



202306028 PLAT Total Pages: 1
OFFICIAL PUBLIC RECORDS

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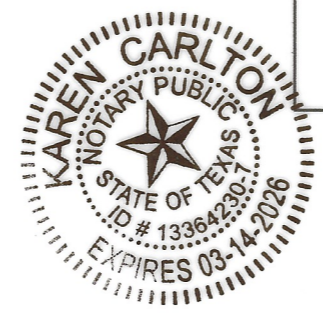
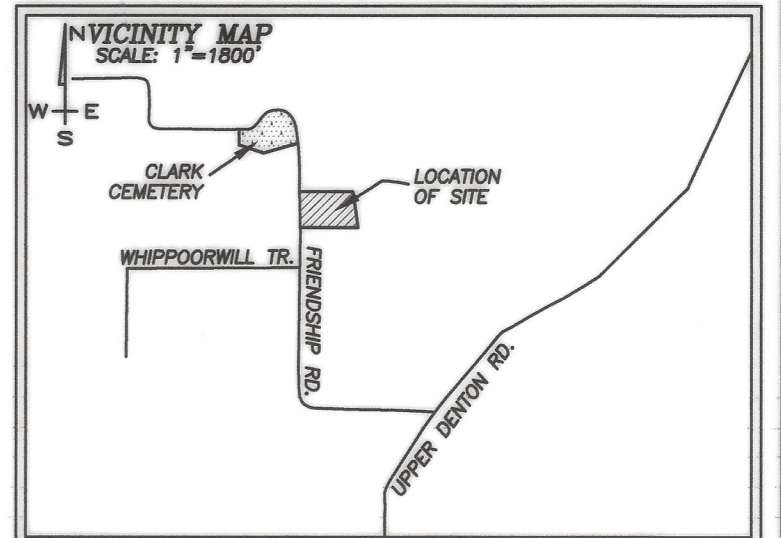
Lila Deakle
OFFICIAL PUBLIC RECORDS

202306028
03/13/2023 02:40 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Matthew Hickey
V.2273, P.880,
O.R.P.C.T.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
ON THIS THE 13TH DAY OF March 2023
COUNTY JUDGE Pat Deery
PRECINCT #1 COMMISSIONER George Conley
PRECINCT #2 COMMISSIONER Jacob Holt
PRECINCT #3 COMMISSIONER Larry Walden
PRECINCT #4 COMMISSIONER Mike Hale

THE STATE OF TEXAS
COUNTY OF PARKER
I, Glenda K. Sanders, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.
Signature of Owner: Glenda K. Sanders
THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on this day personally appeared Glenda K. Sanders, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this the 28th day of February, 2023.
Karen Carlton
Notary Public in and for State of Texas



Nell R. McAnally
V.225, P.49,
D.R.P.C.T.

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Glenda K. Sanders, being the owner of 4.085 acres of land in the Lewis P. McDonald Survey, Abstract Number 860, Parker County, Texas and being recorded in Volume 1418, Page 327, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar rod found (Control Monument) for the southeast corner of the Sanders Tract, same being the northeast corner of a tract of land described in a deed to Stan Garner and wife, Minnie Garner recorded in Document Number 201613533, Official Records, Parker County, Texas and being in the west line of a tract of land described in a deed to Benita Cole recorded in Volume 1618, Page 1435, Official Records, Parker County, Texas;

THENCE S88°15'00"W. (BASIS FOR DIRECTIONAL CONTROL), 543.86 feet (DEED=543.45') along the common line of the Sanders Tract and the Garner Tract to a 5/8" rebar rod found (Control Monument) in the east line of Friendship Road for the southwest corner of the Sanders Tract;

THENCE N00°38'00"W., 347.56 feet along the east line of Friendship Road to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the Sanders Tract, same being the southwest corner of a tract of land described in a deed to Matthew Hickey recorded in Volume 2273, Page 880, Official Records, Parker County, Texas;

THENCE N89°57'56"E. (DEED=N89°58'22"E), 503.86 feet (DEED=504.12') along the common line of the Sanders Tract, the Hickey Tract, and a tract of land described in a deed to Nell R. McAnally recorded in Volume 225, Page 49, Deed Records, Parker County, Texas to a 100d nail found for the northeast corner of the Sanders Tract;

THENCE S07°29'47"E. (DEED=S07°23'E), 334.09 feet (DEED=333.95') along the common line of the Sanders Tract, the McAnally Tract, and the Cole Tract to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Glenda K. Sanders, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Sanders Subdivision, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 28th day of February, 2023.
Glenda K. Sanders
Glenda K. Sanders

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared representative for Glenda K. Sanders, known to me to be the entity whose name is 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 28th day of February, 2023.
Karen Carlton
Notary Public My Commission Expires 3-14-26

1/2" CAPPED T.C.S. RPLS 4277" REBAR ROD SET

(DEED=N89°58'22"E)
N89°57'56"E

(DEED=504.12')
503.86'

100d NAIL FOUND

(DEED=S07°23'E)
S07°29'47"E
50.53'

N00°38'00"W

Friendship Road

279.02'

Lot 1
(2.085 ACRES OF LAND MORE OR LESS)

Block 1

Lot 2
(2.000 ACRES OF LAND MORE OR LESS)

Benita Cole
V.1618, P.1435,
O.R.P.C.T.

N89°57'56"E

220.63'

N01°45'00"W

220.21'

N88°15'00"E

293.59'

347.56'

S88°15'00"W
(BASIS FOR DIRECTIONAL CONTROL)

543.86'
(DEED=543.45')

Point of Beginning

(Control Monument)
5/8" REBAR ROD FOUND

Lewis P. McDonald Survey,
Abstract# 860,
Parker County, Texas

Stan Garner and wife, Minnie Garner
Doc# 201613533,
O.R.P.C.T. 20860.015.002.00

17225
WE
J-11
NWE

FINAL PLAT SHOWING
LOTS 1 AND 2, BLOCK 1,
Sanders Subdivision

AN ADDITION IN PARKER COUNTY, AND BEING 4.085 ACRES OF LAND SITUATED IN THE LEWIS P. MCDONALD SURVEY, ABSTRACT NUMBER 860, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 448, DATE 3/13/23

TRI SURVEYING COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tes4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 22110492

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
01-10-2023

Ownership:
Glenda K. Sanders
1429 Friendship Road
Weatherford, TX 76085

- NOTES:
1) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48367C 0300 E, Dated September 26, 2008, this tract is in Zone X, an area not in the 1% annual chance flood.
2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
3) Water source are private water wells.
4) Sewage are to be On Site Sewage Facilities (septic systems).
5) Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.

