

I, EDDIE E. TURNER, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

E. Turner
EDDIE E. TURNER

202144081 PLAT Total Pages: 1

STATE OF TEXAS }
COUNTY OF PARKER }

Whereas Debra A. Provence and Eddie E. Turner, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land, said tract being all of Lots 25 & 26, SABATHNEY ACRES PARK, an Addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 529, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at capped iron found at the Northwest corner of said Lot 25 and the Southwest corner of Lot 24 and at the Southeast corner of that certain tract of land described in deed to Roy L. Hargrove and Aida V. Hargrove, recorded in Volume 2014, Page 1622, Real Records, Parker County, Texas, and the Northeast corner of that certain tract of land described in deed to Wayne Sullens and Shelli Sullens, recorded in Volume 2763, Page 1746, Real Records, Parker County, Texas;

THENCE S 85°36'27" E, with the common line of said Lot 25 and said Lot 24, 392.46 feet to a 1/2" iron found at the Northeast corner of said Lot 25 and the Southeast corner of said Lot 24 and being in the West line of Bryon Drive and being for the beginning of a curve to the left whose radius is 50.00 feet;

THENCE with the West line of said Bryon Drive and with said curve to the left whose chord bears S 42°45'59" E, 73.36 feet and being an arc length of 82.36 feet to a 1/2" iron found at the Northeast corner of said Lot 26 and the Northwest corner of Lot 27;

THENCE South, with the common line of said Lot 26 and said Lot 27, 268.20 feet to a 1/2" iron found at the Southeast corner of said Lot 26 and the Southwest corner of said Lot 27 and being in the North line of that certain tract of land described in deed to Olsen Four, LLC., recorded in Volume 2768, Page 1480, Real Records, Parker County, Texas;

THENCE S 89°53'18" W, with the South line of said Lot 26 and the North line of said Volume 2768, Page 1480, 439.65 feet to a 1/2" iron found at the Southwest corner of said Lot 26 and the South corner of said Lot 25 and being for the Southeast corner of said Volume 2763, Page 1746;

THENCE N 00°14'17" W, with the common line of said Lot 25 and said Volume 2763, Page 1746, 352.97 feet to the POINT OF BEGINNING and containing 3.346 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Debra A. Provence and Eddie E. Turner, acting by and thru their duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 25R & 26R
SABATHNEY ACRES PARK,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 7 day of November, 2021.

Debra A. Provence (Turner)
Debra A. Provence

Eddie E. Turner
Eddie E. Turner

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Debra A. Provence, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of November, 2021.

