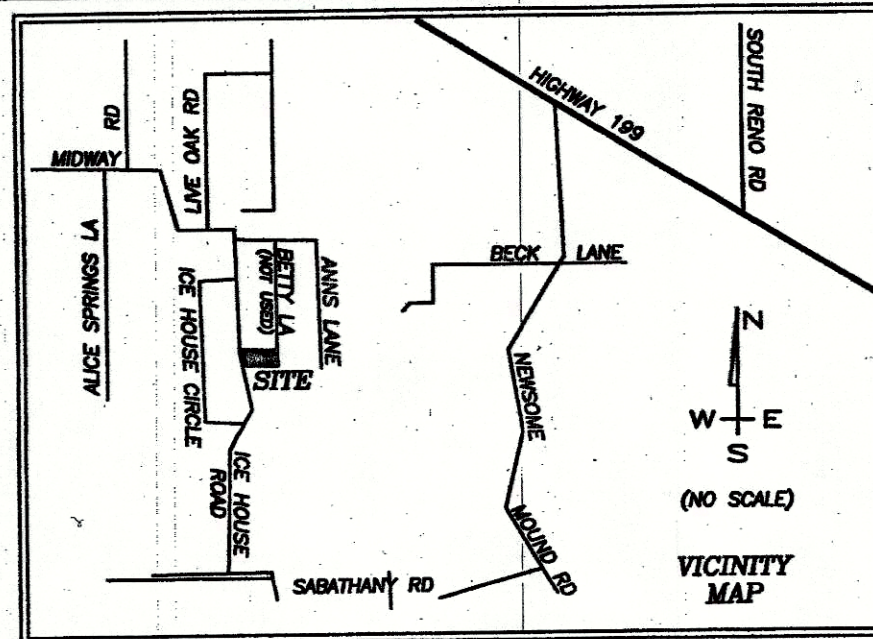
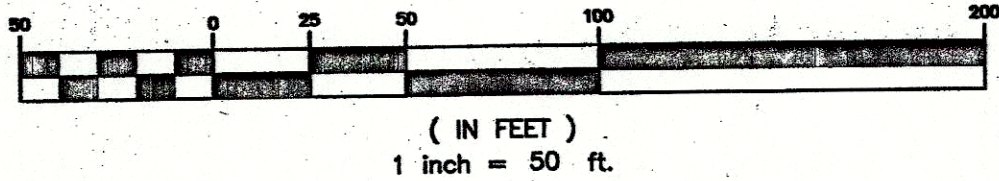


NORTH GRAPHIC SCALE



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.
 According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2006, 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.

STATE OF TEXAS §
 COUNTY OF PARKER §

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
 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 S88°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 S00°38'38"E, 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, 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)

Date 12-11-2019

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

Date 12-11-2019

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

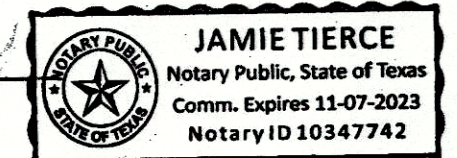
Date 12-15-19

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.

