF January 2021.  
*George A. Conley*  
COMMISSIONER PRECINCT #1  
*Craig Francis*  
COMMISSIONER PRECINCT #2  
*Jamie Walden*  
COMMISSIONER PRECINCT #3  
*Stacy*  
COMMISSIONER PRECINCT #4

EXTRA-TERRITORIAL JURISDICTION STATEMENT  
THE STATE OF TEXAS  
COUNTY OF PARKER  
I, *Shelby Sue Polvadore*, THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.  
THE STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED  
*Shelby Sue Polvadore*  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY  
OF January 2021.  
NOTARY PUBLIC, PARKER COUNTY, TEXAS  
MY COMMISSION EXPIRES ON: 11/7/2023

