

State of Texas
County of Parker

Whereas, Anthony Tissera, being the sole owner of a 2.200 acre tract situated in the Texas & Pacific Railway Company Survey #115, Abstract No. 1392, Parker County, Texas, same being all of Lot 1-R1, Arena Place, according to the plat recorded in Cabinet F, Slide 746, Plat Records, Parker County, Texas (P.R.P.C.T.), and being a portion of that certain called 9.996 acre tract described in instrument to Anthony Tissera, recorded under Clerk's File Number 202313108, Official Public Records, Parker County, Texas, (O.P.R.P.C.T.), said 2.200 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a 1/2" capped iron rod found in the east right-of-way of Gilliland Road (a paved surface), being the westerly common corner of said Lot 1-R1, Arena Place and Lot 1-R2, said Arena Place, and being the northwest and beginning corner of the herein described tract:

THENCE N 87°02'00" E 413.79 feet, with the common line of said Lots 1-R1 and 1-R2, Arena Place, to a 1/2" iron rod found at the northeast corner of said Lot 1-R1, Arena Place, for the northeast corner of said 2.200 acre tract and the herein described tract:

THENCE S 02°58'00" E 229.69 feet, with the common line of said Lots 1-R1 and 1-R2, Arena Place, to a 1/2" iron rod found in the north line of Lot 2-R2, said Arena Place, being the southeast corner of said Lot 1-R1, Arena Place and the herein described tract:

THENCE S 87°02'00" W 420.64 feet, with the common line of said Lots 1-R1 and 2-R2, Arena Place, to a 1/2" iron rod found in the east right-of-way of said Gilliland Road, being the westerly common corner of said Lots 1-R1 and 2-R2, Arena Place and being the southwest corner of the herein described tract:

THENCE N 01°15'32" W 229.80 feet, with the common line of said Gilliland Road and said Lot 1-R1, Arena Place, to the POINT OF BEGINNING, and containing 2.200 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: AND5656-RP2
Field Date: May 29, 2025
Revised Date: May 30, 2025



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. FW236885 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Vol. 231, Pg. 460 (approximate location shown, no width given); Vol. 693, Pg. 120 (adjacent to County Rd on the West property line, no width given); Vol. 1731, Pg. 482; Vol. 1836, Pg. 729 (Blanket); Vol. 2610, Pg. 39 (amended in C.F. No. 202414542); Vol. 2628, Pg. 735 (approximate location shown, no width given); D.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 752, Pg. 665 (expired in 1998); D.R.P.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

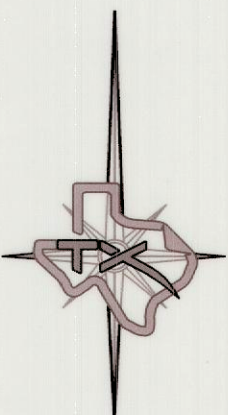
According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

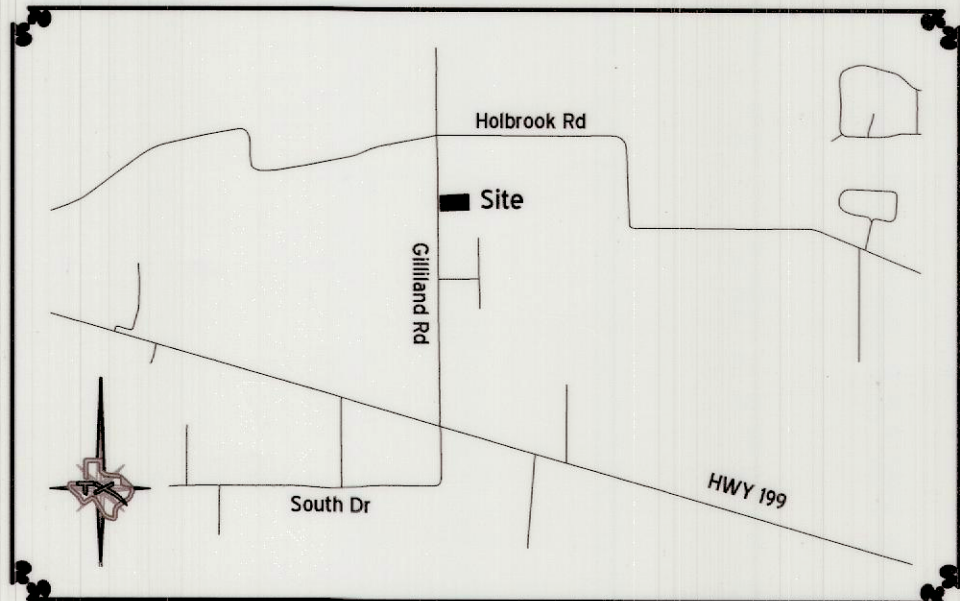
6) C.I.R.S. = set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com

Owner(s):
Anthony Tissera
5921 Sterling Dr
Colleyville, TX 76034

1" = 100'



Vicinity Map (not to scale)

202520120 PLAT Total Pages: 1



Sheet 1 of 1

Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Anthony Tissera, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-R1-1 and 1-R1-2, Arena Place, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 17th day of June, 2025.

By:

Anthony Tissera (Owner)

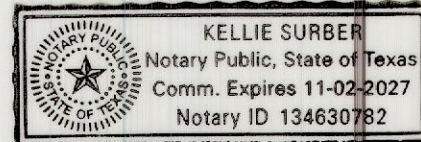
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Anthony Tissera, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 17th day of June, 2025.

Kellie Surber
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 28th day of July, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Parker County Notes:

- A) Water is to be provided by Walnut Creek Special Utility District.
B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
C) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and is subject to fines.
D) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.
E) 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 availability.
F) At time of plat, Gilliland Road has a posted speed limit of 35 miles per hour.
G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
H) Lots 1-R1-1 and 1-R1-2 are required to share one drive entrance, off of Gilliland Road, via a 30 by 45 foot Private Shared Access Easement (as shown), dedicated by this plat. Each lot owner is equally responsible for shared maintenance.
I) Variance for driveway distances was approved by the Commissioners' Court on May 27, 2025.

Lot #	Culvert Size & Type
1-R1-1	18" C.M.P. (shared)
1-R1-2	18" C.M.P. (shared)

Replat Lots 1-R1-1 and 1-R1-2 Arena Place

an addition in Parker County, Texas

Being a 2.200 acre tract situated in the Texas & Pacific Railway Company Survey No. 115, Abstract No. 1392, Parker County, Texas, same being Lot 1-R1, Arena Place, according to the plat recorded in Cabinet F, Slide 746, Plat Records, Parker County, Texas

June 2025

TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202520120
07/28/2025 02:35 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 147