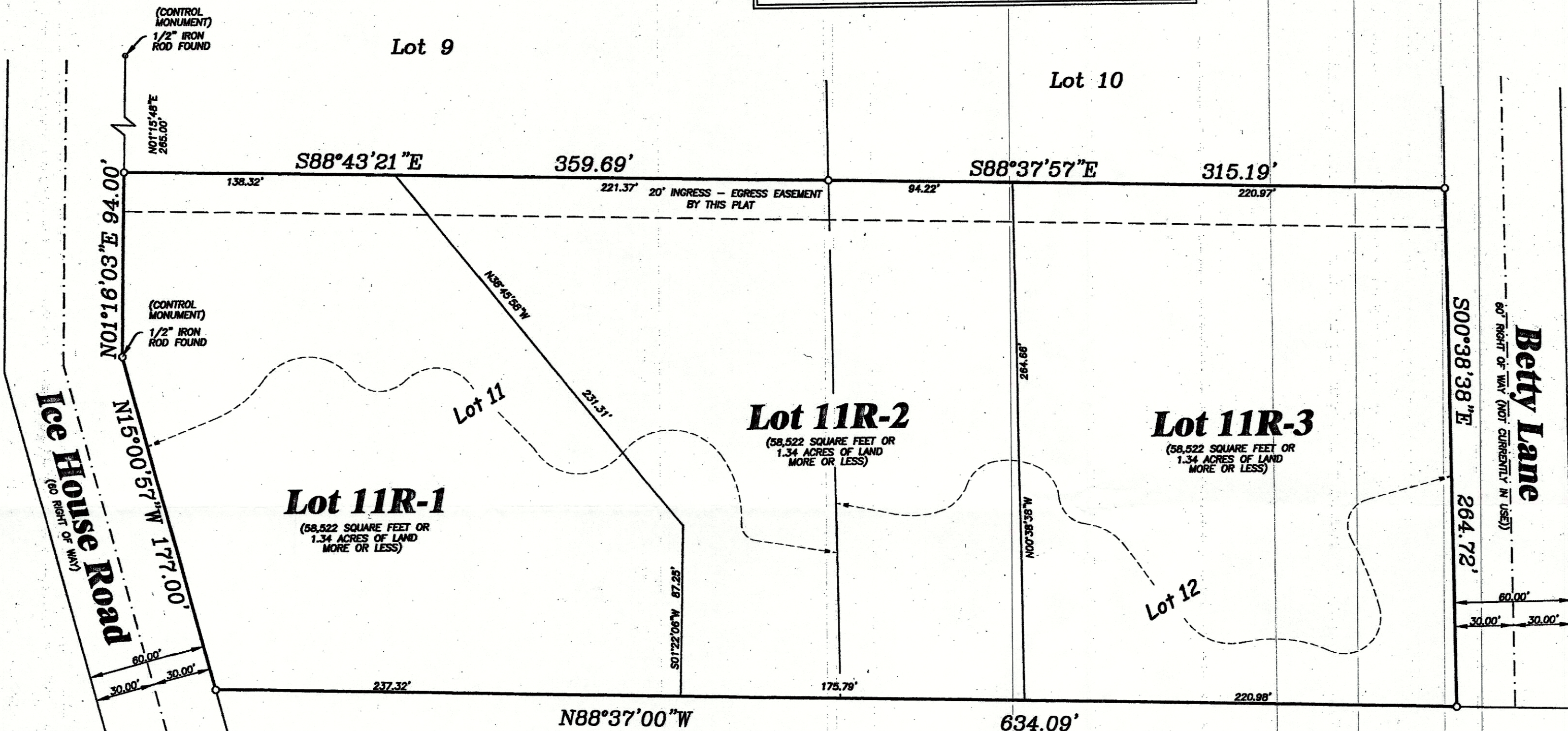
Given under my hand and seal of office this 16 day of December 2019.

Jamie Tierce
 Notary Public
 My Commission Expires 11-7-2023



ACCT. NO.: 17235
 SCH. DIST.: A-2
 CITY: A-8
 MAP NO.:

***NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE REFERENCES TO BLOCK 6 FOR SABATHANY ACRES.



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

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 201934568
 12/23/2019 02:08 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS
 COUNTY OF PARKER
 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.
Jamie Reed
 Landa Reed, Registered Professional Land Surveyor #4277
 Date 12-02-2019

THE STATE OF TEXAS §
 COUNTY OF PARKER §
 I, the undersigned, being the dedicatory and owner of the attached plat of said 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 purpose and consideration therein expressed and in the capacity therein stated.
 Given under my hand and seal of office this 16 day of December 2019.
Jamie Tierce
 Notary Public, State of Texas
 Comm. Expires 11-07-2023
 Notary ID 10347742

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 16 DAY OF December 2019
George Conley
 COUNTY JUDGE
 Precinct #1 Commissioner George Conley
 Precinct #2 Commissioner George Conley
 Precinct #3 Commissioner George Conley
 Precinct #4 Commissioner George Conley

AMENDING RE-PLAT
 SHOWING
Lots 11R-1, 11R-2 and 11R-3, Sabathany Acres

BEING A RE-PLAT OF LOTS 11 AND 12, 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.

17235.001.011.10 17235.001.011.00
 THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 446, DATE 12-23-19

