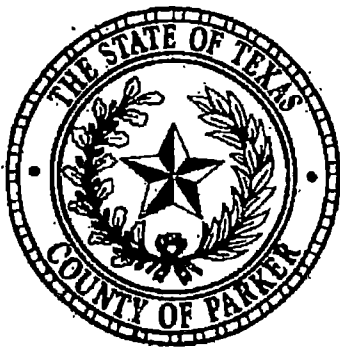




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Original Town of Peaster

Description Lots 1R1 - 1R4 Blocks 7 & 8

Filed in Plat Cabinet G slide # 284

File Date 5/27/24 Instrument Date 5/14/24

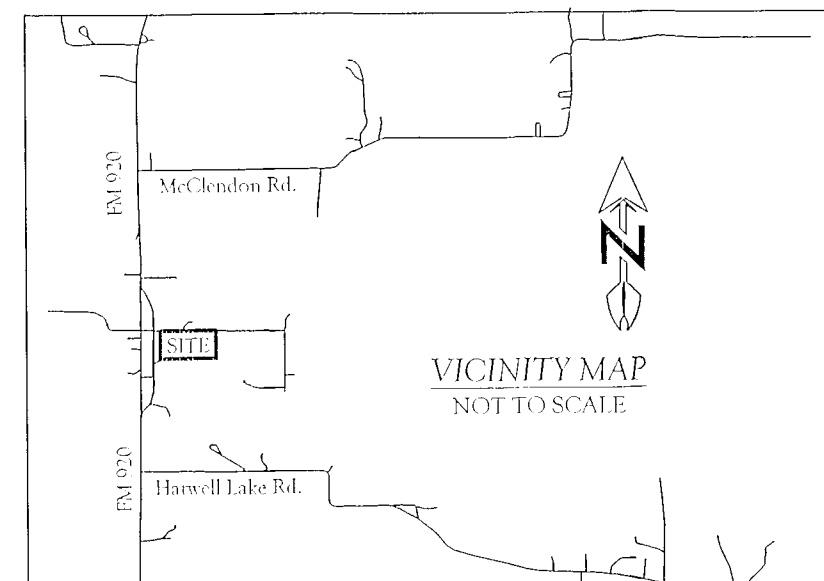
of pages 1

Official Public Record Filed
Recorded on: 05/27/2026 09:31:30 AM
Doc # 202614953
Lila Deakle, County Clerk
Parker County Texas



Job No. 202603036
Peaster Fire Dept ESD - V06
Plot Date: 05/13/2026 2:00 pm
Scale: 1" = 50'

16200.008.000.00
16200.007.001.00



THE STATE OF TEXAS
COUNTY OF PARKER
I, David Perin, 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, easements and public places hereon shown for the purpose and consideration therein expressed.

OWNER'S SIGNATURE: David Perin DATE: 5/14/2026
OWNER - PRINTED: David Perin

THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID PERIN, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF MAY, 2026

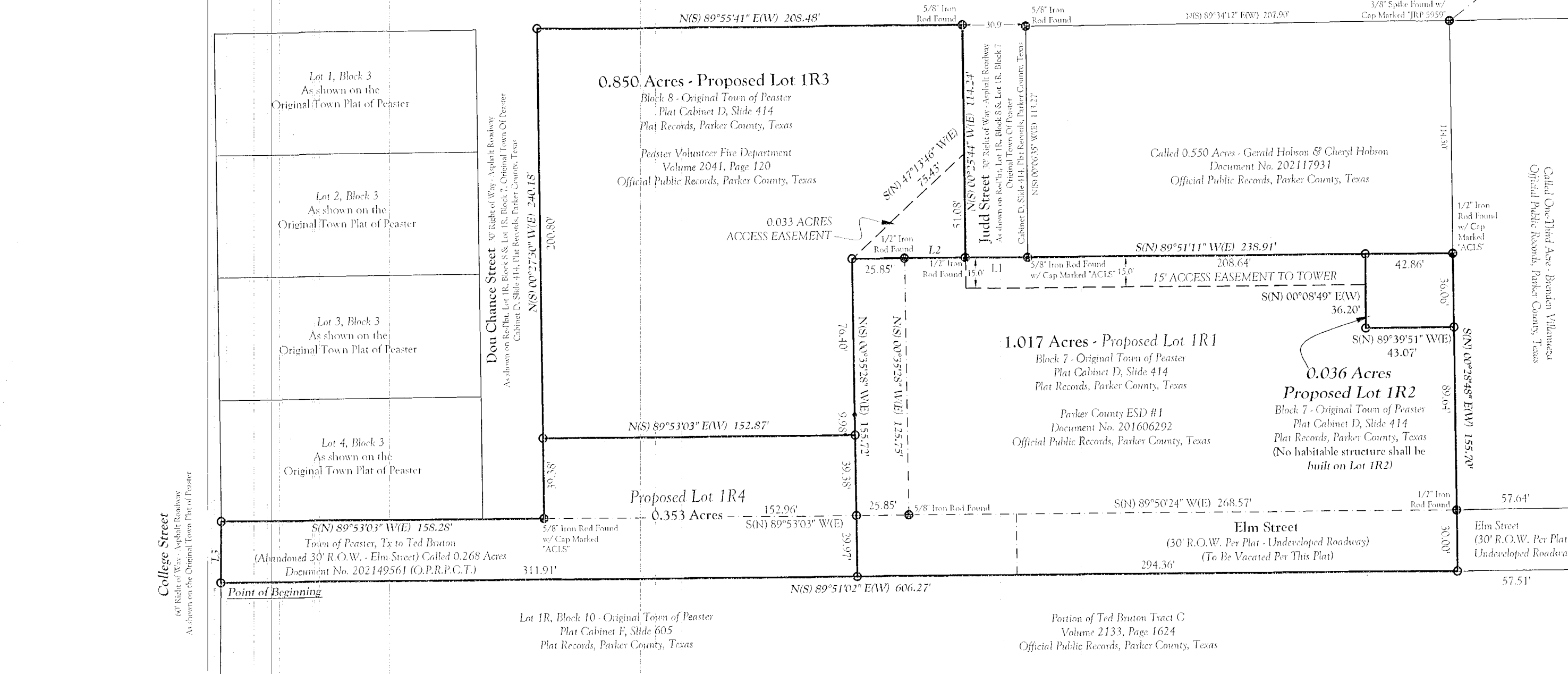
NOTARY PUBLIC AND FOR THE STATE OF TEXAS
JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires September 24, 2028

