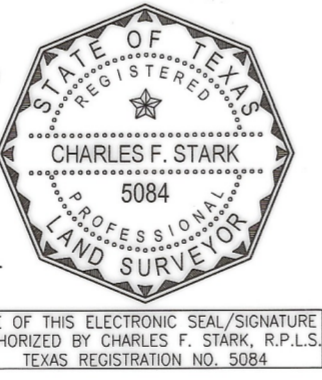


17284.001.011.00
 17284.001.012.00
 17284.002.022.00
 17284.002.034.00

17284
 PE
 F-7 G-7

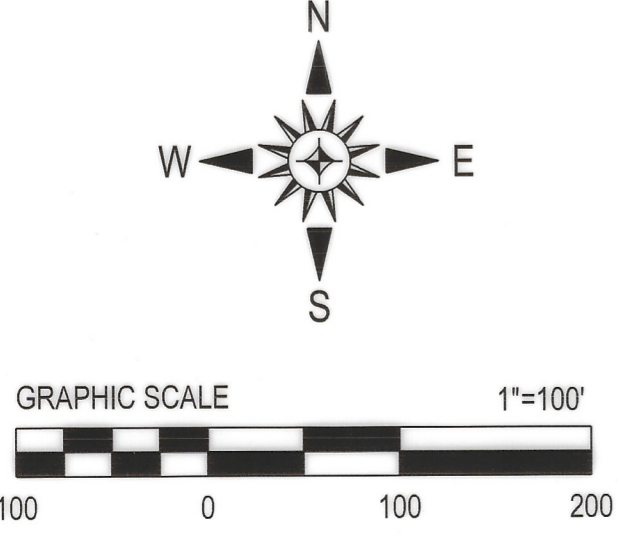
NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND

STATE OF TEXAS }
 COUNTY OF PARKER }
 I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
 Charles F. Stark, RPLS
 Texas Registration No. 5084



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.

FLOOD STATEMENT:
 ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPT. 26, 2008 MAP NO. 48367C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



STATE OF TEXAS ()
 COUNTY OF PARKER ()
 APPROVED by the Commissioners Court of Parker County, Texas
 on the 23 day of May, 2022
 Pat Dean, County Judge
 George Conley, Commissioner Precinct #1
 Larry Walden, Commissioner Precinct #3
 Craig Peaback, Commissioner Precinct #2
 Steve Dugan, Commissioner Precinct #4

DEDICATION
 State of Texas ()
 County of Parker ()
 202219933 PLAT Total Pages: 1

WHEREAS, BROOKSON BUILDERS, L.L.C., a Texas limited liability company, are the Owners of Lot 22, Shadle Estates, as recorded in Instrument Number 202150242;

and
 WHEREAS, DEREK OSBURN CONSTRUCTION CO., are the Owners of Lots 11, 22 and 34, Shadle Estates, as recorded in Instrument Number 202209877;

and the herein described property, to wit:
 Being all of Lots 11 and 12, Shadle Estates as recorded in Instrument Number 202150242 and all of Lots 22 and 34 Shadle Estates Phase 2, as recorded in Instrument Number 202209877 Texas, Deed Records Parker County, Texas.

Do hereby dedicate the same to be known as Lots 11-R, 12-R, 22-R and 34-R Shadle Estates, an Addition to Parker County, Texas, and do hereby dedicate to the use of the public forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

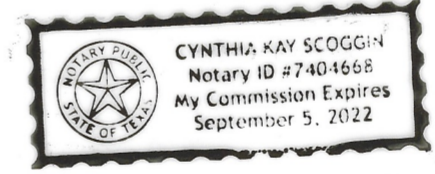
We also certify the property is not within the Extraterritorial Jurisdiction of any municipality and assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Owner Lot 12
 [Signature]
 BROOKSON BUILDERS, LLC Date 5/16/2022

Owner Lots 11, 22 and 34
 [Signature]
 DEREK OSBURN CONSTRUCTION CO. Date 5-16-22

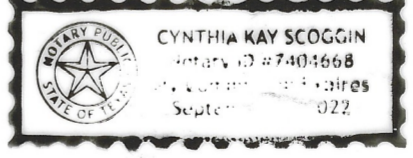
STATE OF TEXAS }
 COUNTY OF WISE }
 Before me, the undersigned authority on this day personally appeared **BROOKS WHITE, PRESIDENT, BROOKSON BUILDERS, L.L.C.**, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 16th day of MAY, 2022.
 [Signature]
 Notary Public in and for The State of Texas



STATE OF TEXAS }
 COUNTY OF TARRANT }
 Before me, the undersigned authority on this day personally appeared **DEREK OSBURN, PRESIDENT, DEREK OSBURN CONSTRUCTION CO.**, known to me to be the person whose names 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 therein stated.

