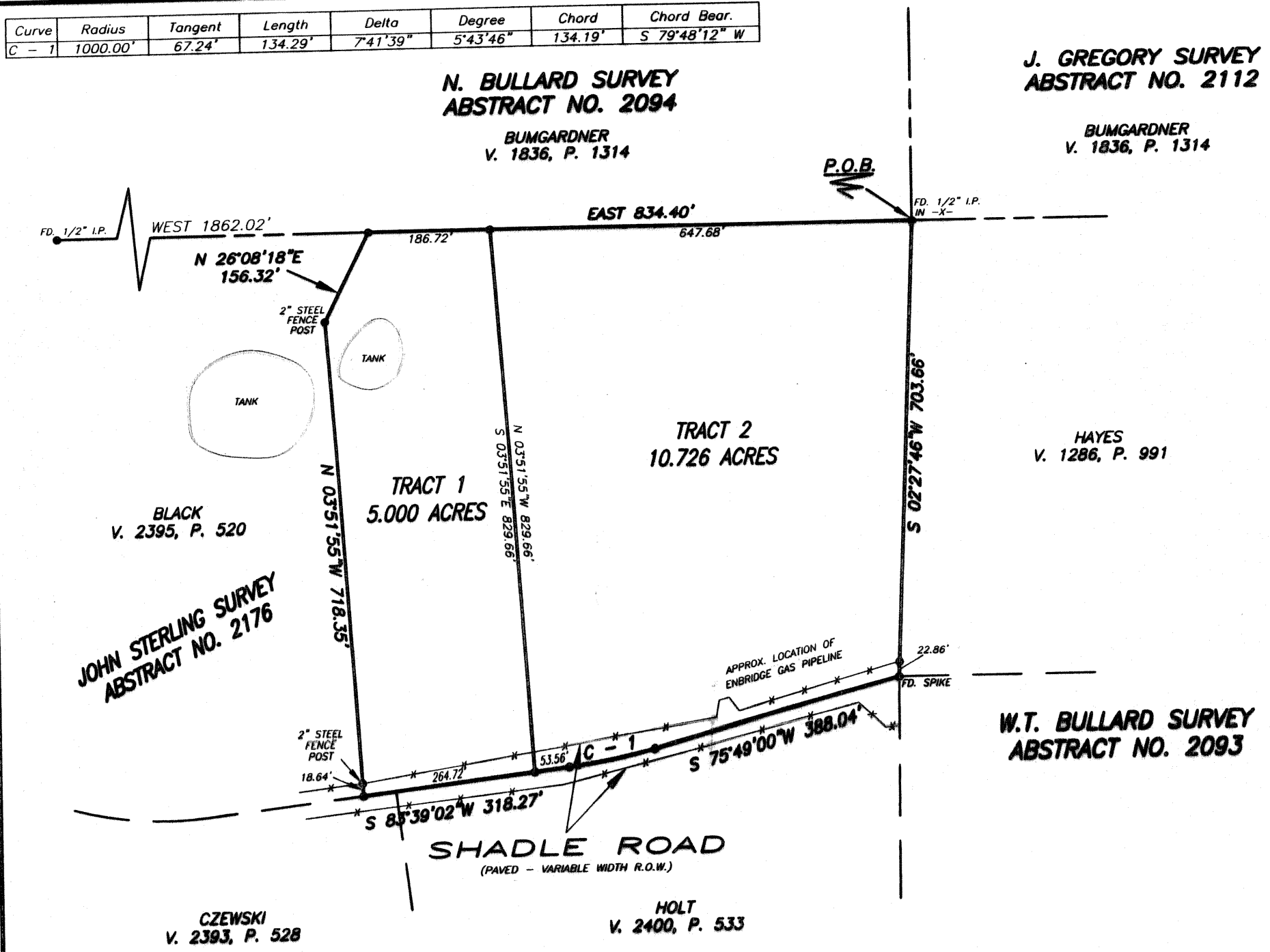


Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C-1	1000.00'	67.24'	134.29'	7°41'39"	5°43'46"	134.19'	S 79°48'12" W

