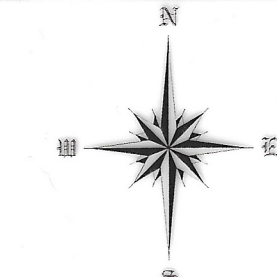


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT	DEGREE OF CURVE
C-1	60.00'	65.33'	62.15'	S 31°11'35" E 36.33'	95°29'35"	
C-2	60.00'	188.50'	120.00'	N 90°00'00" W 0.00'	95°29'35"	
C-3	60.00'	60.33'	57.82'	N 28°48'25" E 32.99'	95°29'35"	



J. SHADLE SURVEY
A-2067

201.70 ACRE TRACT
DENNIS L. SISK
TO
BRYSON ADAMS
INST. NO. 202112167
O.P.R.P.C.T.

JOB NUMBER 305-21A

LEGEND

- () = DEED CALL
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = SURVEY CORNER
- = FINCH LINE
- = WATER LINE
- = TRACT LINE
- = HISTORIC LINE
- = SURVEY LINE
- O. P. R. P. C. T. = OFFICIAL PUBLIC RECORDS PARKER COUNTY TEXAS
- P. R. P. C. T. = REAL RECORDS OF PARKER COUNTY TEXAS
- D. R. P. C. T. = DEDICATED RECORDS OF PARKER COUNTY TEXAS

