

OWNER/DEVELOPER:
Sam Gandee and
Monia Marie Gandee
5009 Old Springtown Road
Weatherford, TX 76085
(817) 597-0372

SURVEYOR:
McIlroy Engineering
504 W. Baylor Street
Weatherford, TX 76086
(817) 594-6464

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County Texas, on this the 28th day of August, 2023.

Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct # 1

Jacob Holt
Jacob Holt
Commissioner Precinct # 2

Absent
Larry Walden
Commissioner Precinct # 3

Mike Hale
Mike Hale
Commissioner Precinct # 4

JOHN THOMAS SURVEY
Abstract No. 1295

LEGAL DESCRIPTION AND OWNERS DEDICATION

Being all that certain lot, tract or parcel of land lying and being situated in Parker County, Texas, and being 5.24 acres of land, more or less, in the Texas & Pacific Railway Company Survey, Section No. 93, Abstract No. 1466, being a part of a called 64.84 acre tract of land described in deed dated May 15, 1992 to Sam Gandee and Monia Marie Gandee recorded in Volume 1529, Page 294, Real Records of Parker County, Texas (R.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" inside diameter steel pipe found in the south fence line of Friendship Road for the northeast corner of said Gandee tract of land;

THENCE with the line common to said Gandee tract of land and a called 163 acre tract of land described in deed dated December 23, 1998 to The Shaw Family Limited Partnership recorded in Volume 1795, Page 679, R.R.P.C.T., South 00°57'09" East, 510.86 feet to a railroad cross tie fence post found;

THENCE continuing with said common line, South 00°03'24" East, 119.13 feet to a 1/2" diameter steel bar with plastic cap stamped "McIlroy RPLS 5136" set;

THENCE leaving said common line, and over and across said 64.84 acre Gandee tract of land, South 89°08'54" West, 345.78 feet to a 1/2" diameter steel bar with plastic cap stamped "McIlroy RPLS 5136" set;

THENCE North 00°57'09" West, 656.86 feet to a 1/2" diameter steel bar with plastic cap stamped "McIlroy RPLS 5136" set in the approximate centerline of Friendship Road;

THENCE, with the approximate centerline of Friendship Road, North 89°08'17" East, 347.64 feet to a 1/2" diameter steel bar with plastic cap stamped "McIlroy RPLS 5136" set;

THENCE, leaving the centerline of Friendship Road, South 00°57'09" East, 26.94 feet to the Place of Beginning and containing 5.24 acres of land, more or less.

NOW THEREFORE WE, SAM GANDEE and MONIA MARIE GANDEE, owners of the land shown on this plat and whose names are subscribed hereto, dedicate to the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed, and designate the same as LOT 1, BLOCK 1, FRIENDSHIP HILL.

LIENHOLDER:

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Signature of Lienholder _____ Bank _____ Date _____