C-390



Doc# 590146
Book 2418 Page 1918

LT1-2-590146-1

LT2-2418-1918-1

Doc# 590146 Fees: \$66.00
03/22/2006 10:25AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRANCE BRINSON, COUNTY CLERK

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, KEITH & JOANNA SAUNDERS, being the sole owners of a 15.726 acres tract of land out of the JOHN STERLING SURVEY, ABSTRACT NO. 2176, Parker County, Texas; being all of that certain 15.726 acres tract of land being described in Volume 2388, Page 850, Real Records, Parker County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron pipe at the northeast corner of said Saunders tract and the JOHN STERLING SURVEY, ABSTRACT NO. 2176, in the south line of that certain tract conveyed to Bumgardner in Volume 1836, Page 1314 (R.R.P.C.T.), same being the northwest corner of that certain tract conveyed to Hayes in Volume 1286, Page 991 (R.R.P.C.T.), for the northeast and beginning corner of this tract.

THENCE S 02°27'46" W at 680.80 feet pass a set 1/2" iron rod in the north right of way fence of Shadle Road (a paved surface), and in all 703.66 feet along the east line of said Saunders tract, the west line of said Hayes tract, and the general line of a fence, to a found spike in the approximate centerline of said Shadle Road, at the southwest corner of said Hayes tract, same being the northeast corner of that certain tract of land conveyed to Holt in Volume 2400, Page 533, (R.R.P.C.T.), for the southeast corner of this tract.

THENCE S 75°49'00" W 388.04 feet along the approximate centerline of said Shadle Road and the north line of said Holt tract to a set spike, for a corner of this tract.

THENCE Southwesterly along the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 07°41'39", a chord of S 79°48'12" W 134.19 feet, and an arc distance of 134.29 feet along the approximate centerline of said Shadle Road and the north line of said Holt tract to a set spike, for a corner of this tract.

THENCE S 83°39'02" W 318.27 feet along the approximate centerline of said Shadle Road and the north line of said Holt tract, to a set spike at the southeast corner of that certain tract of land conveyed to Black in Volume 2395, Page 520, (R.R.P.C.T.), for the southwest corner of this tract.

THENCE N 03°51'55" W at 18.64 feet pass a 2" steel fence corner in the north right of way fence of said Shadle Road, and in all 718.35 feet along the west line of said Saunders tract, the east line of said Black tract, and the general line of a fence to a 2" steel fence corner, for a corner of this tract.

THENCE N 26°08'18" E 156.32 feet along the west line of said Saunders tract and the east line of said Black tract, to a set 1/2" iron rod at the northwest corner of said Saunders tract, for the northwest corner of this tract.

THENCE EAST 834.40 feet along the north line of said Saunders tract to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KEITH & JOANNA SAUNDERS (OWNERS) do hereby adopt this plat designating the herein above described real property as LITTLE SHADLE ESTATES, TRACT 1 & TRACT 2, AN ADDITION TO PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

WITNESS my hand at Weatherford, Parker County, Texas
this the 22 day of March, 2006.

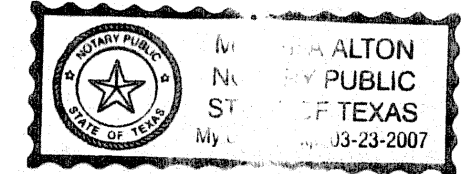
Keith Saunders
KEITH SAUNDERS
Joanna Saunders
JOANNA SAUNDERS

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Keith Saunders, known to me by the person whose name is subscribed to the above and forgoing 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 March, 2006.

