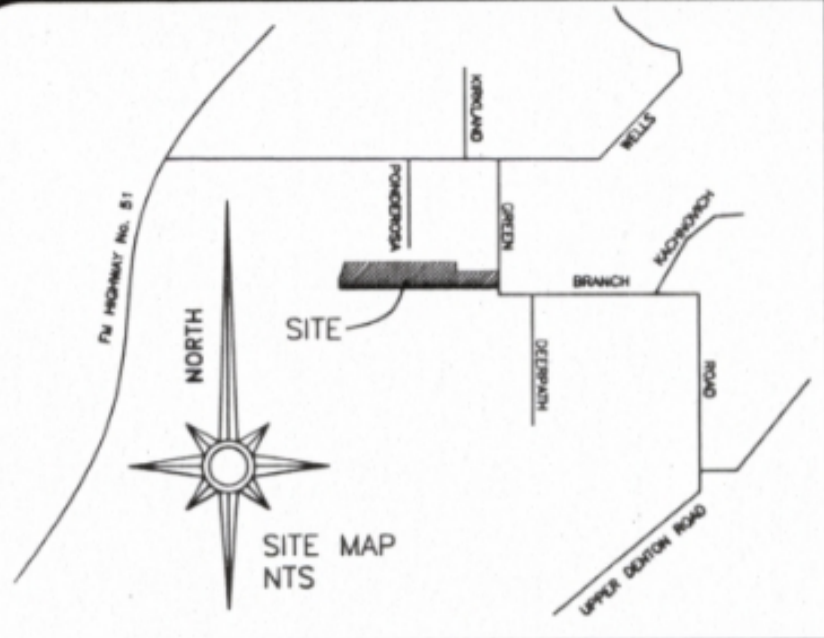


**FINAL PLAT**  
**TRACT 1 AND TRACT 2** C-647  
**SADIE'S ACRES**  
**AN ADDITION IN PARKER COUNTY, TEXAS**  
Being 27.68 Acres situated in and being a portion of the  
Horace Baker Survey, Abstract No. 2191, Parker County, Texas

ACCT. NO: 17236  
SCH. DIST: WE  
CITY: CO  
MAP NO.: I-12



STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, WILLIE SANDERS, BARBARA SANDERS AND PATRICIA GAIL SHERWOOD being the sole owners of 27.68 Acres situated in and being a portion of the HORACE BAKER SURVEY, ABSTRACT No. 2191, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in Green Branch Road, said point being called by deed to be South, 2470.0 feet and East, 504.0 feet from the southeast corner of the T & P RR Company Survey, Section No. 101, Abstract No. 1467, Parker County, Texas;  
THENCE West, at 20.14 feet passing a post and at 2237.84 feet passing a post and in all 2345.70 feet to a point in a creek;  
THENCE with the meanders of said creek the following courses and distances;  
N 07°14'00" E, 143.27 feet to a point;  
N 13°45'51" E, 230.0 feet to a point;  
N 03°47'51" E, 276.05 feet to a point;  
THENCE S 88°49'58" E, at 117.9 feet passing a post 3.0 feet south of the property line and in all 978.68 feet to an iron rod set;  
THENCE S 89°09'05" E, 475.26 feet to an iron rod set;  
THENCE S 00°29'18" W, 271.45 feet to a post;  
THENCE S 89°19'55" E, at 784.85 feet passing a post in the west line of said Green Branch Road and in all 805.09 feet to a point in said Green Branch Road;  
THENCE with said Green Branch Road the following courses and distances;  
S 00°17'33" W, 303.0 feet to a point;  
S 00°23'32" W, 30.17 feet to the POINT OF BEGINNING and containing 27.68 acres (1205838 square feet) of land.

STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE N/A

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 \_\_\_\_\_ day of \_\_\_\_\_, 2007

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WILLIE SANDERS, BARBARA SANDERS AND PATRICIA GAIL SHERWOOD, does hereby adopt this plat designating the hereinabove described real property as TRACT 1 AND TRACT 2, SADIE'S ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, Being 27.68 Acres situated in and being a portion of the Horace Baker Survey, Abstract No. 2191, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas this 27th day of May, 2007.

Willie Sanders Barbara Sanders

Patricia Gail Sherwood

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

THE STATE OF TEXAS )  
COUNTY OF PARKER )

I, Barbara Sanders being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

Barbara Sanders

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 27th day of May, 2007.