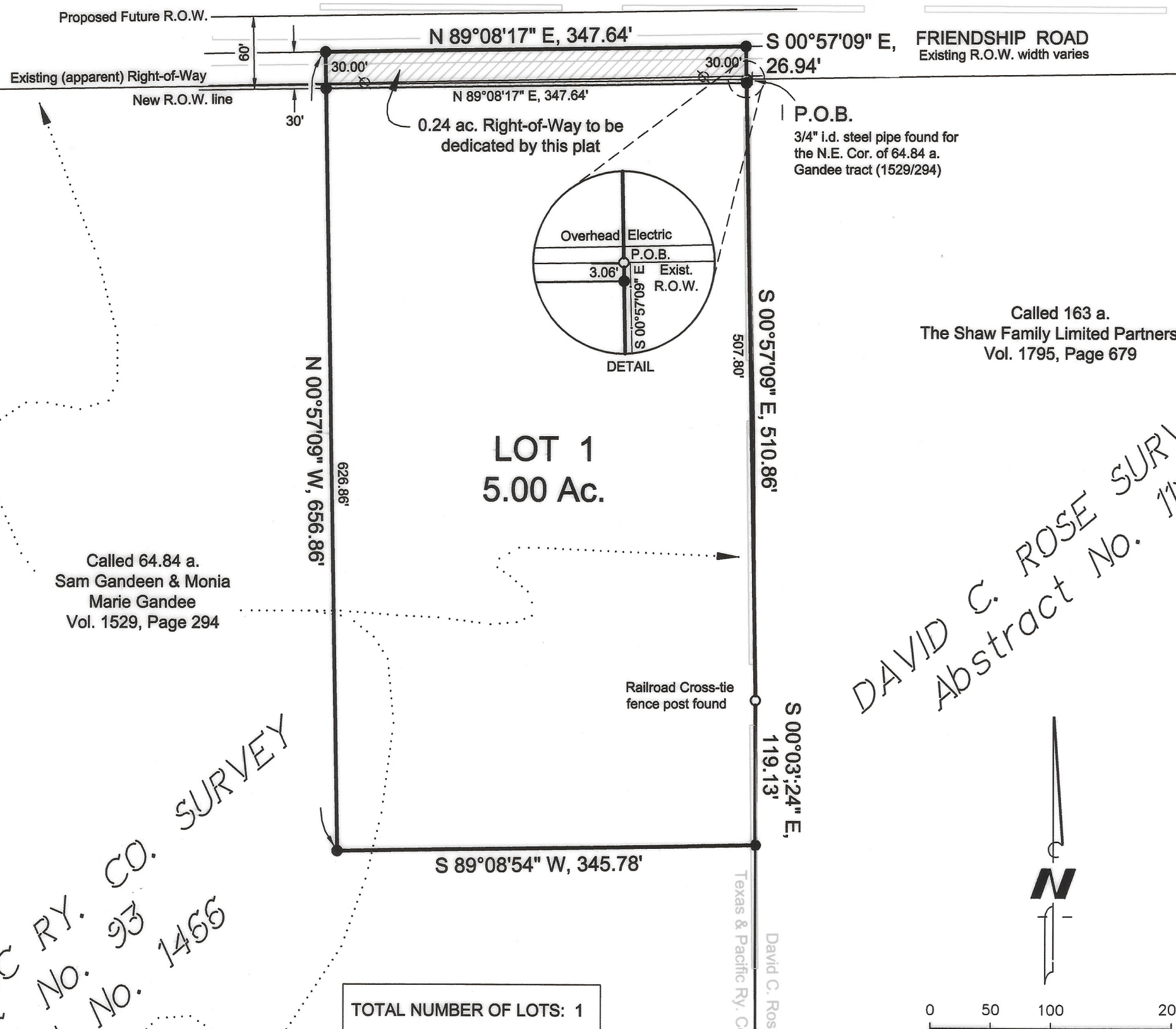
TITLE _____

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority on this day personally appeared _____, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

Notary Public in and for the State of Texas



LEGEND

△ Survey control point	⊗ Power pole, Tele. pole
⊠ Water meter	⊙ Light pole
⊗ Water valve	⊕ Guy wire anchor
⊙ Sprinkler head	⊙ Manhole, Sanitary sewer
⊠ Telephone cable riser	⊕ Manhole, Telephone
⊙ Gas valve	⊙ San. Sewer clean out
⊙ Gas meter	○ steel rod (or other type mon. as labeled) found
⊠ Electric meter	● 1/2" dia. steel rod (or other type mon. as labeled) set
⊙ Fire hydrant	□ Concrete monument found
	■ Concrete monument set

21466.009.000.00

TEXAS & PACIFIC RY. CO. SURVEY
SEC. No. 93
Abstract No. 1466

- NOTES:**
- According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0300E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.
 - Existing easements and underground utilities other than any shown on this map or plat may exist. Call Tx811 prior to performing any excavation.
 - 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.
 - Water is to be obtained by buyer(s) via private water well(s).
 - Sewer is to be provided by private on-site sewer facilities subject to approval by Parker County.
 - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. Distances shown are measured, and where G.P.S. was used, have been converted to surface.
 - 1/2" diameter steel bars with plastic cap stamped "McIlroy RPLS 5136" set at each lot corner unless labeled otherwise.

COUNTY CLERK
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle, County Clerk
Parker County, TX
PLAT

202322681
08/29/2023 09:04 AM
Fee: 76.00

12461
WE
I-11
NWE

SURVEYOR'S CERTIFICATE

I 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.

Charles Robert McIlroy
Charles Robert McIlroy, Registered Professional Land Surveyor
State of Texas Registration Number 5136



We, Sam Gandee and Monia Marie Gandee, being the dedicators and owners of this plat of said subdivision, do hereby certify that tract is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

BY: *Sam Gandee* DATE: 8/22, 2023
Monia Gandee 8/22 2023

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Sam Gandee, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of August, 2023.

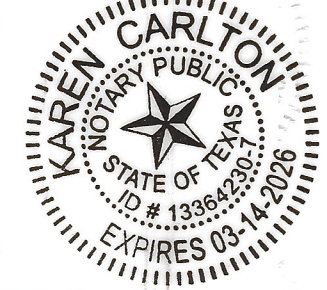
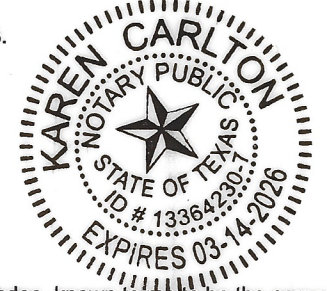
Karen Carlton
Notary Public in and for the State of Texas

STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Monia Marie Gandee, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of August, 2023.

Karen Carlton
Notary Public in and for the State of Texas



- FINAL PLAT -
**LOT 1, BLOCK 1,
FRIENDSHIP HILL**

BEING 5.24 Acres of Land Located in the T. & P. Ry. Co.
Survey, Section No. 93, Abstract No. 1466, Parker County,
Texas
July, 2023

MCILROY ENGINEERING

504 W. Baylor St.
Weatherford, Texas 76086
TEL: (817) 594-6464
E-MAIL: c_mcilroy@att.net
TX SURVEYING FIRM #10104800 TX ENGINEERING FIRM #F-7877

F556

3/8" dia. steel spike found for the S.E. Cor. Gandee 64.84 a. tract
calculated position of S.W. Cor. Rose Survey & a NEC of T&P Ry. Co. Survey No. 93 brs. S. 375.00'