

Whereas, David and Christina Blankenship, being the owners of a 3.000 acre tract of land out of the M.E.P.&P. R.R. Co. SURVEY, SECTION No. 171, ABSTRACT No. 941, Parker County, Texas; being all of that certain tract conveyed to Blankenship and described as "Tract I" in Document No. 202227640 Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

LINE	BEARING	DISTANCE
L1	S 88°33'43" W	22.14'

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the south line of Harwell Lake Road, being the northwest corner of said Blankenship Tract I, for the northwest and beginning corner of this tract. WHENCE the northeast corner of the T.&P. R.R. Co. SURVEY, SECTION No. 185, ABSTRACT No. 1474, Parker County, Texas is calculated to bear N 13°30'54" W 1415.32 feet and a 36" oak tree, at the northwest corner of that certain tract conveyed to Potter in Volume 1924, Page 690, Real Property Records, Parker County, Texas, bears S 88°33'43" W 22.14 feet.

THENCE N 88°35'55" E 380.68 feet, with the south line of said Harwell Lake Road to a found 100D nail, being the northwest corner of that certain tract conveyed to Deleon in Doc.#202206818, R.P.R.C.T., for the northeast corner of said Blankenship Tract I and this tract.

THENCE S 01°23'08" E 343.28 feet, with the west line of said Doc.#202206818, to a found 1/2" iron rod, being the southwest corner of said Doc.#202206818, for the southeast corner of said Blankenship Tract I and this tract.

Thence S 88°36'52" W 380.68 feet, over and across said V. 1924, P. 690, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the southwest corner of said Blankenship Tract I and this tract.

THENCE N 01°23'08" W 343.18, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: March 29, 2022 - W2203039-R3-P1

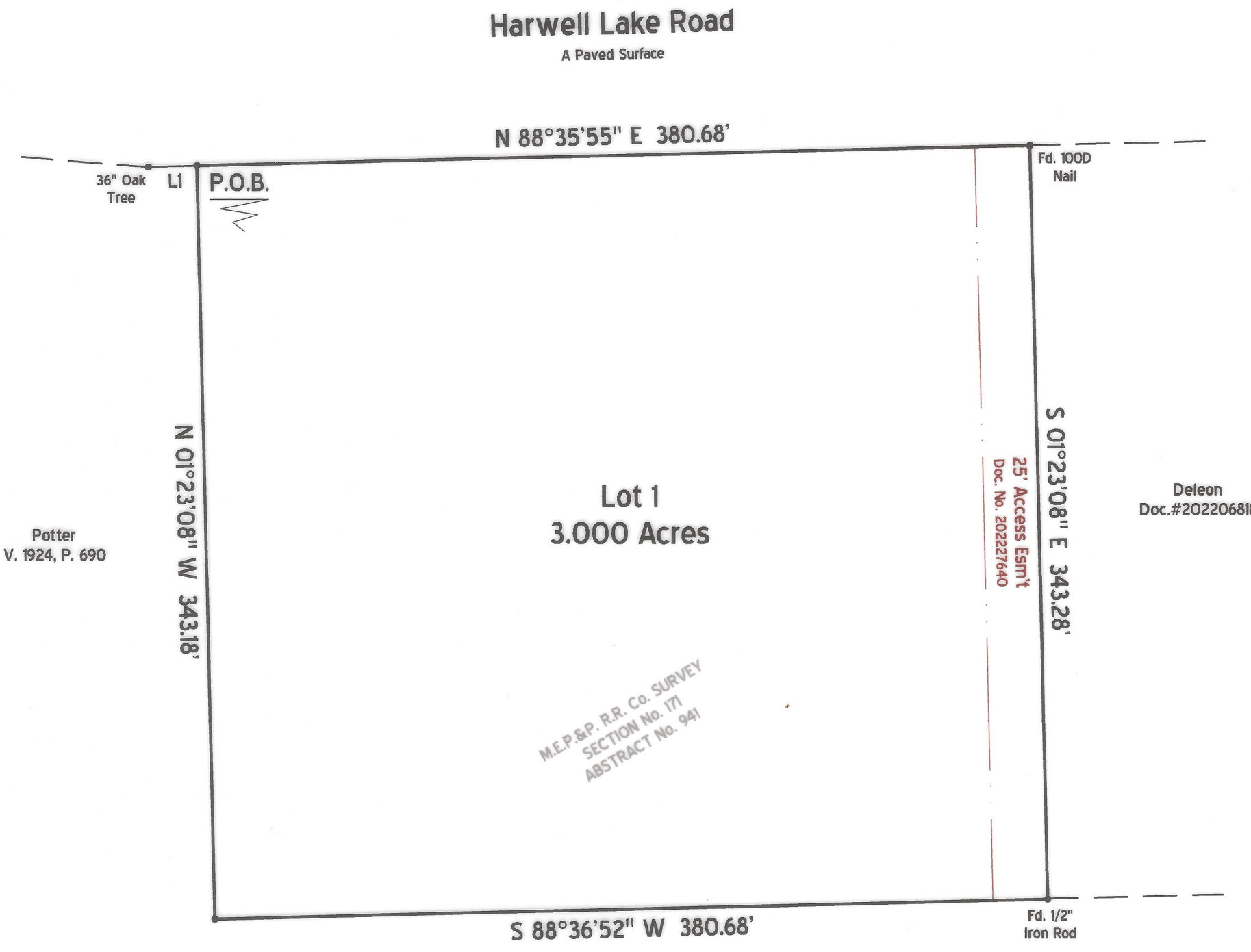


Surveyor's Notes:

- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0125F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- All corners are C.I.R.S. - set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

County Notes:

- Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.
- 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 availability.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



Potter V. 1924, P. 690

20941.002.006.00

17294
PE
G-10

Now, Therefore, Know All Men By These Presents:

That David Blankenship and Christina Blankenship acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Shady Oaks Farms, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 12 day of October, 2022

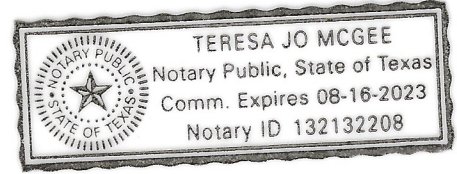
By: David Blankenship and Christina Blankenship
David Blankenship Christina Blankenship

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David Blankenship known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12 day of October, 2022.

Teressa Jo McGee
Notary Public in and for the State of Texas

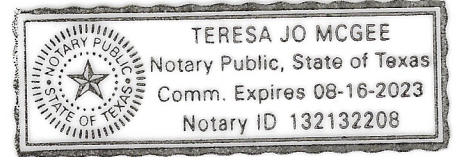


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Christina Blankenship known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12 day of October, 2022.

Teressa Jo McGee
Notary Public in and for the State of Texas

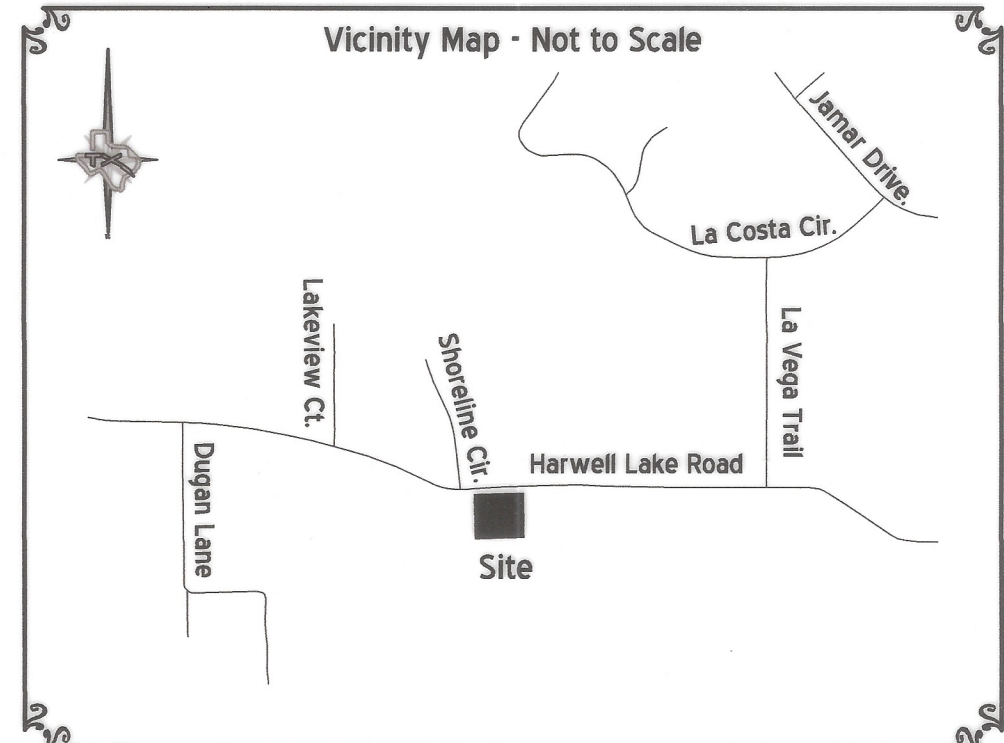


State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 14th day of November, 2022.

County Judge
George A. Conley Commissioner Precinct 1
Paul Balda Commissioner Precinct 3
Clayton Commissioner Precinct 2
ASD Commissioner Precinct 4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202240484
11/15/2022 09:06 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Final Plat
Lot 1
Shady Oaks Farms
an addition in Parker County, Texas
Being a 3.000 acre tract of land out of the M.E.P.&P. R.R. Co. SURVEY, SECTION No. 171, ABSTRACT No. 941, Parker County, Texas
October 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
Firm No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St.
Weatherford, TX, 76086
817-594-0400
Owner:
David Blankenship
Christina Blankenship
1201 Franklin St.
Weatherford, TX 76086

Plat Cabinet F Slide 368