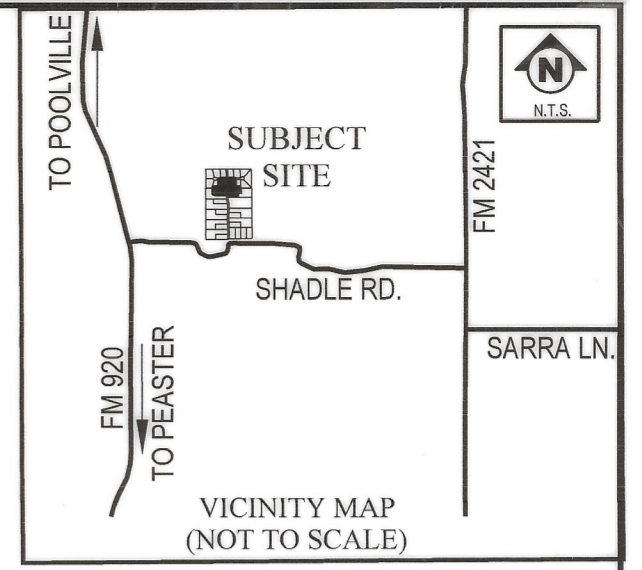
Given under my hand and seal on this the 16th day of MAY, 2022.
 [Signature]
 Notary Public in and for The State of Texas



STATE OF TEXAS ()
 COUNTY OF PARKER ()
 APPROVED by the Commissioners Court of Parker County, Texas
 on the 23 day of May, 2022
 Pat Dean, County Judge
 George Conley, Commissioner Precinct #1
 Larry Walden, Commissioner Precinct #3
 Craig Peaback, Commissioner Precinct #2
 Steve Dugan, Commissioner Precinct #4

COUNTY CLERK STAMP
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202219933
 05/24/2022 08:38 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

OWNER LOTS 11-R & 12-R:
 BROOKSON BUILDERS, L.L.C.,
 a Texas limited liability company
 805 W. 1st STREET
 JUSTIN, TX 76247
 817-330-4106
OWNER LOTS 22-R & 23-R:
 DEREK OSBURN CONSTRUCTION
 COMPANY
 2491 FM 1189
 BROCK, TX 76087
 432-894-3407



- GENERAL NOTES:**
- All lots in this subdivision are to be served by private individual water wells.
 - All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
 - All lots in this subdivision are subject to the following building line setbacks:
 25' Front Building Line
 15' Rear Building Line
 10' Side Building Line
 - 1/2" capped iron rods set stamped "Stark 5084" at all corners unless otherwise note.
 - Total Linear Length of public street 0 feet.
 - Subdivision is located in the Peaster ISD.
 - Total number of Lots = 4
 - Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions. Elevation are NAVD 88, with a combined scale factor of 0.999874490.
 - 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 regard 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.

Final Plat
 Lots 11-R, 12-R, 22-R and 34-R
SHADLE ESTATES
 Being a Replat of Lots 11 and 12
 Shadle Estates
 an Addition to Parker County, Texas as
 Recorded in Cabinet E, Slide 735
 and
 a Replat of Lost 22 and 34
 Shadle Estates Phase 2
 an Addition to Parker County, Texas as
 Recorded in Cabinet F, Slide 17
 Plat Records Parker County, Texas
 Being 7.5 Acres Situated in the
 JAMES SHADLE JR. SURVEY, ABSTRACT NO. 1264
 Parker County, Texas

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F SLIDE 246
 DATE 5/24/2022
 JOB No. 380-9787
 DATE APRIL 2022
 SHEET
 1 of 1

Barron-Stark Engineers
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

USER: RANDALL PETERSON
 PLOTTED ON: 5/20/2022 11:31 AM
 FILE NAME: INBARRON STARK SWIFT ENG380 - BARRON LAND COMPANY\9787 - SHADLE ROAD PHASE 2 00 CAD000 DWG09 PLAT380-9787 SHADLE ESTATES PH 2 RE-PLAT.DWG