

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

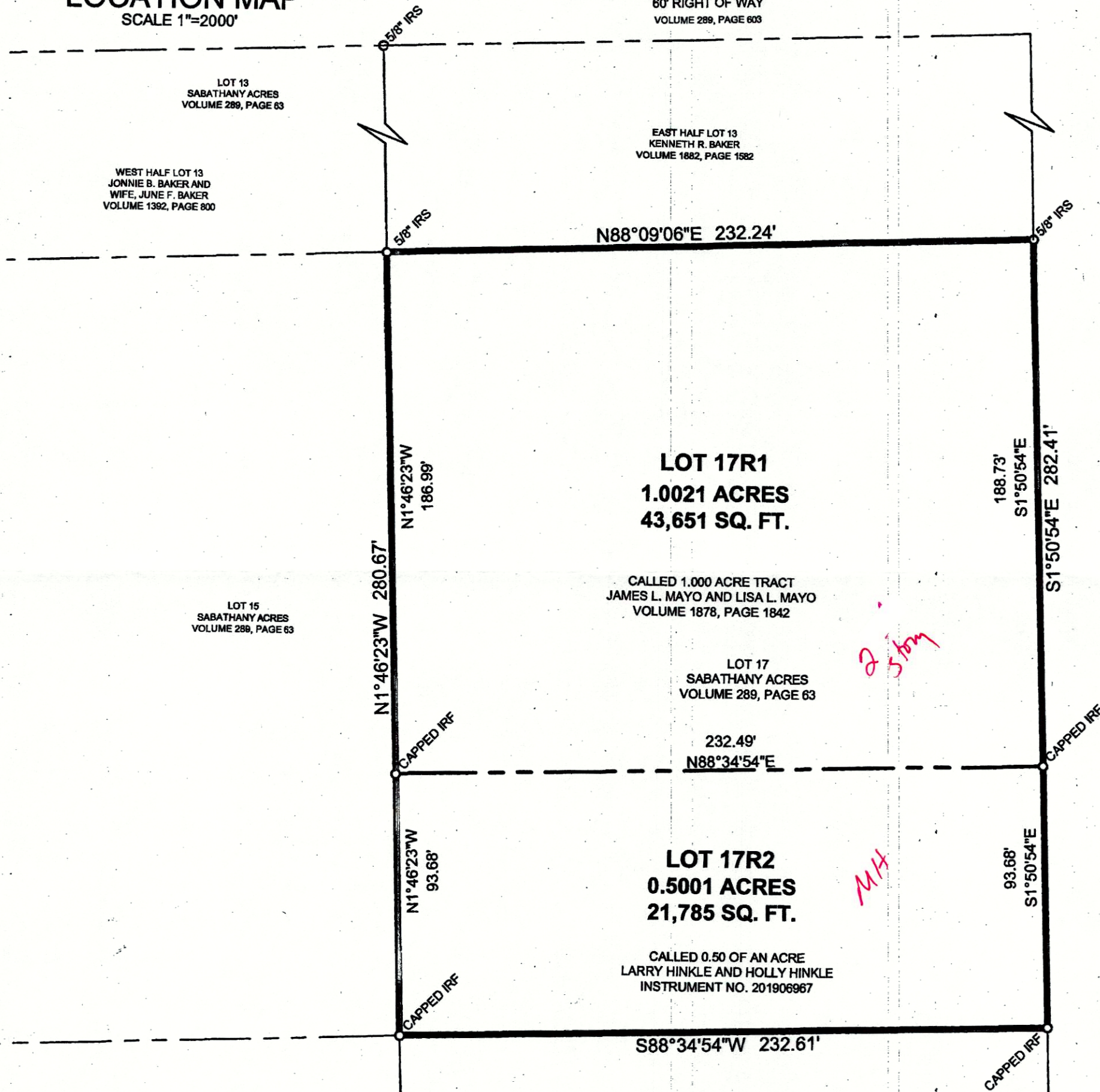
I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of Parker County, Texas.

James Paul Ward
 James Paul Ward
 Award Surveying, Inc.,
 252 West Main Street, Suite F
 Azle, TX 78020
 Registered Professional Land Surveyor #5606



LOCATION MAP
SCALE 1"=2000'

ANN'S LANE
60' RIGHT OF WAY
VOLUME 289, PAGE 603



ANN'S WAY
60' RIGHT OF WAY
VOLUME 289, PAGE 603

LOT 17R1
1.0021 ACRES
43,651 SQ. FT.

LOT 17R2
0.5001 ACRES
21,785 SQ. FT.