Camille
Notary Public State of Texas

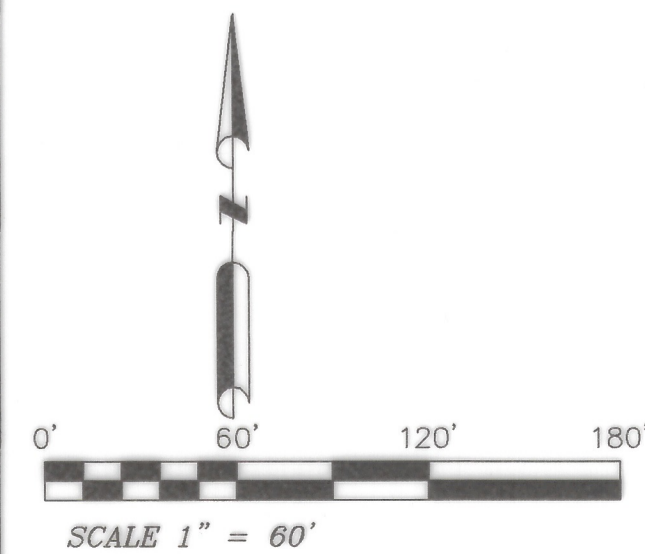
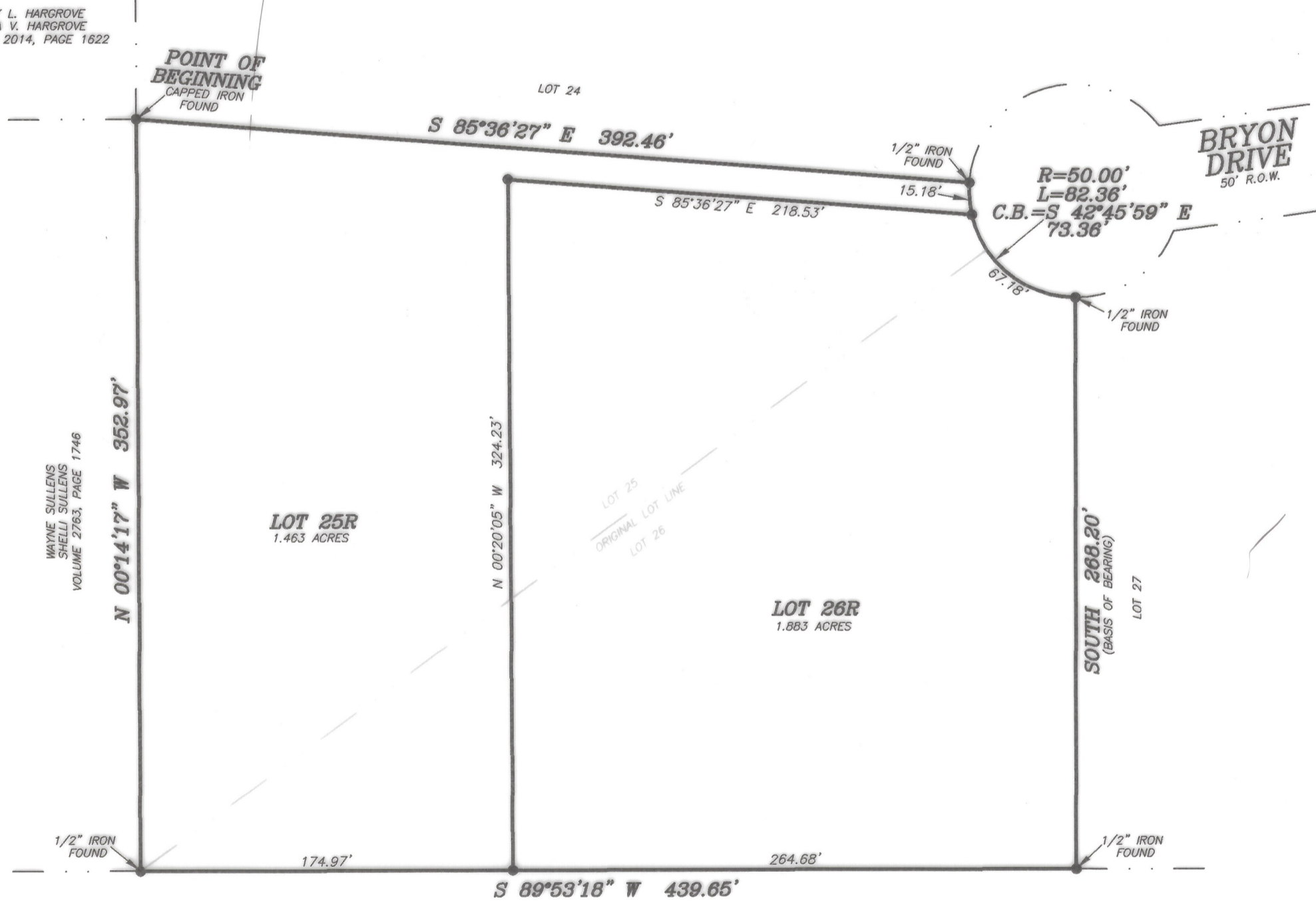
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Eddie E. Turner, known to me to be 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7 day of November, 2021.

Eddie E. Turner
Notary Public State of Texas

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 01, 2021

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202144081
11/10/2021 12:28 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
DEBRA A. PROVENCE
EDDIE E. TURNER
245 BRYON DRIVE
WEATHERFORD, TEXAS 76085

17240
AZ
M-8

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 7 DAY OF November, 2021.

George A. Conley COMMISSIONER PRECINCT #1
George A. Conley COMMISSIONER PRECINCT #2
George A. Conley COMMISSIONER PRECINCT #3
George A. Conley COMMISSIONER PRECINCT #4

Re-Plat
Lots 25R & 26R,
SABATHNEY ACRES PARK
an Addition to Parker County, Texas
and being a re-plat of Lots 25 & 26, Sabathney Acres
Park, recorded in Cabinet A, Slide 529, Plat Records,
Parker County, Texas and being 3.346 acres of land.

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