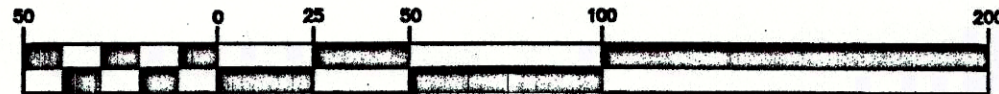
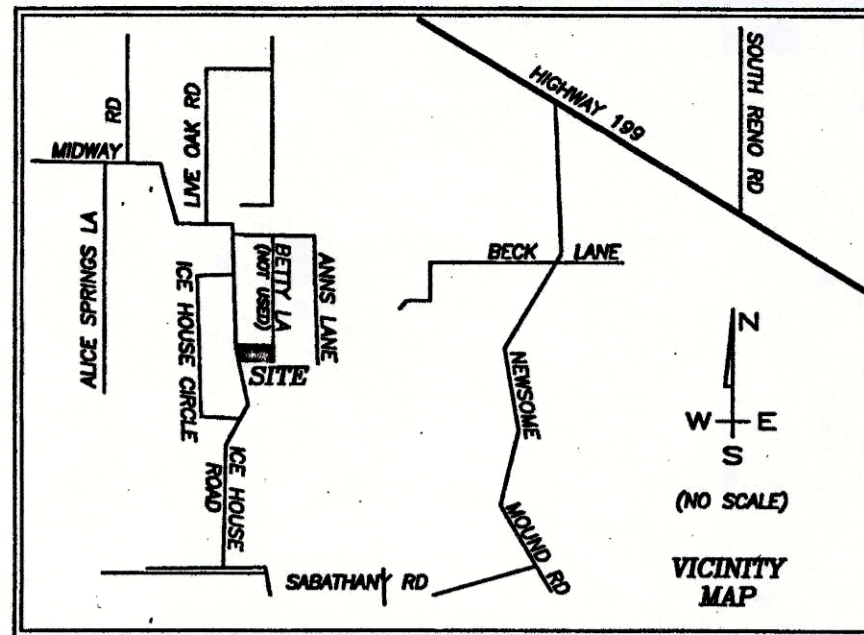


**NORTH**  
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



**NOTES:**  
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.

**Notes:**  
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 45567C 0800 E, Dated September 25, 2008, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X which is not in the 1% annual chance flood.

Water source is from a private provider.

Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.

201920521 PLAT Total Pages: 1

STATE OF TEXAS §  
OWNER'S ACKNOWLEDGEMENT AND DEDICATION  
COUNTY OF PARKER §

We, the undersigned, appointed representatives of Paul Henry Spears, (Deceased), owner of the land shown on this plat within the area described by legal description:  
Being Lots 11 and 12, of Sabathany Acres, a subdivision in Parker County, Texas according to the plat thereof recorded in Cabinet A, Slide 64 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Capped Stamped "RPLS 4277" Rebar Rod, set at the northwest corner of the said Lot 11, also being the southwest corner of Lot 9, of said Sabathany Acres, from which a 1/2" Rebar Rod found, (CONTROL MONUMENT), bears N01°15'48"E, 265.00 feet and being in the east line of Ice House Road, an existing sixty, (60), feet wide right of way;

Thence S.88°43'21"E, 359.69 feet along the common line between said Lots 9 and 11 to a 1/2" Capped Stamped "RPLS 4277" Rebar Rod set at the common east corner of said Lots 9 and 11 and being the common west corner of Lots 10 and 12, of said Sabathany Acres;

Thence S88°37'57"E, 315.19 feet along the common line between said Lots 10 and 12 to a 1/2" Capped Stamped "RPLS 4277" Rebar Rod set at the common east corner of said Lots 10 and 12, said Rod also being in the west line of Betty Lane, a sixty, (60) feet wide right of way, currently not in use;

Thence S00°38'38"E, 264.72 feet along the west line of said Betty Lane and the east line of said Lot 12 to a 1/2" Capped Stamped "RPLS 4277" Rebar Rod set at the southeast corner of said Lot 12, and being in the north line of a tract of land conveyed to Kenneth Dale Chase and wife Talita Gayle Chase recorded in Document #201613389, of the Deed Records of Parker County, Texas;