CALLLED 1.000 ACRE TRACT
JAMES L. MAYO AND LISA L. MAYO
VOLUME 1878, PAGE 1842

CALLLED 0.50 OF AN ACRE
LARRY HINKLE AND HOLLY HINKLE
INSTRUMENT NO. 201906967

OWNERS DEDICATION:

Whereas James L. Mayo and Lisa L. Mayo are the owners of a called a 1.000 acres tract of land as recorded in Volume 1878, Page 1842 of the Deed Records of Parker County, Texas and Larry and Holly Hinkle are the owner of a called 0.50 of an acre of a tract of land described in Instrument No. 201906967 of the Official Public Records of Parker County, being Lot 17 of SABATHANY ACRES, an addition in Parker County, Texas according to the plat thereof recorded in Volume 1523, Page 1662 of the Plat Records of Parker County, Texas and being situated in the N. GOSS SURVEY, Abstract No. 1754 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found for the southeast corner of said 0.50 of an acre tract, being the southeast corner of said Lot 17, the northeast corner of Lot 21 in said Sabathany Acres, and being in the west right-of-way line of Ann's Way, having a 60 foot right-of-way as dedicated in said Volume 289, Page 63;

THENCE South 88°34'54" West, along the common line of said Lots 17 and 21, a distance of 232.61 feet to a capped iron rod found for the common corner of said Lots 17, 21, 19 and 15, also being the southwest corner of said 0.50 of an acre tract;

THENCE North 1°46'23" West, along the common line of said Lots 17 and 15, pass at 93.68 feet pass a 1/2" capped iron rod found for the northwest corner of said 0.50 of an acre tract and the southwest corner of said 1.000 acre tract, continuing along the west line of said 1.000 acre tract, a distance of 280.67 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common corner of said Lots 17 and 15 and being in the south line of Lot 13 in said Sabathany Acres;

THENCE North 88°9'6" East, along the common line of said Lots 17 and 13, a distance of 232.24 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common east corner of said Lots 17 and 13, the northeast corner of said 1.000 acre tract and being in the west right-of-way line of Ann's Way.

THENCE South 1°50'54" East, along the east line of said Lot 17, pass at 188.73 feet a capped iron rod found for the southeast corner of said 1.000 acre tract and the northeast corner of said 0.50 of an acre tract, continuing in all a distance of 282.41 feet to the **POINT OF BEGINNING** and containing 1.5022 acres or 65,436 square feet;

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents: That,

James L. Mayo and Lisa L. Mayo and Rhonda L. Champ, Owners, do hereby adopt this plat designating the herein above property as

LOTS 17R1 and 17R2
SABATHANY ACRES

an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Owner acknowledges that it is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Witness my hand, this the 17 day of December 2019.

Lot 17R1

James L. Mayo
James L. Mayo
Lisa L. Mayo
Lisa L. Mayo

Lot 17R2

Larry Hinkle
Larry Hinkle
Holly Hinkle
Holly Hinkle

OWNER/DEVELOPER LOT 17R1
JAMES L. MAYO AND LISA L. MAYO
8620 ANNS LANE
WEATHERFORD TX 76085

OWNER/DEVELOPER LOT 17R2
LARRY AND HOLLY HINKLE
8636 ANNS LANE
WEATHERFORD TX 76085

SURVEYOR:
AWARD SURVEYING
252 WEST MAIN STREET, SUITE F
AZLE, TX 78020
817-332-9273
ATTN: PAUL WARD

201934570 PLAT Total Pages: 1



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared James L. Mayo 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 on this the 17 day of December 2019.

Kristen Silhavy
Notary Public, Parker County, Texas



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Lisa L. Mayo 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 on this the 17 day of December 2019.

Kristen Silhavy
Notary Public, Parker County, Texas

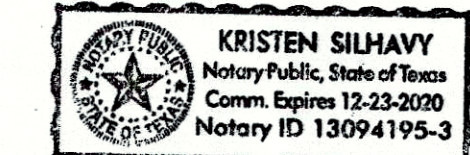


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Larry Hinkle 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 on this the 17 day of December 2019.

Kristen Silhavy
Notary Public, Parker County, Texas

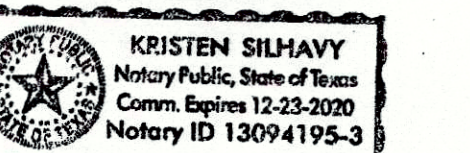


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Holly Hinkle 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 on this the 17 day of December 2019.

Kristen Silhavy
Notary Public, Parker County, Texas



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 13 day of December 2019.

George Conley
George Conley
Precinct #1

Craig Peacock
Craig Peacock
Precinct #2

Larry Walden
Larry Walden
Precinct #3

Steve Dugan
Steve Dugan
Precinct #4

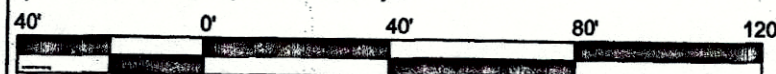
Pat Deen
Pat Deen
County Judge

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

17235.001.017-03
17235.001.017-00

GENERAL NOTES:

- 1.) Land use is designated as single family residential.
- 2.) 2 total lots, maximum lot size 1.0021 acres, minimum lot size 0.5001 of an acre.
- 3.) The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. According to Map No. 48367C0200E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



GRAPHIC SCALE SCALE IN FEET 1"=40'
A-WARD PROJECT NO: 2019-1349 ANNS LANE PLAT

E 447

FINAL PLAT
Lots 17R1 and 17R2
SABATHANY ACRES
an addition to Parker County, Texas, being a replat of a part of Lots 17 of SABATHANY ACRES, an addition to Parker County, Texas according to the plat thereof recorded in Volume 1523, Page 1662 of the Plat Records of Parker County, Texas, and being a part of the N. GOSS SURVEY, Abstract No. 1754
1.5022 acres
September 26, 2019

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

201934570
12/23/2019 02:17 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 78020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPLS Firm No. 10194435