



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	300°00'00"	N 89°07'06" E	60.00'	314.16'

LEGAL DESCRIPTION

Of a 3.498 acres tract of land out of the A.J. Adams Survey, Abstract No. 28, Parker County, Texas; being all of Springhill Court of Springhill Estates, according to plat recorded in Cabinet E, Slide 232 of the Plat Records of Parker County, Texas; being part of a certain 26.43 acres tract described in Document No. 201714586 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 north right of way line of Knob Road (paved) and at the southeast corner of Lot 1 of said Springhill Estates for the southwest and beginning corner of this tract.

Thence along the common lines of Lot 1 thru Lot 22 of said Springhill Estates the following courses and distances:

- N. 00 deg. 52 min. 54 sec. W. 2356.48 feet to a found 1/2" iron rod with cap (2023)
- Easterly along the arc of a 95 deg. 29 min. 35 sec. curve to the right with a radius of 60.00 feet, a central angle of 300 deg. 00 min. 00 sec., a chord of N. 89 deg. 07 min. 06 sec. E. 60.00 feet and an arc length of 314.16 feet to a found 1/2" iron rod
- S. 00 deg. 52 min. 54 sec. E. 2356.77 feet to a found 1/2" iron rod with cap (2023) in the north right of way line of said Knob Road and at the southwest corner of said Lot 22 for the southeast corner of this tract.

Thence S. 89 deg. 23 min. 43 sec. W. 60.00 feet along the north right of way line of said Knob road to the place of beginning.

OWNER'S CERTIFICATE

That I, TIO HOMES, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SPRINGHILL ESTATES - SPRINGHILL COURT. This plat being a subdivision of 3.498 acres out of the A.J. Adams Survey, Abstract No. 28, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 24 DAY OF September, 2025

BY: [Signature] GUSTAVO CASTANEDA, Managing Member

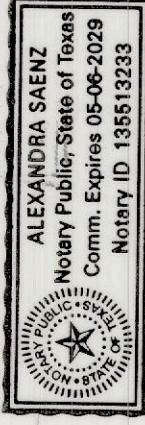
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GUSTAVO CASTANEDA, 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.

GIVEN under my hand and seal of office this 24 day of September, 2025

Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 10 DAY OF November, 2025.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plattd 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 MAY 8, 2024.

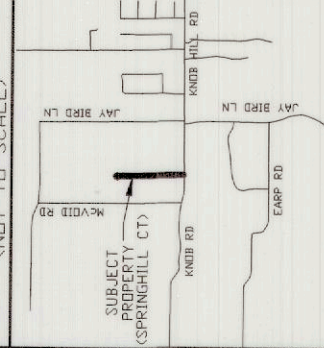
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24441 FN240563



17781.001.001.00
17781.001.011.00
THRU
17781.001.022.00

THIS PLAT IS FOR THE SOLE PURPOSE OF
DEDICATING SPRINGHILL COURT TO PARKER
COUNTY FOR RIGHT-OF-WAY PURPOSES

VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 195

DATE 11/12/25

PAGE 1 OF 2

OWNER'S CERTIFICATE

- That We,
- MICHAEL BLASKO & JOANN BLASKO
 - JOE CROSSWELL
 - JOEL DANIELS & TRACY DANIELS
 - DENISSE OROPEZA & SALVADOR OROPEZA
 - BRETT GARRETT & DANIELLE GARRETT
 - BRANDON SCRIBER & CHELSEA SCRIBER
 - LEIGHTON HASELGROVE & KAREN HASELGROVE
 - JUSTIN PIETRI & GABRIELLA PIETRI
 - GREG WELANDER & LISA WELANDER
 - ZACHARY L. SCHAEFER
 - ANDY HARDEN & RONDA HARDEN

the owners of the land benefited by the property shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SPRINGHILL ESTATES - SPRINGHILL COURT. This plat being a subdivision of 3.498 acres out of the A.J. Adams Survey, Abstract No. 28, Parker County, Texas. We, by the recordation of this plat, do hereby approve of the platting of the property shown hereon as indicated hereon.

BY: Michael Blasko 9/11/25 DATE 8-12-25 JOANN BLASKO 9/11/25 DATE 8-12-25

BY: Joe Crosswell 8-12-25 DATE 8-12-25

BY: Joel Daniels 8-12-25 DATE 8-12-25

BY: Denisse Oropeza 9/22/2025 DATE 9/22/25

BY: Brett Garrett 9-19-25 DATE 9-19-25

BY: Brandon Scriber 9-22-25 DATE 9/22/25

BY: Leighton Haselgrove 9/21/25 DATE 9/21/25

BY: Justin Pietri 9/19/25 DATE 9/19/25

BY: Greg Welander 8/20/25 DATE 8/20/25

BY: Zachary L. Schaefer 8/12/25 DATE 8/12/25

BY: Andy Harden 9/19/25 DATE 9/19/25

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MICHAEL BLASKO and JOANN BLASKO, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 11 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOEL DANIELS and TRACY DANIELS, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 12 day of August, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOEL DANIELS and TRACY DANIELS, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 12 day of August, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DENISSE OROPEZA and SALVADOR OROPEZA, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 22 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRETT GARRETT and DANIELLE GARRETT, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 19 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRANDON SCRIBER and CHELSEA SCRIBER, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 22 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LEIGHTON HASELGROVE and KAREN HASELGROVE, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 21 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JUSTIN PIETRI and GABRIELLA PIETRI, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 19 day of September, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GREG WELANDER and LISA WELANDER, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 20 day of August, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ZACHARY L. SCHAEFER, 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.

GIVEN under my hand and seal of office this 12 day of August, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ANDY HARDEN and RONDA HARDEN, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this 11 day of August, 2025

Alexandra Saenz
Signature
ALEXANDRA SAENZ
Notary Public, State of Texas
Comm. Expires 05-06-2029
Notary ID 135513233

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202530635
11/12/2025 08:52 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48367C0200E,
DATED SEPTEMBER 2008

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

THIS PLAT IS FOR THE SOLE PURPOSE OF
DEDICATING SPRINGHILL COURT TO PARKER
COUNTY FOR RIGHT-OF-WAY PURPOSES

AMENDING PLAT

SPRINGHILL ESTATES
SPRINGHILL COURT

BEING AN AMENDING PLAT OF A
PORTION OF SPRINGHILL ESTATES,
ACCORDING TO PLAT RECORDED IN
CABINET E, SLIDE 232 OF THE PLAT
RECORDS OF PARKER COUNTY, TEXAS

PLAT DATE: JUNE 6, 2025

6195

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