Thence N88°37'00"W, 634.09 feet along the common line of said Lot 11 and 12, and the said Chase Tract to a 1/2" Capped Stamped "RPLS 4277" Rebar Rod set in the east line of said Ice House Road, same being the most southerly southwest corner of said Lot 11;

Thence N15°00'57"W, 177.00 feet along the west line of said Lot 11 and the east line of said Ice House Road to a 1/2" Rebar Rod found, (CONTROL MONUMENT);

Thence N01°16'03"E, 94.00 feet continuing along the west line of said Lot 11 and the east line of said Ice House Road to the POINT OF BEGINNING AND CONTAINING 4.02 Acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That we, Julie Hutcheson, Paula Gonzales and August Gene Spears, heirs of Paul Henry Spears, (Deceased), do hereby adopt this plat designating the herein described real property as Lots 11R-1, 11R-2 and 11R-3, Block 6, SABATHANY ACRES, an Addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

*Julie Hutcheson*  
Julie Hutcheson, (Heir of Paul Henry Spears, Deceased)

7-26-19  
Date

*Paula Gonzales*  
Paula Gonzales, (Heir of Paul Henry Spears, Deceased)

7-26-19  
Date

*August Gene Spears*  
August Gene Spears, (Heir of Paul Henry Spears, Deceased)

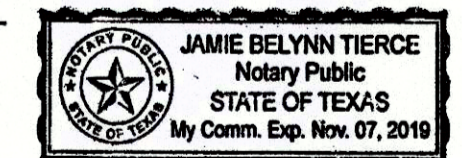
7-26-19  
Date

STATE OF Texas §  
COUNTY OF Parker §

BEFORE ME, the undersigned authority, on this day personally appeared Julie Hutcheson and Paula Gonzales known to me to be the entities whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 28 day of July, 2019

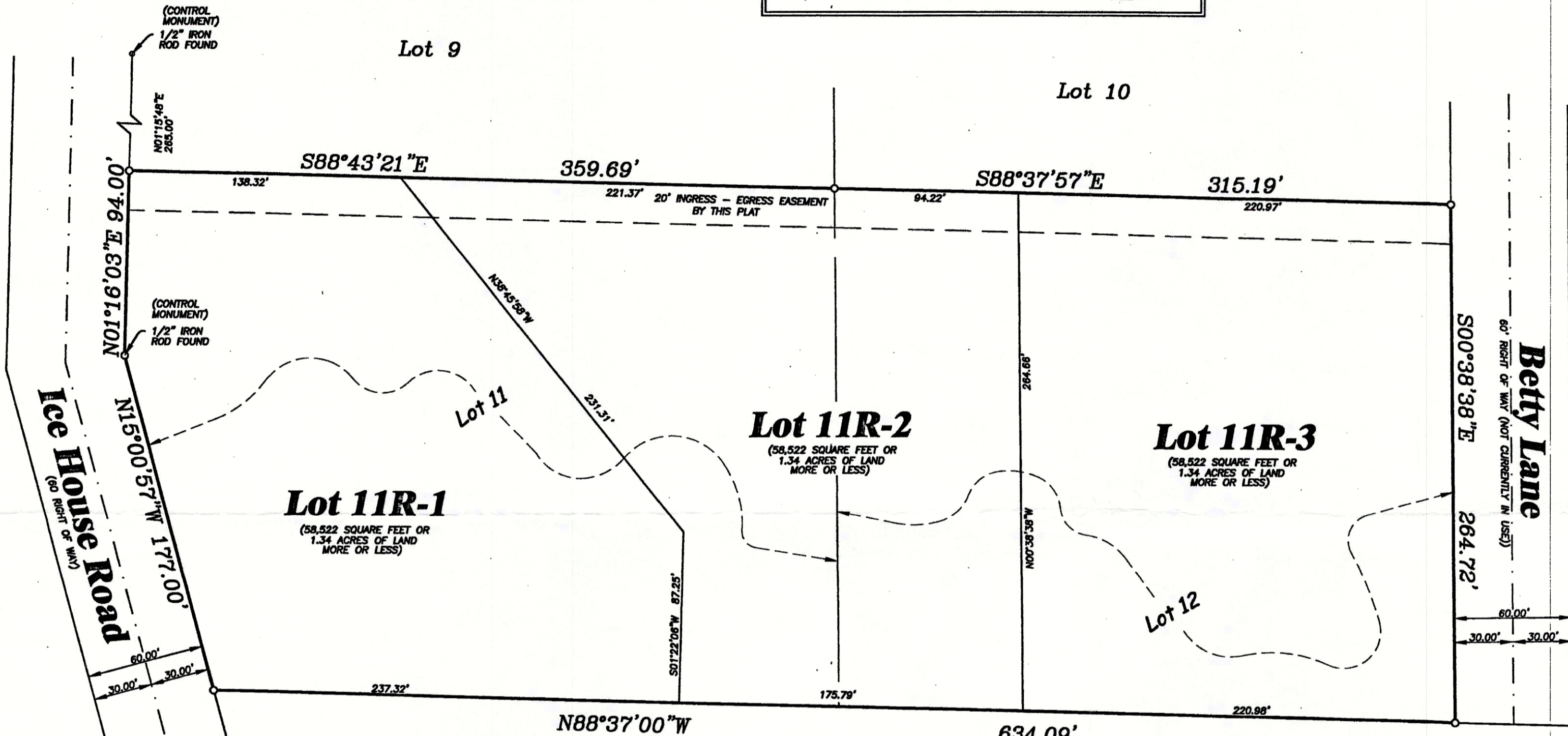
*Jamie Belynn Tierce*  
Notary Public  
1177119  
My Commission Expires