Max Pilon  
County Judge  
absent  
Commissioner Precinct #1  
Jim Webster  
Commissioner Precinct #2  
absent  
Commissioner Precinct #3  
absent  
Commissioner Precinct #4

STATE OF TEXAS )  
COUNTY OF PARKER )  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

TITLE N/A

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 \_\_\_\_\_ day of \_\_\_\_\_, 2007

Notary Public in and for the State of Texas

THE STATE OF TEXAS )  
COUNTY OF PARKER )

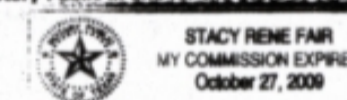
I, Barbara Sanders being the dedicator and developers of the attached plat of said subdivision, do hereby certify that is not subject to the groundwater certification by exemption 2 under order OR07-05.

Barbara Sanders

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Willie Sanders known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 \_\_\_\_\_ day of \_\_\_\_\_, 2007

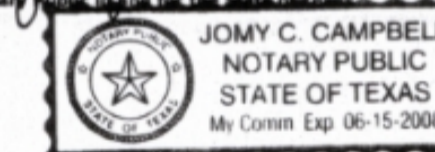
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Willie Sanders known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 \_\_\_\_\_ day of \_\_\_\_\_, 2007

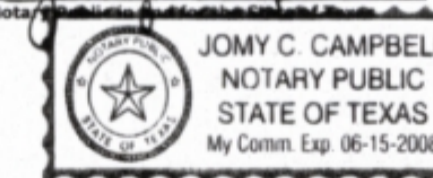
Notary Public in and for the State of Texas



STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Barbara Sanders known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he 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 27th day of May, 2007

Notary Public in and for the State of Texas



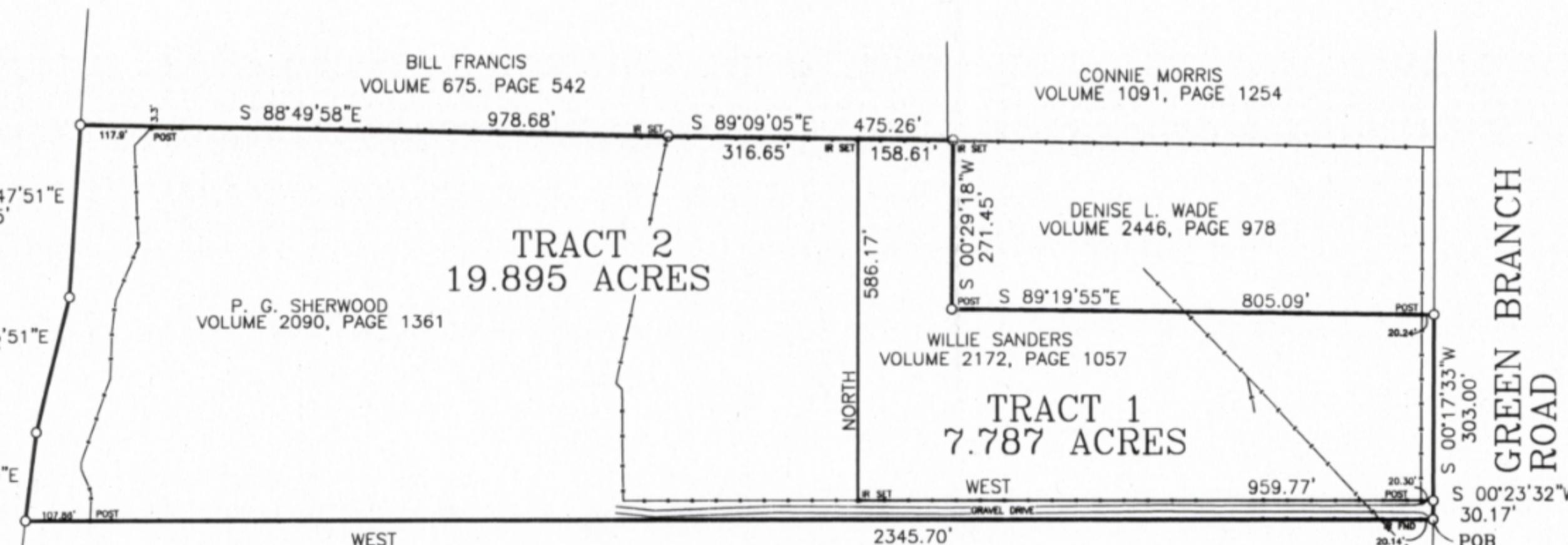
THIS IS to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
APRIL, 2007



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2633



OWNERS:  
Willie and Barbara Sanders  
1596 Green Branch Road  
Weatherford, TX 76085  
817-907-3642 and  
Patricia Gail Sherwood  
1608 Green Branch Road  
Weatherford, TX 76085

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0125 C EFFECTIVE DATE: JANUARY 1, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

Doc# 666197 Fees: \$66.00  
01/14/2008 12:02PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