THE STATE OF TEXAS
COUNTY OF PARKER
I, Ted Bruton, 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, easements and public places hereon shown for the purpose and consideration therein expressed.

OWNER'S SIGNATURE: Ted Bruton DATE: 5-14-26
OWNER - PRINTED: Ted Bruton

THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TED BRUTON, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS 14 DAY OF MAY, 2026

NOTARY PUBLIC AND FOR THE STATE OF TEXAS
JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires September 24, 2028



LINE	BEARING	DISTANCE
L1	S(N) 89°51'11" W(E)	30.28'
L2	S(N) 89°51'11" W(E)	29.90'
L3	S(N) 00°41'46" W(E)	30.15'

LINE	BEARING	DISTANCE
L4	S(N) 22°29'56" E(W)	67.52'
L5	S(H) 40°15'37" E(W)	36.30'
L6	S(H) 62°44'58" E(W)	32.25'
L7	S(H) 87°49'34" E(W)	48.72'
L8	N(S) 64°43'02" E(W)	29.60'
L9	N(S) 59°02'35" W(E)	104.51'
L10	N(S) 62°31'39" W(E)	72.05'

OWNER/DEVELOPER(S)

Ted Bruton
PO Box 41
Peaster, Texas 76485
Phone 817-597-8694
&
Peaster Volunteer Fire Department
Parker County ESD#1
PO Box 323
Springtown, Texas 76082
Phone 817-538-6353

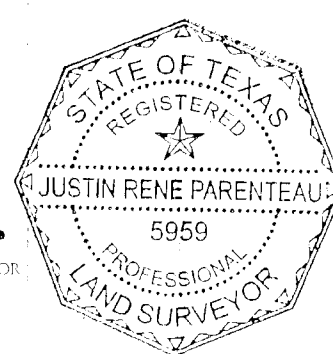
SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

MONUMENT LEGEND

○ = 3/8 Inch Steel Spike Set w/ Cap Marked "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES, PROVISIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 21, 2026. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



EXTRA-TERRITORIAL JURISDICTION & ID STATEMENT
THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY MUNICIPALITY.

REFLECTIVE HOUSE NUMBER STATEMENT
REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC ROADS.

DRIVEWAY CURB NOTE
ALL NEW DRIVEWAY CURBS SHALL BE A MINIMUM OF 18 INCHES. BEFORE ANY CONSTRUCTION TO INSTALL CURBS PARKER COUNTY MUST BE CONTACTED TO VERIFY THE CURRENT COUNTY REQUIREMENTS.

GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS HOPEL GOVERNMENT CODE SECTION 212.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE: May 2026

GENERAL PLAT NOTES
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELL.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.
3) THIS PLAT IS SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.

SPECIAL NOTE
TEXAS ADVERTISE LOCAL GOVERNMENT CODE, TITLE 1, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 292, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X & ZONE A AS SHOWN ON FEMA FIRM No. 4936C0275E, EFFECTIVE 09/26/2008.
DIFFERENT FLOOD WADGES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYOR'S NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET GROUND.
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov>
Email: info@pels.texas.gov
Phone: 312-440-7723

COMMISSIONERS COURT BLOCK
THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 14 DAY OF May, 2026
COUNTY JUDGE
George A. Conley
COMMISSIONER PRECINCT #1

Justin Rene Parenteau
COMMISSIONER PRECINCT #2
Justin Rene Parenteau
COMMISSIONER PRECINCT #3
Justin Rene Parenteau
COMMISSIONER PRECINCT #4

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Lila Deakle, County Clerk
Parker County Texas

CABINET G, SLIDE 284