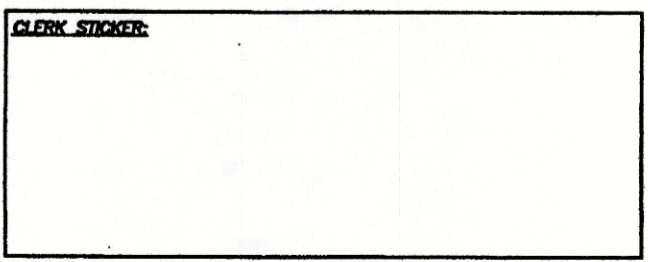
ACCT. NO.: 17235  
SCH. DIST.: AZ  
CITY: M-8  
MAP NO.: 17235.001.01.10  
17235.001.01.10

**FINAL RE-PLAT**  
SHOWING  
**Lots 11R-1, 11R-2 and 11R-3, Block 6**  
**Sabathany Acres**  
BEING A RE-PLAT OF LOTS 11 AND 12, BLOCK 6, SABATHANY ACRES, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 64 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 344, DATE



**Ownership**  
Julie Hutcheson, Executrix  
Paula Gonzales, Executrix  
August Gene Spears, Heir  
6609 Ice House Road  
Weatherford, TX  
817-721-5578



KENNETH DALE CHASE  
AND WIFE  
TALITA GAYLE CHASE  
Doc. #201613389  
D.R.P.C.T.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201920521  
08/12/2019 11:25 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
I, the undersigned, being the dedicatory and owner of the attached plot or land subdivision, do hereby certify that it is/is not within the Extra-Territorial Jurisdiction of any incorporated city or town.  
*Julie Hutcheson*  
Signature of Owner

THE STATE OF TEXAS §  
COUNTY OF PARKER §  
I, the undersigned authority on this day personally appeared *Julie Hutcheson* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Date July 28, 2019

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS  
ON THIS 28 DAY OF JULY, 2019  
*Henry A. Taylor*  
COUNTY JUDGE  
PRECINCT 10 COMMISSIONER  
*Steve Dugan*  
PRECINCT 14 COMMISSIONER  
*Larry Walden*  
PRECINCT 12 COMMISSIONER

**TRI COUNTIES SURVEYING**  
d.b.a. Trio / Delta Joint Venture  
118 LOCUST STREET, AZLE TX 76020  
OFFICE: 817-444-8365 FAX: 817-444-4367  
surveying@tricountiessurveying.com  
FIRM REGISTRATION: 10194482  
JCS# 1903071



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.  
*Onnie Reed*  
Onnie Reed, Registered Professional Land Surveyor, #4277  
Date 08-20-2019