Marion A. Carter
Notary Public in and for the State of Texas

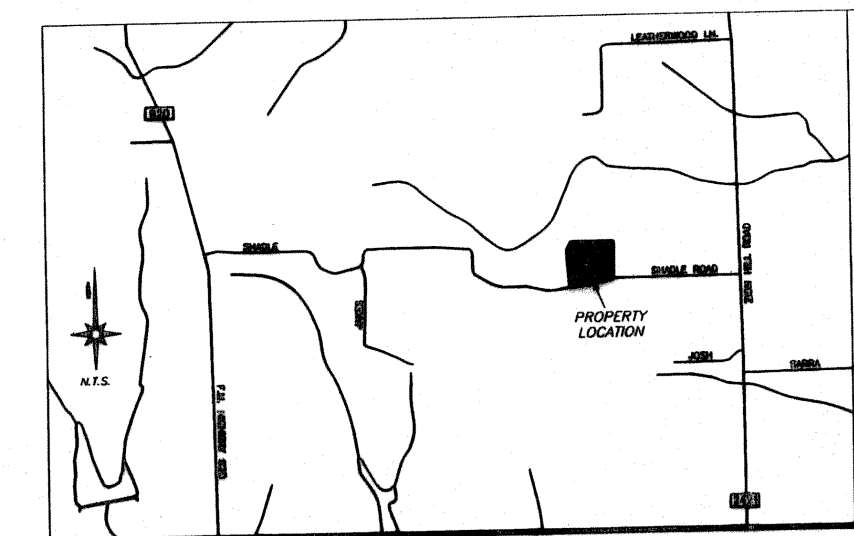


SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
817-594-0400 JN050918AP03-20-06, 050918.CRD.
MARCH 2006.

ACCT. NO.: 14575
SCH. DIST.: PE
CITY: CO
MAP NO.: G-7
ALL OF: 22176-1-1-0



LITTLE SHADLE ESTATES
TRACT 1 & TRACT 2
AN ADDITION TO PARKER COUNTY, TEXAS

A 15.726 ACRES SUBDIVISION OUT OF
THE JOHN STERLING SURVEY, ABSTRACT NO. 2176
PARKER COUNTY, TEXAS
FEBRUARY 2006

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403

J. GREGORY SURVEY
ABSTRACT NO. 2112

BUMGARDNER
V. 1836, P. 1314

HAYES
V. 1286, P. 991

W.T. BULLARD SURVEY
ABSTRACT NO. 2093

N. BULLARD SURVEY
ABSTRACT NO. 2094

BUMGARDNER
V. 1836, P. 1314

TRACT 2
10.726 ACRES

TRACT 1
5.000 ACRES

BLACK
V. 2395, P. 520

JOHN STERLING SURVEY
ABSTRACT NO. 2176

CZEWSKI
V. 2393, P. 528

HOLT
V. 2400, P. 533

STATE OF TEXAS
COUNTY OF PARKER

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.

Keith Saunders
Keith Saunders
Title

STATE OF TEXAS
COUNTY OF PARKER

I, Keith & Joanna Saunders being the dedicators and owners of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction (ETJ) of any City or Town.

Keith Saunders
Keith Saunders
Joanna Saunders
Joanna Saunders

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 22 day of March, 2006.

Max Kil
COUNTY JUDGE

Absent
Commissioner Precinct #1

John
Commissioner Precinct #3

Absent
Commissioner Precinct #2

Jim Webster
Commissioner Precinct #4

LOT SIZES:
TRACT 1 - 5.000 ACRES - 217,800 SQ. FT. - 0.11± ACRE IN ROAD
TRACT 2 - 10.726 ACRES - 467,224 SQ. FT. - 0.35± ACRE IN ROAD

- NOTES:
- THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0050 B, DATED SEPTEMBER 27, 1991.
 - ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 - LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE, CALL UTILITY PROVIDERS AND/OR 1-800-DIG-TESS, BEFORE CONSTRUCTION.
 - WATER WILL BE ON-SITE FACILITIES.
 - SEWER WILL BE ON-SITE FACILITIES.
 - BEARINGS CORRELATED TO THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN V. 2379, P. 764, R.R.P.C.T.

NORTH

OWNER/DEVELOPER:
KEITH & JOANNA SAUNDERS
227 BLUE BELL COURT
WEATHERFORD, TEXAS 76088

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086

GRAPHIC SCALE - FEET