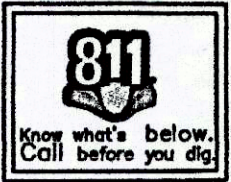


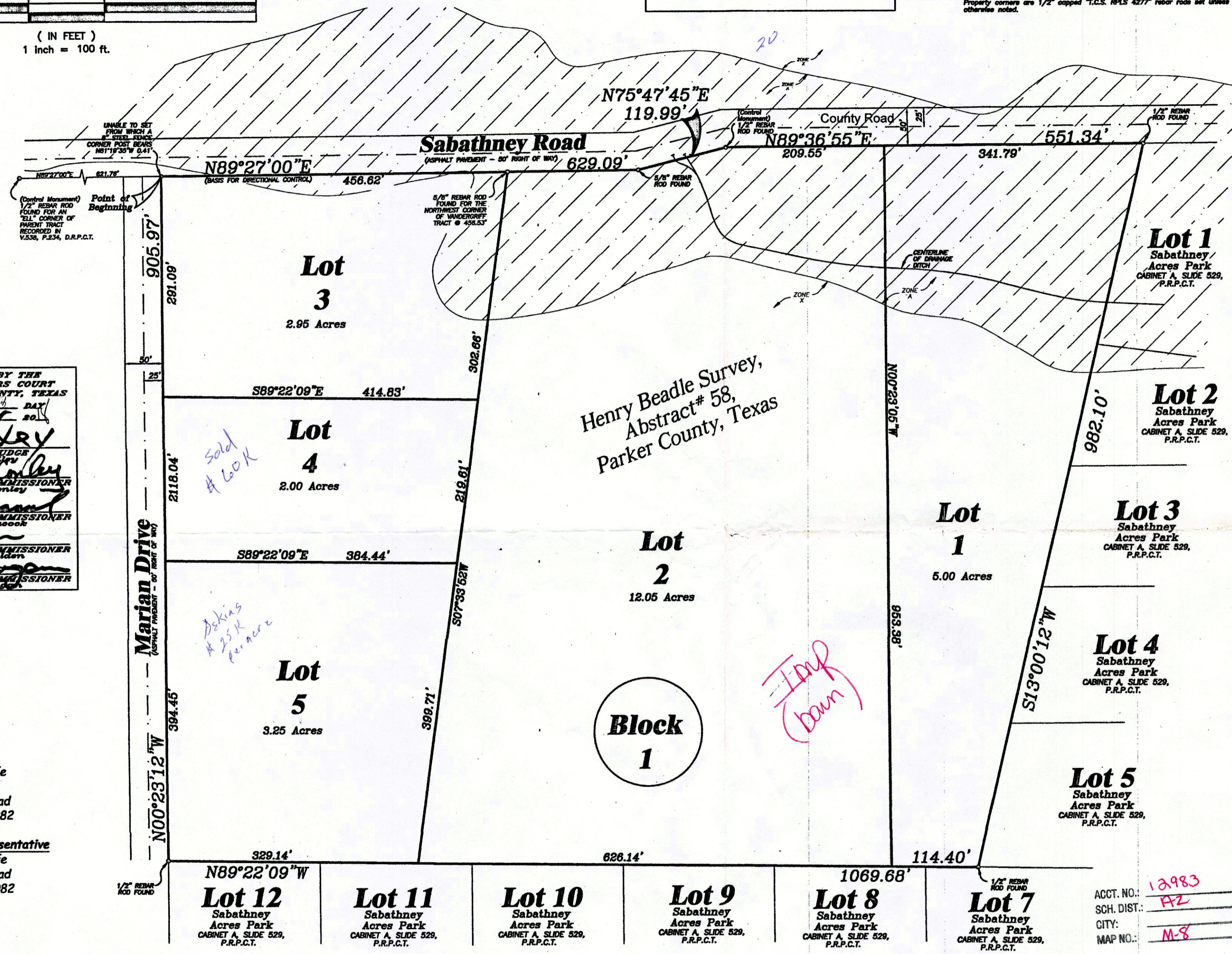
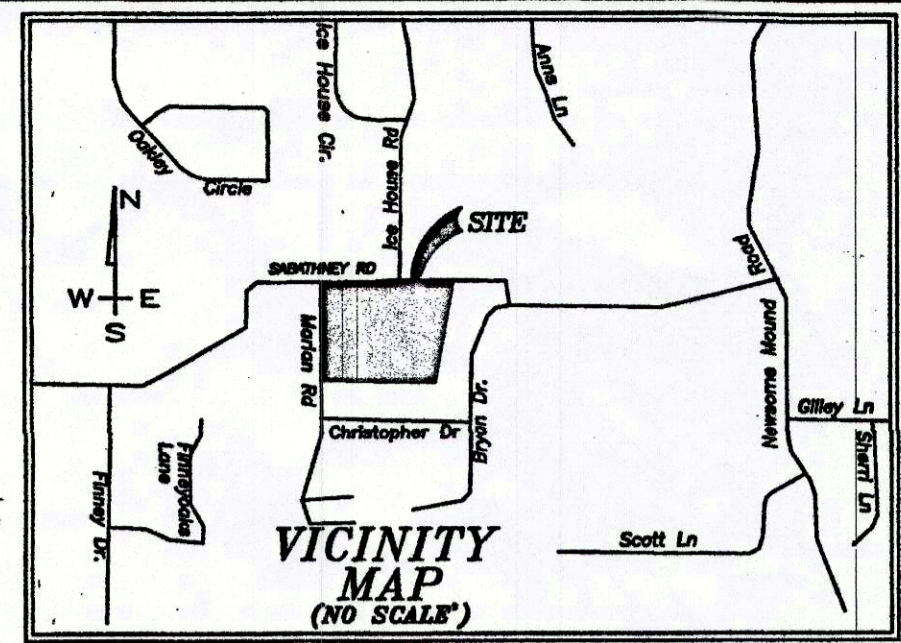


(IN FEET)
1 inch = 100 ft.