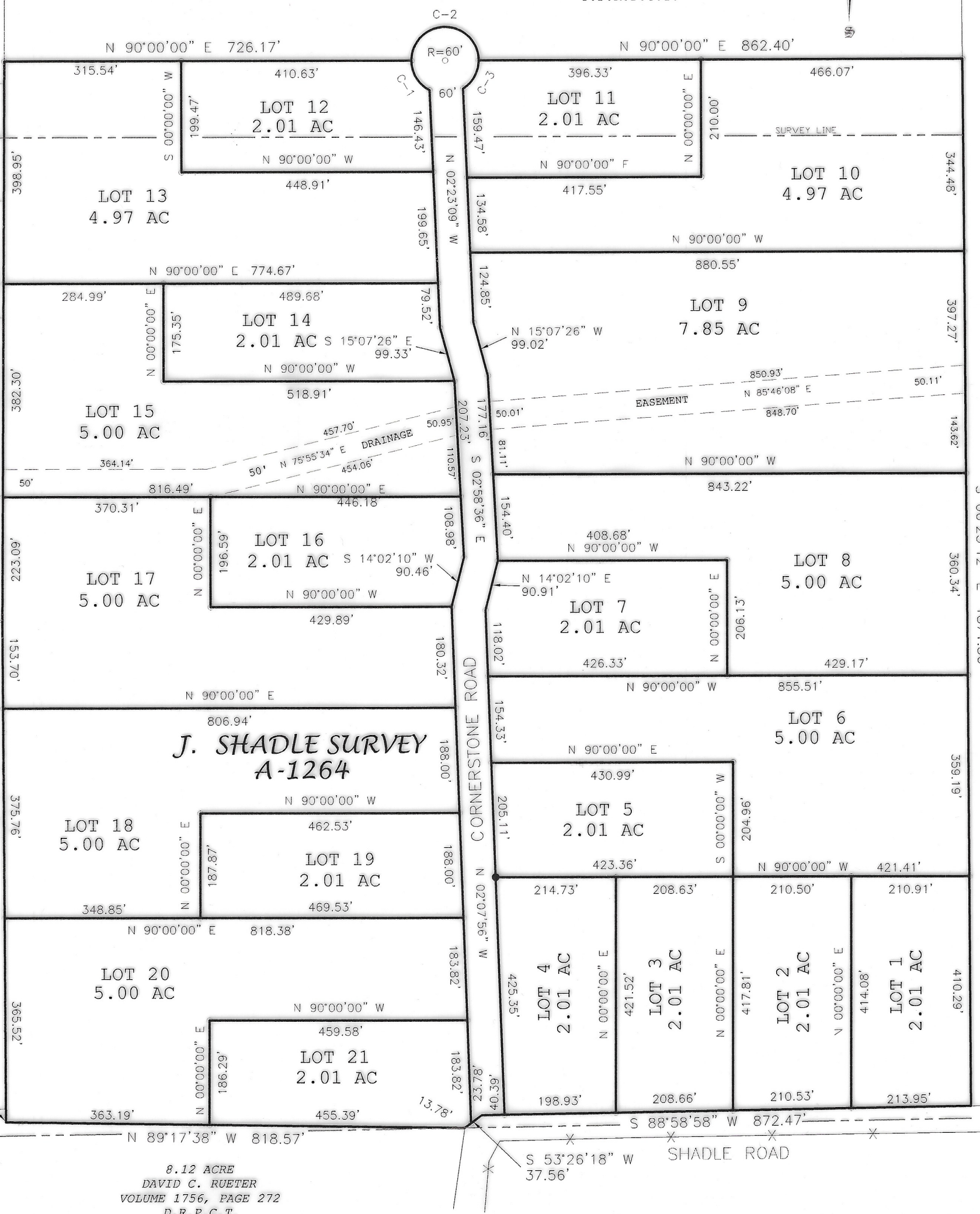
202116323 PLAT Total Pages: 1

FINAL PLAT SHADLE ESTATES LOTS 1 - 21

AN ADDITION TO PARKER COUNTY, TEXAS
RECORDED IN (DOC NO. 202112167), OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
BEING 74.71 ACRES SITUATED IN AND BEING A PORTION OF THE
J. SHADLE SURVEY, ABSTRACT NUMBER 1264
AND THE J. SHADLE SURVEY, ABSTRACT NUMBER 2067, PARKER COUNTY, TEXAS

ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP FOR PARKER COUNTY, TEXAS, COMMUNITY-PANEL NO. 48367C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS NOT IN A FLOOD ZONE (ZONE A) AS SHOWN ON MAP.

RC SURVEYING
108 MITCH CT., BOYD TEXAS 76023
325-647-4818-ROYPFINGSTEN4@GMAIL.COM
T.B.P.L.S. FIRM NUMBER 10194196



VARAS TO FEET - DIVIDE BY .36
FEET TO VARAS - MULTIPLY BY .36

DEVELOPER:
BRYSON ADAMS
2121 McCLENDON ROAD
WEATHERFORD, TEXAS 76088
817-253-2494

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS REQUIRED BY COUNTY STATUTES."

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

"THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.00232. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY."

- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:
FRONT BUILDING LINES=50 FEET
REAR BUILDING LINES= 20 FEET
SIDE BUILDING LINES= 20 FEET
 - UNLESS NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 10 FOOT DRAINAGE EASEMENT ALONG THE FRONT, REAR, AND SIDE LOT LINES.
 - UNLESS NOTED OTHERWISE ON THE FACE OF THE PLAT, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 15 FOOT UTILITY EASEMENT ALONG ALL PUBLIC STREET FRONTAGES.
 - 1/2 INCH CAPPED IRON ROD STAMPED RPLS 4405 SET AN ALL CORNERS UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAT.
 - BEARING AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD.83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
 - TOTAL LINEAR LENGTH OF STREETS: 1892.28'
 - WATER SOURCE: INDIVIDUAL PRIVATE WATER WELLS.
 - WASTE WATER: INDIVIDUAL ON SITE WASTE WATER SYSTEM.
 - TOTAL NUMBER OF LOTS = 21
 - SUBDIVISION IS LOCATED IN THE PEASTER ISD.

THE STATE OF TEXAS:
COUNTY OF PARKER

I, BRYSON ADAMS, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID ADDITION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS:
COUNTY OF PARKER:
WHEREAS, BRYSON ADAMS, BEING THE OWNER OF 74.71 ACRES OF LAND (DOCUMENT NO. 202112167), SITUATED IN PARKER COUNTY, TEXAS, AND BEING PART OF A 201.70 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED TO BRYSON ADAMS, RECORDED IN DOCUMENT NUMBER 202112167, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING A PORTION OF THE J. SHADLE SURVEY, ABSTRACT NUMBER 1264, AND THE J. SHADLE SURVEY, ABSTRACT NUMBER 2067, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING, at a 1/2 inch iron rod found in an old fence corner and being the Southwest corner of said 201.70 acre tract, and being in the North line of an 8.12 acre tract of land that is described in a deed to David C. Rueter, recorded in Volume 1756, Page 272, Deed Records of Parker County, Texas, for the Southwest corner of this tract;
THENCE, N 00° 23' 19" W 894.98 feet, with the general course of an old fence line and being the West line of said 201.70 acre tract and the East line of a 50 acre tract of land that is described in a deed to Jim Lankford, recorded in Document Number 201501136, said Official Public Records, to a 1/2 inch iron rod found at an old Cross Tie Corner post, and being the Northeast corner of said 50 acre tract and the Southeast corner of the Aviara Ridge Subdivision, as shown on the Plat Recorded in Cabinet E, Slide 426, Plat Records of Parker County, Texas, for a corner of this tract;
THENCE, with the East line of said Aviara Ridge Subdivision, along the general course of a fence, N 00° 16' 25" E 1004.34 feet, to a 1/2 inch iron rod set, for the Northwest corner of this tract;
THENCE, crossing said 201.70 acre tract, as follows, N 90° 00' 00" E 726.17 feet, to a 1/2 inch iron rod set, with the arc of a curve to the right that has a Radius of 60.00 feet, an Arc distance of 188.50 feet, and being subtended by a Chord of N 90° 00' 00" E 120.00 feet, to a 1/2 inch iron rod set, and N 90° 00' 00" E 862.40 feet, to a 1/2 inch iron rod set in the East line of said 201.70 acre tract and being in the West line of a 77.75 acre tract of land that is described in a deed to Aaron Chandler Sanders, recorded in Volume 343, at Page 559, said Deed Records, for a the Northeast corner of this tract;
THENCE, S 00° 25' 12" E 1871.56 feet, with the general course of a fence, to a 1/2 inch iron rod found in a fence corner on the North line of Shadle Road, a paved County Road, and being the Southeast corner of said 201.70 acre tract, for the Southeast corner of this tract;
THENCE, with the general course of a fence along the North line of said Shadle Road, as follows, S 88° 58' 58" W 872.47 feet, to a 4 inch pipe post, and S 53° 26' 18" W 37.56 feet, to a 1/2 inch iron rod set in a fence corner on the North line of said 8.12 acre tract, for a corner of this tract;
THENCE, N 89° 17' 38" W 818.57 feet, with the general course of a fence, to the point of beginning and containing 74.71 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, BRYSON ADAMS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

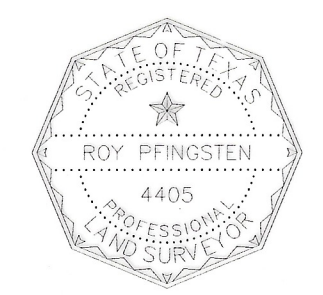
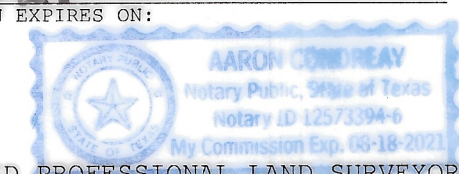
WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS 21 DAY OF April, 2021.

Bryson Adams
BRYSON ADAMS
THE STATE OF TEXAS:
COUNTY OF PARKER:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYSON ADAMS, KNOWN TO ME BY THE PERSONS 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 21 DAY OF April 2021

Aaron Condrey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
8-18-21

MY COMMISSION EXPIRES ON:



THE STATE OF TEXAS:
COUNTY OF PARKER:

I, ROY PFINGSTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 10, 2021.

