

- NOTES:
- 1) 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.
 - 2) Water source is from private water wells.
 - 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 - 4) 10 foot wide utility and drainage easements along all property lines.

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0150E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

CLERK STICKER:

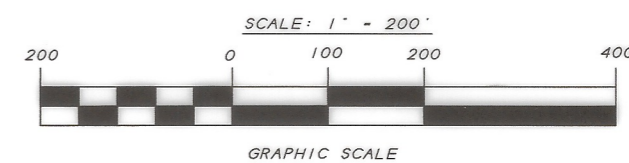
ACCT NO: 17286
SCH DIST: PE

22730.009.000.50
22067.005.000.50

NOTE:
2221.16 LINEAR FEET OF ROAD

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN DECEMBER, 2020.

B.F. RIVERS, M.S., P.E., R.P.L.S., NO. 2190, STATE OF TEXAS



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

Ownership and
Development Representative
TopLine Custom Contracting, Inc.
108 Buckingham Court
Weatherford, Texas 76088

FINAL PLAT SHOWING
LOTS 1 - 21, BLOCK 1 AND LOTS 1-4, BLOCK 2
SHADLE VILLAS
AN ADDITION IN PARKER COUNTY, AND BEING 54.07 ACRES OF
LAND SITUATED IN THE JULIA SHADLE SURVEY, ABSTRACT NO. 2067 AND
THE W.W. WHITE SURVEY, ABSTRACT NO. 2730, PARKER COUNTY, TEXAS
THIS PLAT FILED FOR RECORD IN CABINET **E** SLIDE **733** DATE **4-26-21**

STATE OF TEXAS
PARKER COUNTY

WHEREAS 1. Representative for Topline Custom Contracting, Inc. being the owner of 54.07 acres of land situated in the W.W. White Survey, Abstract No. 2730 and the Julia Shadle Survey, Abstract No. 2067, Parker County, Texas, and being that certain tract conveyed to Topline Custom Contracting, Inc. by deed recorded in Clerk File Number 202041888, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, found in place, on the South line of Shadle Road, said point being the Northeast corner of that certain tract conveyed to Laura Lee Hoffman by deed recorded in Volume 2065, Page 916 of the Real Records of Parker County, Texas, for the Northwest corner of this tract:

THENCE S 89D 01' 13" E. along and with the South line of said Shadle Road and generally along an existing fence, a distance of 676.85 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 85D 37' 38" E. generally along an existing fence and along and with the South line of said Shadle Road, a distance of 185.37 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE S 00D 26' 48" W. along and with the West line of that certain tract conveyed to Gregory D. Bade and Kittie L. Bailey Bade by deed recorded in Volume 2768, Page 1106 of the Real Records of Parker County, Texas a distance of 312.07 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE S 89D 33' 12" E. along and with the South line of said Bade tract, a distance of 535.90 feet to a 1/2 inch iron rod, set, for an ell corner of this tract:

THENCE N 00D 26' 48" E. along and with the East line of said Bade tract, a distance of 269.34 feet to a 1/2 inch iron rod, set, on the South line of said Shadle Road, for a corner of this tract:

THENCE S 85D 11' 57" E. generally along an existing fence and along and with the South line of said Shadle Road, a distance of 15.60 feet to a fence post, found in place, for an angle point of this tract:

THENCE S 53D 29' 41" E. generally along an existing fence and along and with the South line of said Shadle Road, a distance of 52.01 feet to a fence post, found in place, for an angle point of this tract:

THENCE S 19D 37' 58" E. generally along an existing fence and along and with the West line of said Shadle Road, a distance of 46.89 feet to a fence post, found in place, for an angle point of this tract:

THENCE S 03D 30' 11" E. generally along an existing fence and along and with the West line of said Shadle Road, a distance of 389.37 feet to a 1/2 inch iron rod, set, said point being the Northwest corner of that certain tract conveyed to Catherine M. and Sheldon Feist by deed recorded in Clerk File Number 202014179, for an angle point of this tract:

THENCE S 00D 29' 02" E. along and with the West line of said Feist tract and continuing along and with the West line of that certain tract conveyed to Doreen A. Atkinson by deed recorded in Clerk File Number 201808029, a distance of 964.21 feet to a 1/2 inch iron rod, set, said point being the Northeast corner of that certain tract conveyed to Douglas J. and Brenda J. Spence by deed recorded in Volume 2347, Page 1570 of the Real Records of Parker County, Texas, for the most Northerly Southeast corner of this tract:

THENCE S 89D 29' 03" W. generally along an existing fence and along and with the North line of said Spence tract, a distance of 970.51 feet to a 1/2 inch iron rod, found in place, said point being the Northwest corner of said Spence tract, for an ell corner of this tract:

THENCE S 01D 36' 16" E. generally along an existing fence and along and with the West line of said Spence tract, a distance of 644.06 feet to a 1/2 inch iron rod, set, for the most Southerly Southeast corner of this tract:

THENCE S 52D 27' 18" W. along and with the North line of said Spence tract, a distance of 208.86 feet to a 1/2 inch iron rod, set, in Jakes Lane, for an angle point of this tract:

THENCE S 87D 54' 17" W. along and with said Jakes Lane, a distance of 207.64 feet to a P.K. nail, set, for an angle point of this tract:

THENCE N 63D 52' 16" W. along and with said Jakes Lane, a distance of 117.23 feet to a P.K. nail, found in place, said point being the Southeast corner of that certain tract conveyed to David L. and Kellie M. Berry by deed recorded in Clerk File Number 201526296, for the Southwest corner of this tract:

THENCE N 00D 07' 56" W. along and with the East line of said Berry tract, a distance of 864.61 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE S 83D 43' 29" E. along and with said Berry tract, a distance of 128.48 feet to a 1/2 inch iron rod, found in place, for an angle point of this tract:

THENCE N 00D 26' 23" E. along and with said Berry tract, a distance of 211.08 feet to a 1/2 inch iron rod, found in place, for an angle point of this tract:

THENCE N 88D 25' 23" W. along and with said Berry tract, a distance of 200.50 feet to a fence post, found in place, for an ell corner of this tract:

THENCE N 00D 05' 00" E. generally along an existing fence and along and with the East line of said Berry tract and continuing along and with the East line of said Hoffman tract, a distance of 1170.48 feet to the place of beginning and containing 54.07 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for Topline Custom Contracting, Inc. do hereby adopt this plat designating the herein described real property as Lots 1 through 21, Block 1 and Lots 1 through 4, Block 2, Shadle Villas, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assignees, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

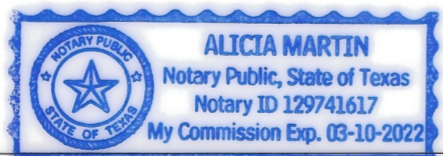
Witness my hand in Parker County, Texas, the 16 day of April, 2021.

Bradley M. Cockburn
Representative for Topline Custom Contracting, Inc.

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 I, Representative for Topline Custom Contracting, Inc., 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 16 day of April, 2021.
Alicia Martin
Notary Public



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

I, Brad Cockburn being the dedicatory 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.

Bradley M. Cockburn
Signature of Owner

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

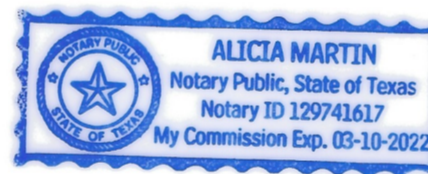
Before me, the undersigned authority on the day personally appeared Brad Cockburn known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 16 day of April, 2021.

Alicia Martin
Notary Public in and for State of Texas



LIENHOLDER:
[Signature]
Signature of Lienholder
This the 16 day of April, 2021.
Alicia Martin
Notary Public, State of Texas



APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 16 DAY
OF April, 2021.
[Signature]
COUNTY JUDGE
PAT DEEN
George A Conley
PRECINCT # 1 COMMISSIONER
GEORGE CONLEY
Craig Peacock
PRECINCT # 2 COMMISSIONER
CRAIG PEACOCK
Larry Walden
PRECINCT # 3 COMMISSIONER
LARRY WALDEN
Steve Dugan
PRECINCT # 4 COMMISSIONER
STEVE DUGAN

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202116270
04/26/2021 04:09 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT SHOWING
LOTS 1 - 21, BLOCK 1 AND LOTS 1-4, BLOCK 2
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AN ADDITION IN PARKER COUNTY, AND BEING 54.07 ACRES OF
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