CLERK STICKER
201820259 PLAT Total Pages: 1

NOTES:
This plat represents property which has been plotted 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 Unincorporated, Community Panel No. 483367C 0200 E, Dated September 26, 2006, 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. RPL5 4277" rebar rods set unless otherwise noted.



APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 20th DAY OF MAY 2018
COUNTY JUDGE: *George J. Wiley*
PRECINCT #1 COMMISSIONER: *George J. Wiley*
PRECINCT #2 COMMISSIONER: *Steve Dudge*
PRECINCT #3 COMMISSIONER: *Steve Dudge*
PRECINCT #4 COMMISSIONER: *Steve Dudge*
PRECINCT #5 COMMISSIONER: *Steve Dudge*

Ownership
Matthew John Wolfe
Tawna G. Wolfe
7000 Sabathney Road
Springtown, TX 76082
682-225-1546
Development Representative
Matthew John Wolfe
7000 Sabathney Road
Springtown, TX 76082
682-225-1546

STATE OF TEXAS §
COUNTY OF PARKER §
OWNER'S ACKNOWLEDGEMENT AND DEDICATION

We, the undersigned, owners of the land shown on this plat within the area described by legal description:

Being a tract of land situated in the Henry Beadle Survey, Abstract Number 58, Parker County, Texas, being a 25.25 Acres tract of land conveyed to Matthew John Wolfe and Tawna G. Wolfe by Deed of Trust with the Veterans Land Board as recorded in Document Number 201715592 of the Official Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwest corner of the said 25.25 Acre tract, from which an 8" Steel Fence Post found bears N.81°19'35"W, 0.41 of a foot and a 1/2" Rebar Rod found, (CONTROL MONUMENT), at an "ELL" corner of a Tract of land described by deed to Vandergriff Construction Company and recorded in Volume 538, Page 234, of the Official Records, of Parker County, Texas, said point being the intersection of the east line of Marian Drive a fifty, (50) feet wide right of way and the south line of Sabathney Road, a fifty (50), wide right of way;

Thence N89°27'00"E, (Basis For Directional Control), 629.09 feet along the south line of said Sabathney Road to a 1/2" Rebar Rod found;

Thence N75°47'45"E, 119.99 feet continuing along the south line of said Sabathney Road to a 1/2" Rebar Rod found, (Control Monument);

Thence N89°36'55"E, 551.34 feet continuing along the south line of said Sabathney Road to a 1/2" Rod found for the northeast corner of the herein described tract, also being the northwest corner of Lot 12, Sabathney Acres Park according to the Plat recorded in Cabinet A, Slide 529, Plat Records, Parker County, Texas;

Thence S13°00'12"W, 982.10 feet along the common west line of said Sabathney Acres Park to a 1/2" Rebar Rod found at the southwest corner of Lot 5 and being in the north line of Lot 7 of said Sabathney Acres Park;

Thence N89°22'09"W, 1069.68 feet along the common line with said Sabathney Acres Park to a 1/2" Rebar Rod found at the Northwest corner of Lot 12 of said Sabathney Acres Park, said Rod also being in the east line of aforementioned Marian Drive;

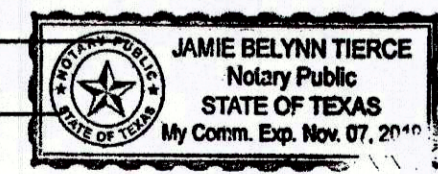
Thence N.00°23'12"W, 905.97 feet along the east line of said Marian Drive to the POINT OF BEGINNING and containing 25.25 Acres of land more or less.

Matthew John Wolfe
Matthew John Wolfe
8/16/18
Date
Tawna G. Wolfe
Tawna G. Wolfe
8/16/18
Date

STATE OF Texas §
COUNTY OF Parker §

BEFORE ME, the undersigned authority, on this day personally appeared Matthew John Wolfe and Tawna G. Wolfe, 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 16th day of August, 2018.
Jeane Brunson
Notary Public
8/17/2019
My Commission Expires



FINAL PLAT SHOWING Lots 1-5, Block 1, HEC Estates

BEING A PLAT OF 25.25 ACRES SITUATED IN THE HENRY BEADLE SURVEY, ABSTRACT NUMBER 58, PARKER COUNTY, TEXAS, AND BEING A BEING THAT SAME TRACT OF LAND CONVEYED TO MATTHEW JOHN WOLFE AND TAWNA G. WOLFE, AS DESCRIBED BY DOCUMENT 201715593, PARKER COUNTY, TEXAS.

THE STATE OF TEXAS §
COUNTY OF PARKER §
I, *Matthew John Wolfe*, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within () mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said *Springtown, Texas*.
Matthew John Wolfe
Signature of Owner

THE 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.
Lonnie Reed
Lonnie Reed, Registered Professional Land Surveyor #4277

08-21-2018
Date

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson
201820259
08/13/2018 11:37 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

20058.011.000.00

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 139, DATE