Roy Pfingsten
ROY PFINGSTEN
RPLS NO. 4405 OF TEXAS

LIENHOLDER ACKNOWLEDGEMENT: **17284 PE F-7**

FIRST NATIONAL BANK:

Bill Baker
BILL BAKER,

THIS THE 21 DAY OF April, 2021

Aaron Condrey
NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET E, SLIDE 735

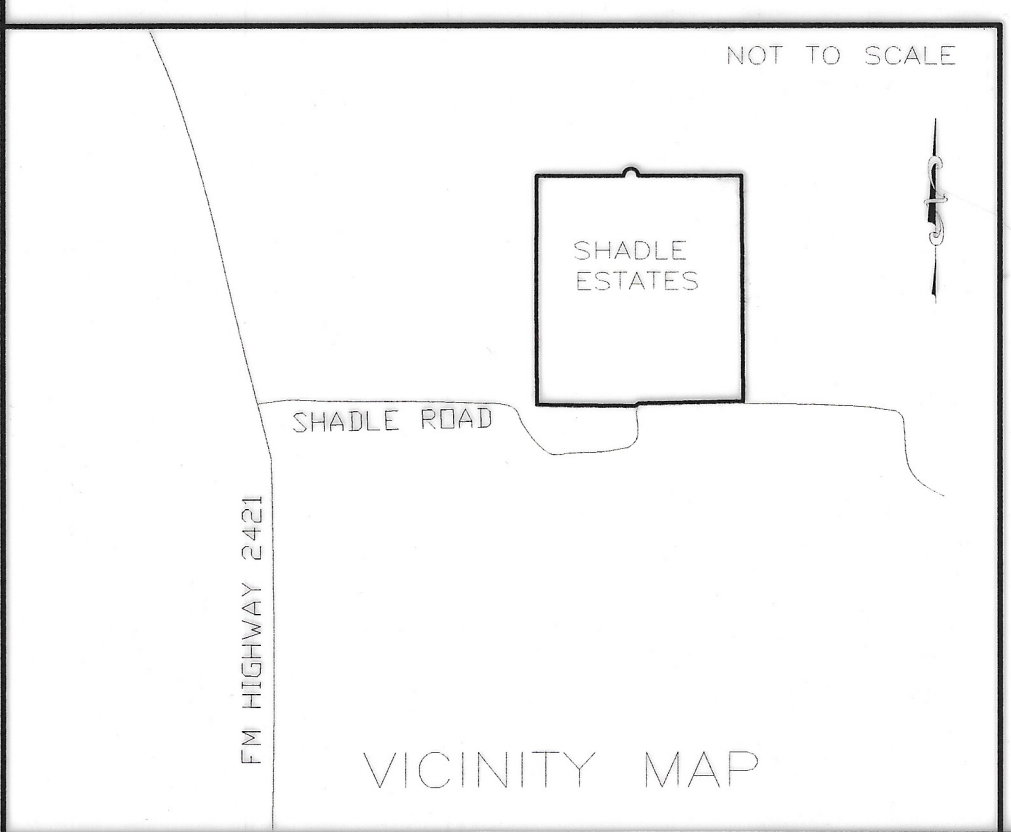
DATE 4-27-2021

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,

THIS 20 DAY OF April, 2021

- PAT DEEN, COUNTY JUDGE
- George A. Conley
GEORGE CONLEY, COMMISSIONER, PRECINCT NO. 1
- Craig Peacock
CRAIG PEACOCK, COMMISSIONER, PRECINCT NO. 2
- Larry Walden
LARRY WALDEN, COMMISSIONER, PRECINCT NO. 3
- Steve Dugan
STEVE DUGAN, COMMISSIONER, PRECINCT NO 4



COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202116323
04/27/2021 08:32 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SHEET 1 OF 1