

THE STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 28 DAY OF March, 2022.

OWNER'S CERTIFICATE
 That I, iLLI, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SHADLE HILLS. This plat being a subdivision of 19.058 acres out of the Northwest 1/4 of Section No. 180, T. & P. RR. Co. Survey (J. Shadle, Jr. Survey), Abstract No. 1264 and Section No. 205, T. & P. RR. Co. Survey, Abstract No. 1477, both in Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

LEGAL DESCRIPTION
 Of a 19.058 acres tract of land out of the Northwest 1/4 of Section No. 180, T. & P. RR. Co. Survey (J. Shadle, Jr. Survey), Abstract No. 1264 and Section No. 205, T. & P. RR. Co. Survey, Abstract No. 1477, both in Parker County, Texas; being part of a certain 50.729 acres tract described in Document No. 202200040 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:
 Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of F.M. Highway No. 920 and in the west line of said 50.729 acres tract for the northwest and beginning corner of this tract. Whence a found 1/2" iron rod at the northwest corner of said 50.729 acres tract, the same being the most westerly southwest corner of Lot 28 of Aviara Ridge, according to plat recorded in Cabinet E, Slide 426 of the Plat Records, bears N. 14 deg. 10 min. 54 sec. W. 1116.14 feet.

[Signature]
 COUNTY JUDGE

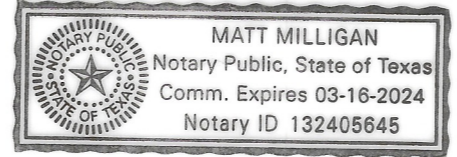
I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.
 EXECUTED THIS THE 22ND DAY OF March, 2022

Thence N. 89 deg. 59 min. 30 sec. E. 1684.50 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 50.729 acres tract for the most northerly northeast corner of this tract.
 Thence with the east line of said 50.729 acres tract the following courses and distances:
 • S. 32 deg. 45 min. 27 sec. E. 13.44 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 20 deg. 11 min. 52 sec. E. 263.71 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 41 deg. 06 min. 31 sec. E. 55.82 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 82 deg. 10 min. 31 sec. E. 98.20 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 50.729 acres tract for the most easterly northeast corner of this tract
 • S. 02 deg. 49 min. 13 sec. E. 176.57 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Shadle Road (paved) and in the east line of said 50.729 acres tract for the southeast corner of this tract. Whence a found "MAG" nail in said Shadle Road and at the southeast corner of said 50.729 acres tract bears S. 02 deg. 49 min. 13 sec. E. 26.40 feet.

[Signature]
 COMR. PRECINCT #1

[Signature]
 COMR. PRECINCT #2

BY: *[Signature]*
 TODD PHILLIPS, Manager



[Signature]
 COMR. PRECINCT #3

[Signature]
 COMR. PRECINCT #4

STATE OF TEXAS
 COUNTY OF Parker

SURVEYOR'S CERTIFICATE
 This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 21, 2022.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TODD PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

Thence along the north right of way line of said Shadle Road the following courses and distances:
 • N. 89 deg. 11 min. 59 sec. W. 1005.19 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • Westerly along the arc of a 01 deg. 25 min. 31 sec. curve to the right with a radius of 4019.75 feet, a central angle of 03 deg. 58 min. 02 sec., a chord of N. 87 deg. 12 min. 58 sec. W. 278.27 feet and an arc length of 278.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • N. 85 deg. 13 min. 57 sec. W. 137.01 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • Westerly along the arc of a 07 deg. 02 min. 25 sec. curve to the left with a radius of 813.81 feet, a central angle of 13 deg. 32 min. 41 sec., a chord of S. 87 deg. 59 min. 42 sec. W. 191.94 feet and an arc length of 192.39 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
 • S. 81 deg. 13 min. 21 sec. W. 193.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said F.M. Highway No. 920 and in the west line of said 50.729 acres tract for the southwest corner of this tract. Whence a found "MAG" nail in said Shadle Road and at the southwest corner of said 50.729 acres tract bears S. 14 deg. 10 min. 54 sec. E. 30.13 feet.
 Thence N. 14 deg. 10 min. 54 sec. W. 502.91 feet to the place of beginning.

GIVEN under my hand and seal of office this 22 day of March, 2022

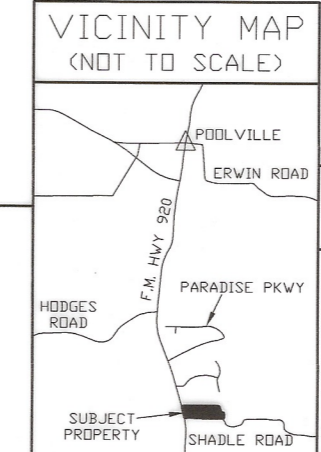
[Signature]
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN22087 19178.crd FN220236



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 Lila Deakle, County Clerk
 Parker County, Texas
 202211706
 03/28/2022 03:14 PM
 Fee: 75.00
 PLAT

Signature _____ 21264.003.001.00

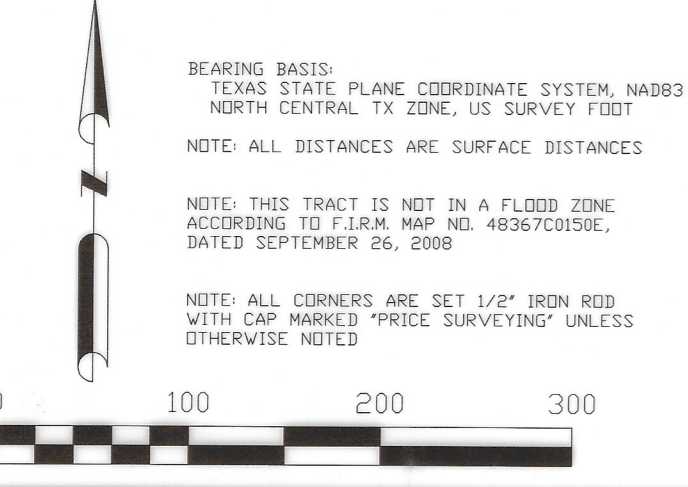
OWNER INFORMATION
 iLLI, LLC
 C/O TODD PHILLIPS
 211 S. RUSK ST.
 WEATHERFORD, TX 76086
 PH. 817-613-7778



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 192
 DATE 3/28/2022

17283
 PE
 F-7
 SURVEYOR
 PHILIP E. COLVIN, JR.
 PRICE SURVEYING
 FIRM #10034200
 213 SOUTH OAK AVENUE
 MINERAL WELLS, TX 76067
 940-325-4841

FINAL PLAT
 SHADLE HILLS
 LOT 1 THRU LOT 10
 BEING A SUBDIVISION OF 19.058 ACRES
 OUT OF THE NORTHWEST 1/4 OF SECTION
 NO. 180, T. & P. RR. CO. SURVEY (J.
 SHADLE, JR. SURVEY), ABSTRACT NO. 1264
 AND SECTION NO. 205, T. & P. RR. CO.
 SURVEY, ABSTRACT NO. 1477,
 BOTH IN PARKER COUNTY, TX
 PLAT DATE: MARCH 23, 2022



NOTE: THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREIN SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATE OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON, AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY RESERVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (DISTRICT). ANY SALE, CONVEYANCE, LEASE, OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT A MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARDS TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY