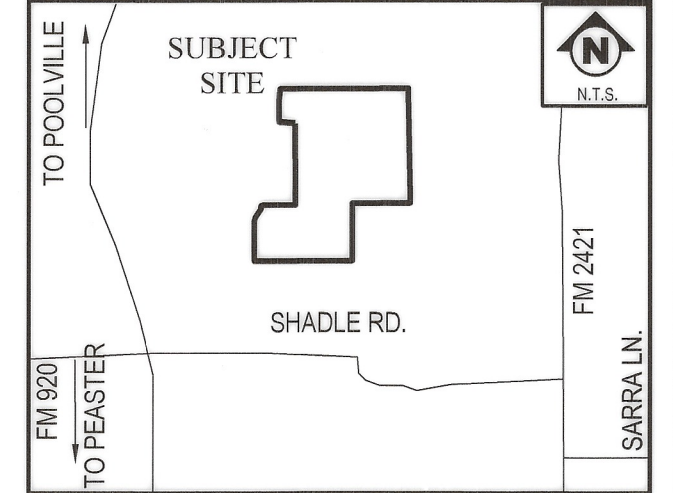


JERRY L. RAPER
VOL. 1472, PG. 725
R.R.P.C.T.

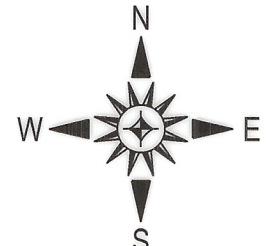
100-YEAR FLOODPLAIN PER
FIRM PANEL NO. 48367C0150E
DATED: SEPTEMBER 26, 2008

202215784 PLAT Total Pages: 3

CLIFTON BLAKE SMITH
TRACT ONE
INST. NO. 201812587
O.P.R.P.C.T.



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE 1"=200'
0 100 200

STEPHEN M. GRAY
INST. NO. 2012802035
O.P.R.P.C.T.

T. & P. R.R. CO. SURVEY
SECTION 177
ABSTRACT NO. 1472

STEPHEN MARK GRAY, JR.
INST. NO. 201718683
O.P.R.P.C.T.

LEE BAIRD
INST. NO. 201410194
O.P.R.P.C.T.

LINE No.	LENGTH	BEARING
L59	100.11	S27°18'09"W
L60	89.21	S13°38'48"W
L61	35.90	S06°07'07"E
L62	37.65	S88°03'31"E
L63	150.36	N24°17'52"E
L64	114.80	N69°51'47"E
L65	166.15	S83°49'59"E
L66	102.33	S78°30'52"E
L67	58.75	N89°06'21"E
L68	177.68	N72°05'41"E
L69	94.51	S52°08'29"E
L70	42.10	N89°08'02"E
L71	81.33	N20°39'46"E

18337
PO
G-6

Final Plat

Lots 1 through 105

THE RESERVE AT SHADLE
an Addition to Parker County, Texas

Being 234.31 Acres Situated in the
J. SHADLE SURVEY, ABSTRACT NO. 1264; J. SHADLE
SURVEY, ABSTRACT NO. 2067; T&P RR CO. SURVEY,
ABSTRACT NO 1472;

and the
T&P RR CO. SURVEY, ABSTRACT NO. 1521

Parker County, Texas

JOB No. 380-9980
DATE APRIL 2022
SHEET

1 of 3

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



OWNER:
GKA LAND SALES, LLC
2121 McCLEDON ROAD
WEATHERFORD, TX. 76088
PH: 817-253-2494

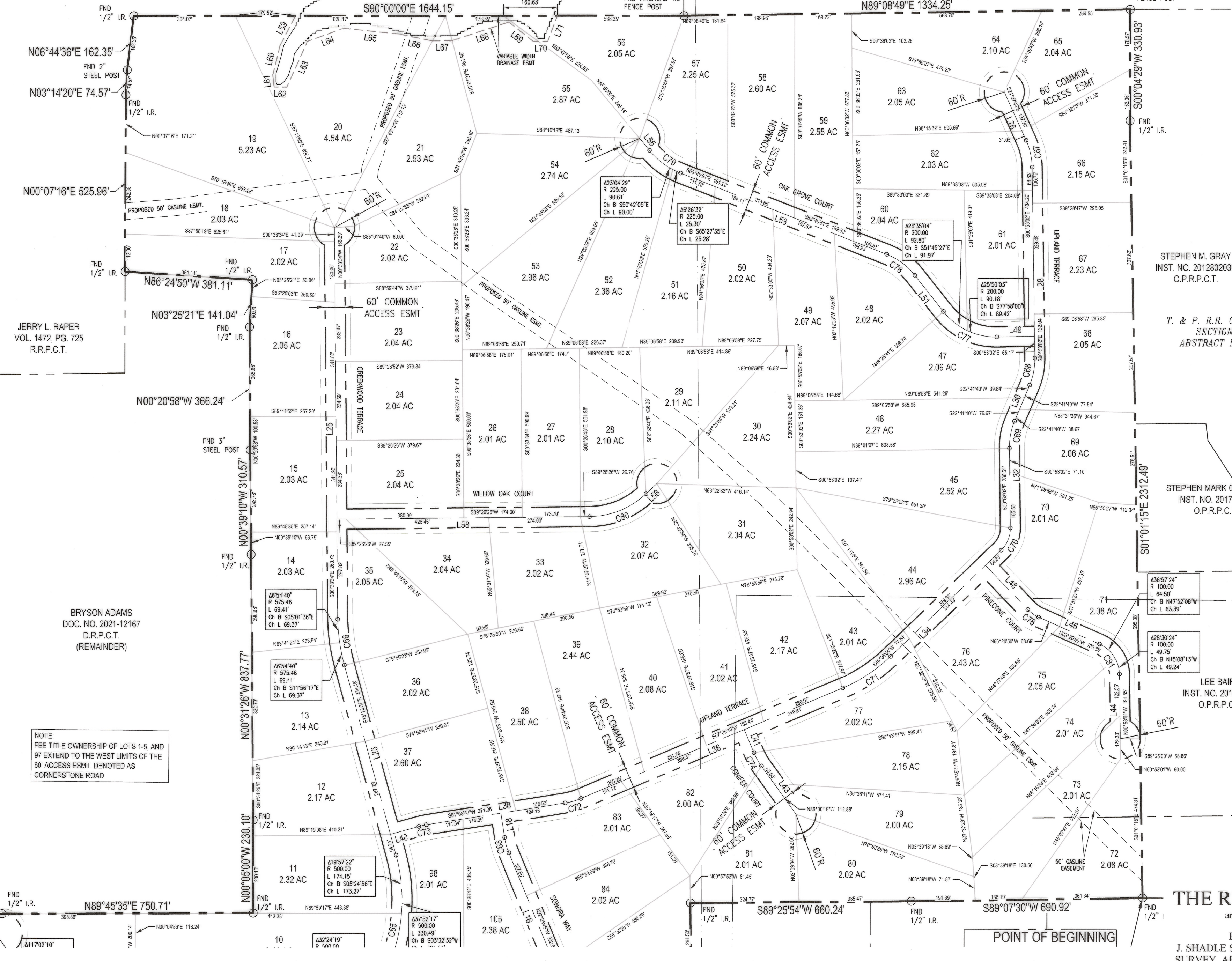
FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F SLIDE 218
DATE 4-26-2022

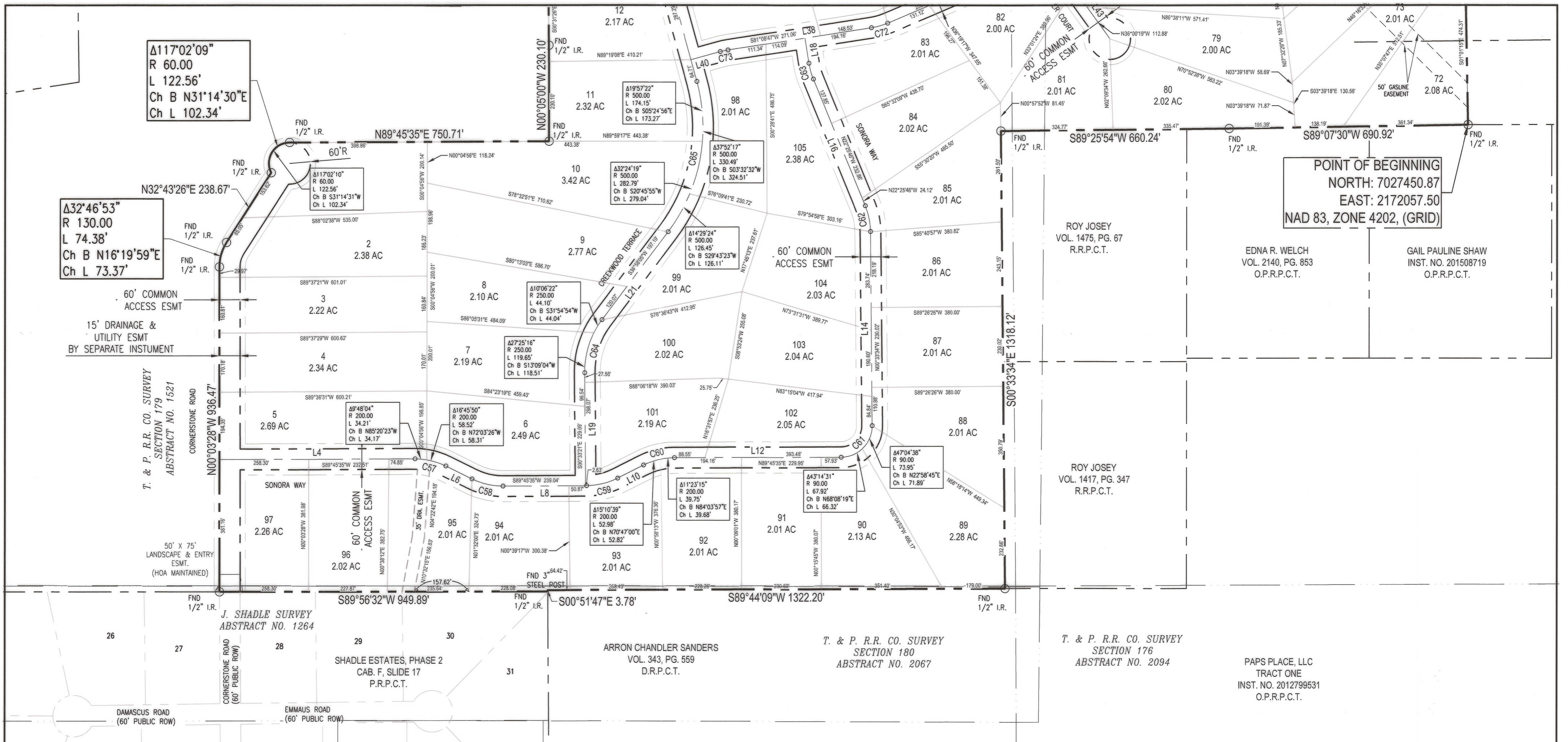
21472.009.000.00
21521.002.000.00
21472.001.000.00
21521.004.002.00

NOTE:
FEE TITLE OWNERSHIP OF LOTS 1-5, AND
97 EXTEND TO THE WEST LIMITS OF THE
60' ACCESS ESMT. DENOTED AS
CORNERSTONE ROAD

BRYSON ADAMS
DOC. NO. 2021-12167
D.R.P.C.T.
(REMAINDER)

USER: DQE STRICKLAND
PLOTTED ON: 4/19/2022 1:38 PM
FILE NAME: N:\BARRON STARK\SWIFT\ENG\2022\202215784\202215784.DWG





POINT OF BEGINNING
 NORTH: 7027450.87
 EAST: 2172057.50
 NAD 83, ZONE 4202, (GRID)

$\Delta 117^{\circ}02'09''$
 R 60.00
 Ch B N31°14'30"E
 Ch L 102.34'

$\Delta 32^{\circ}46'53''$
 R 130.00
 L 74.38'
 Ch B N16°19'59"E
 Ch L 73.37'

$\Delta 117^{\circ}02'10''$
 R 60.00
 Ch B S31°14'31"W
 Ch L 102.34'

$\Delta 117^{\circ}02'10''$
 R 60.00
 Ch B S31°14'31"W
 Ch L 102.34'

$\Delta 107^{\circ}06'22''$
 R 250.00
 L 44.10'
 Ch B S33°54'54"W
 Ch L 44.04'

$\Delta 27^{\circ}25'16''$
 R 250.00
 L 119.65'
 Ch B S13°09'04"W
 Ch L 118.51'

$\Delta 9^{\circ}48'04''$
 R 200.00
 L 34.21'
 Ch B N85°20'23"W
 Ch L 34.17'

$\Delta 16^{\circ}45'50''$
 R 200.00
 L 58.52'
 Ch B N72°03'26"W
 Ch L 58.31'

$\Delta 15^{\circ}10'39''$
 R 200.00
 L 52.98'
 Ch B N70°47'00"E
 Ch L 52.82'

$\Delta 11^{\circ}23'15''$
 R 200.00
 L 39.75'
 Ch B N84°03'57"E
 Ch L 39.68'

$\Delta 47^{\circ}54'38''$
 R 90.00
 L 73.95'
 Ch B N22°58'45"E
 Ch L 71.89'

$\Delta 15^{\circ}10'39''$
 R 200.00
 L 52.98'
 Ch B N70°47'00"E
 Ch L 52.82'

$\Delta 11^{\circ}23'15''$
 R 200.00
 L 39.75'
 Ch B N84°03'57"E
 Ch L 39.68'

$\Delta 47^{\circ}54'38''$
 R 90.00
 L 73.95'
 Ch B N22°58'45"E
 Ch L 71.89'

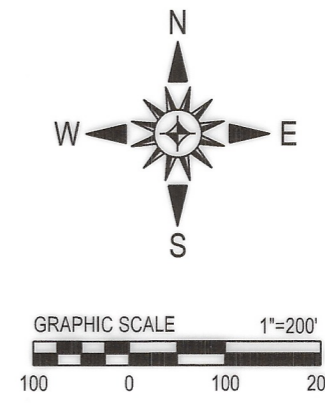
DRAINAGE ESMT LINE TABLE		
LINE No.	LENGTH	BEARING
L4	565.66	N89°49'35"E
L6	84.46	S63°40'31"E
L8	241.66	N89°45'35"E
L10	84.46	N63°11'41"E
L12	482.03	N89°45'35"E
L14	559.19	N00°33'34"W
L16	394.83	N22°25'46"W
L18	73.40	N08°51'13"W
L19	325.64	N00°33'21"W
L21	317.26	N36°58'05"E
L23	586.45	N15°23'37"W

DRAINAGE ESMT LINE TABLE		
LINE No.	LENGTH	BEARING
L25	1165.62	N00°33'34"W
L26	158.26	S24°27'45"E
L28	568.29	S00°53'02"E
L30	116.51	S22°41'40"W
L32	236.61	S00°53'02"E
L34	456.65	S46°08'04"W
L36	849.40	S67°05'10"W
L38	419.59	S81°08'47"W
L40	87.92	S74°36'23"W
L41	74.45	S22°54'50"E
L43	176.41	S36°00'19"E

DRAINAGE ESMT LINE TABLE		
LINE No.	LENGTH	BEARING
L44	193.30	N00°53'12"W
L46	199.05	N66°20'50"W
L48	183.24	N43°51'56"W
L49	112.86	S89°06'58"W
L51	137.57	N38°27'55"W
L53	661.78	N68°40'51"W
L55	46.12	N39°09'51"W
L56	44.72	S46°43'53"W
L58	754.76	S89°26'26"W

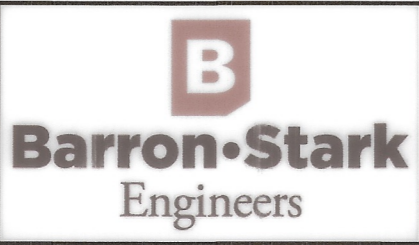
CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C57	92.73	200.00	26°33'54"	S76°57'28"E	91.90
C58	92.73	200.00	26°33'54"	S76°57'28"E	91.90
C59	92.73	200.00	26°33'54"	N76°28'38"E	91.90
C60	92.73	200.00	26°33'54"	N76°28'38"E	91.90
C61	141.87	90.00	90°19'08"	N44°39'01"E	127.63
C62	76.34	200.00	21°52'12"	N11°29'40"W	75.88
C63	47.39	200.00	13°34'32"	N15°39'29"W	47.28
C64	183.74	250.00	37°31'38"	N18°12'15"E	160.83
C65	456.94	500.00	52°21'41"	N10°47'14"E	441.20
C66	138.83	575.46	13°49'20"	N8°28'56"W	138.49
C67	82.30	200.00	23°34'42"	S12°40'23"E	81.73
C68	82.30	200.00	23°34'42"	S10°54'19"W	81.72

CENTERLINE CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C69	82.30	200.00	23°34'42"	S10°54'19"W	81.72
C70	73.86	90.00	47°01'05"	S22°37'31"W	71.80
C71	171.87	470.00	20°57'07"	S56°36'37"W	170.91
C72	49.08	200.00	14°03'36"	S74°05'59"W	48.96
C73	22.83	200.00	6°32'23"	S77°52'35"W	22.82
C74	45.70	200.00	13°05'30"	S29°27'34"E	45.60
C76	39.24	100.00	22°28'53"	N55°06'23"W	38.99
C77	182.98	200.00	52°25'07"	N64°40'28"W	176.66
C78	105.47	200.00	30°12'56"	N53°34'23"W	104.25
C79	115.91	225.00	29°31'00"	N53°55'21"W	114.63
C80	186.35	250.00	42°42'34"	S68°05'09"W	182.07
C81	112.81	100.00	64°38'07"	N34°01'46"W	106.92



Final Plat
 Lots 1 through 105
THE RESERVE AT SHADLE
 an Addition to Parker County, Texas
 Being 234.31 Acres Situated in the
 J. SHADLE SURVEY, ABSTRACT NO. 1264; J. SHADLE
 SURVEY, ABSTRACT NO. 2067; T&P RR CO. SURVEY,
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 and the
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 Parker County, Texas

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 Texas Registered Engineering Firm F-10998
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 www.barronstark.com



OWNER:
 GKA LAND SALES, LLC
 2121 McCLEDON ROAD
 WEATHERFORD, TX. 76088
 PH: 817-253-2494

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET F, SLIDE 218
 DATE 4-26-2022

JOB No. 380-9980
 DATE APRIL 2022
 SHEET
2 of 3

USER: J06STRICKLAND
 PLOTTED ON: 4/19/2022 1:37 PM
 FILE NAME: INBARRON STARK SWIFT ENG-380 - BARRONSTARK COMPANY-9980 - SHADLE ROAD PHASE 300 CAD/DWG/686 PLAT/FINAL PLAT/SHADLE PHASE 3 FINAL PLAT.DWG

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:
50' Front Building Line From Mutual Access Easement
25' Rear Building Line
25' Side Building Line
- 1/2" capped iron rods set stamped "Barron-Stark" at all corners unless otherwise note.
- All lots within this subdivision have a 15' Utility & Drainage Easement adjacent to each side the 60' Access Easement.
- Subdivision is located in the Poolville ISD.
- Total number of Lots = 105
- 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.
- All roadways in this development are Common Access, Drainage & Utility Easements to be owned and maintained by the Home Owners Association.
- Fee Title ownership for each lot extends to the Centerline of the 60' Common Access, Drainage & Utility Easement unless otherwise noted on the face of the plat.



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S. TEXAS REGISTRATION NO. 5084

STATE OF TEXAS {}
COUNTY OF PARKER {}

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Charles F. Stark 04/19/2022
Charles F. Stark Date
Registered Professional Land Surveyor
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.

Legal Description

Being a 234.31 acre tract of land situated in the J. Shadle Survey, Abstract No. 1264; the J. Shadle Survey, Abstract No. 2067; the T&P RR Co. Survey, Abstract No. 1472; and the T&P RR Co. Survey, Abstract No. 1521, Parker County, Texas and containing all that certain 61.49 acre tract conveyed to KB Land Development, LLC as recorded in Document No. 2021-35512, a portion of that certain 149.90 acre tract conveyed to KB Land Development, LLC as recorded in Document No. 2021-39301, and a portion of that certain tract of land conveyed to Bryson Adams as recorded in Document No. 2021-12167, Deed Records Parker County, Texas (D.R.P.C.T.), said 236.39 acres being more particularly described by metes and bounds as follows.

Beginning at a found 1/2 inch iron rod for the southeast corner of subject tract, said point being in the north line of the Gail Pauline Shaw tract as recorded in Document No. 2015-08719 D.R.P.C.T., and the southwest corner of the Lee Baird tract as recorded in Document No. 2014-10194, D.R.P.C.T.;

Thence South 89°07'30" West with the Shaw north line and general line of fence a distance of 690.92 feet to a found 1/2 inch iron rod with Harlan cap in the north line of the Edna Welch tract as recorded in Volume 2140, Page 853, D.R.P.C.T.;

Thence South 89°25'54" West with the Welch north line and general line of fence a distance of 660.24 feet to a found 1/2 inch iron rod with Harlan cap for the northwest corner of the Roy Josey tract as recorded in Volume 1475, Page 67, D.R.P.C.T.;

Thence South 00°33'34" East with the Josey west line and general line of fence a distance of 1318.12 feet to a found 1/2 inch iron rod for the southwest corner of said Josey tract and the northeast corner of the Arron Sanders tract as recorded in Volume 343, Page 559, D.R.P.C.T.;

Thence South 89°44'09" West with the Sanders north line and general line of fence a distance of 1322.20 feet to a found 3 inch steel post for the northwest corner of said Sanders tract;

Thence South 00°51'47" East with the Sanders west line a distance of 3.78 feet to a found 1/2 inch iron rod for the northeast corner of Shadle Estates Phase 2, an addition to Parker County as recorded in Cabinet F, Slide 17, Plat Records Parker County, Texas;

Thence South 89°56'32" West with the north line of said Shadle Estates Phase 2 a distance of 949.89 feet to a found 1/2 inch iron rod in the west line of Cornerstone Road for the southwest corner of the herein described tract;

Thence North 00°03'28" West a distance of 936.47 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 130.00 feet, a central angle of 32°46'53", and a long chord that bears North 16°19'59" East a distance of 73.37 feet;

Thence along said curve to the right an arc distance of 74.39 feet to a found 1/2 inch iron rod;

Thence North 32°43'26" East a distance of 238.67 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 117°02'09", and a long chord that bears North 31°14'30" East a distance of 102.34 feet;

Thence along said curve to the right an arc distance of 122.56 feet to a found 1/2 inch iron rod;

Thence North 89°45'35" East a distance of 750.71 feet to a found 1/2 inch iron rod within an existing fence line;

Thence North 00°05'00" West with the general line of fence a distance of 230.10 feet to a found 1/2 inch iron rod;

Thence North 00°31'26" West with the general line of fence a distance of 837.77 feet to a found 1/2 inch iron rod;

Thence North 00°39'10" West with the general line of fence a distance of 310.57 feet to a found 3 inch steel fence post;

Thence North 00°20'58" West a distance of 366.24 feet to a found 1/2 inch iron rod;

Thence North 03°25'21" East a distance of 141.04 feet to a found 1/2 inch iron rod;

Thence North 86°24'50" West a distance of 381.11 feet to a found 1/2 inch iron rod in the east line of the Jerry Raper tract as recorded in Volume 1472, Page 725, D.R.P.C.T.;

Thence North 00°07'16" East with the Raper east line and general line of fence a distance of 525.96 feet to a found 1/2 inch iron rod;

Thence North 03°14'20" East with the Raper east line and general line of fence a distance of 74.57 feet to a found 2 inch steel post;

Thence North 06°44'36" East with the Raper east line and general line of fence a distance of 162.35 feet to a found 1/2 inch iron rod for corner;

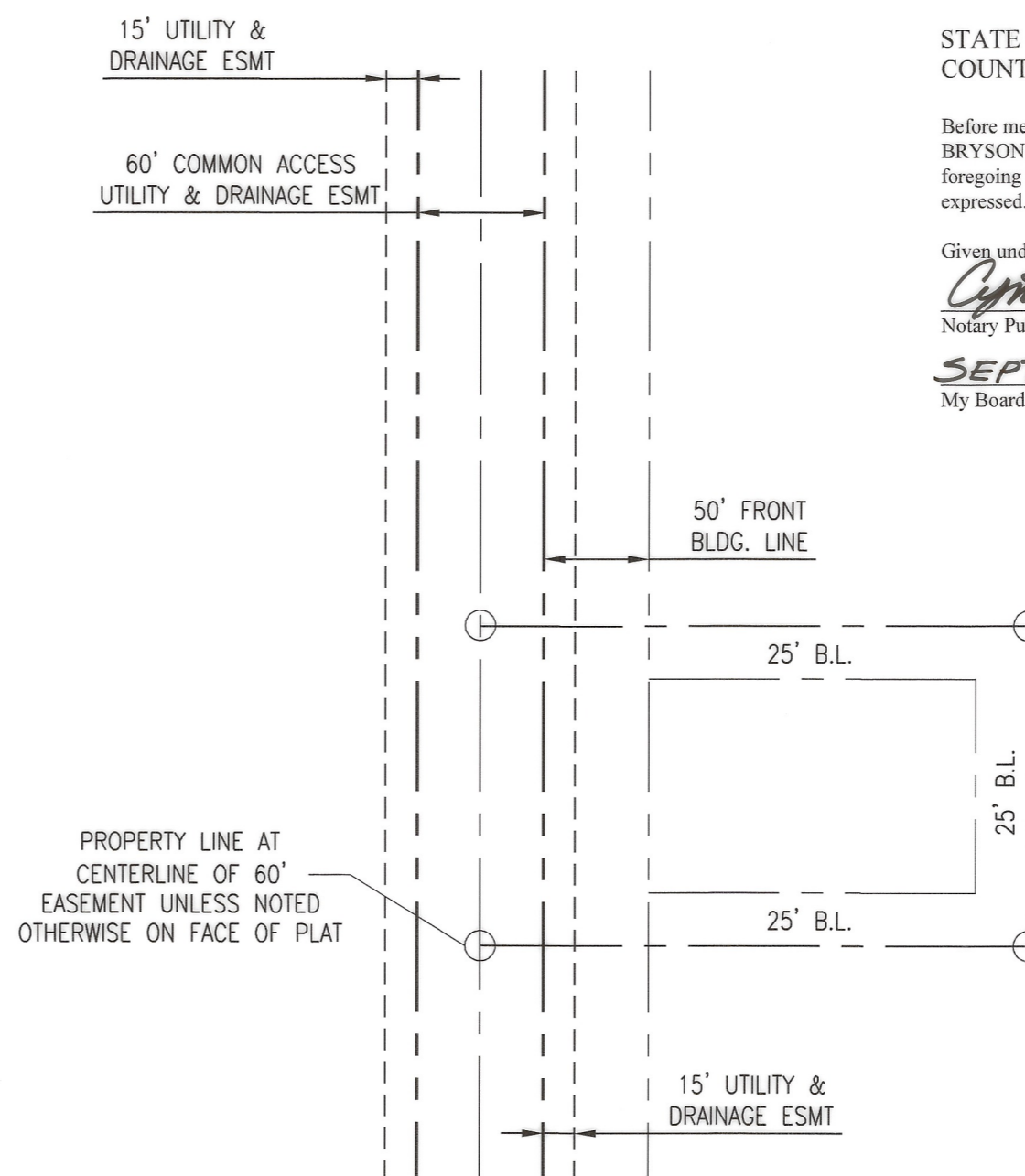
Thence South 90°00'00" East with the north line of said KB Land and south line of said Raper tract a distance of 1644.15 feet to a found railroad tie fence post for the southeast corner of said Raper tract and the southwest corner of the Clifton Smith tract as recorded in Document No. 2018-12587, D.R.P.C.T.;

Thence North 89°08'49" East with the Smith tract south line a distance of 1334.25 feet to a found 6 inch cedar post for the northwest corner of the Stephen Gray tract as recorded in Document No. 2012-802035, D.R.P.C.T.;

Thence South 00°04'29" West with the Gray west line and general line of fence a distance of 330.93 feet to a found 1/2 inch iron rod;

Thence South 01°01'15" East with the Gray west line and general line of fence a distance of 2312.49 feet to the Point of Beginning and Containing 10,206,653 square feet, 234.31 acres of land, more or less.

TYPICAL LOT SETBACKS



GKA LAND SALES, LLC, being the Owner of the herein described acreage, does hereby dedicate the same to be know as LOTS 1 THRU 105, THE RESERVE AT SHADLEI, an Addition to Parker County, Texas and does here by dedicate to the use of the public forever all rights-of-way and easements shown hereon.

STATE OF TEXAS {}

COUNTY OF PARKER {}

GKA LAND SALES, LLC, as Owner of the land shown on this plat and whose name is subscribe hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utility easements thereon shown for the purposes and consideration therein expressed. We also certify that no portion of this property is within the Extraterritorial Jurisdiction of any incorporated City within Parker County, Texas; to 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.

[Signature]
GKA LAND SALES, LLC

BRYSON ADAMS, MEMBER

Date: APRIL 19, 2022

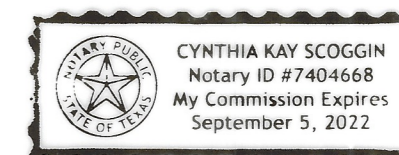
STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRYSON ADAMS of GKA LAND SALES, LLC., 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 19th day of APRIL, 2022.

Cynthia Kay Scoggin
Notary Public in and for the State of Texas

SEPT 5, 2022
My Board Expires On:



STATE OF TEXAS ()
COUNTY OF PARKER ()

APPROVED by the Commissioners Court of Parker County, Texas
on the 25th day of April, 2022

[Signature]
Pat Dean, County Judge

[Signature] George Corley, Commissioner Precinct #1
[Signature] Craig Peacock, Commissioner Precinct #2
[Signature] Larry Walden, Commissioner Precinct #3
[Signature] Steve Dugan, Commissioner Precinct #4

Final Plat

Lots 1 through 105

THE RESERVE AT SHADLE

an Addition to Parker County, Texas

Being 234.31 Acres Situated in the
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ABSTRACT NO 1472;

and the
T&P RR CO. SURVEY, ABSTRACT NO. 1521

Parker County, Texas

COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202215784
04/26/2022 09:00 AM
Fee: \$4.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 218

DATE 4-26-2022

USER: THE ETRON/LAND PLOTTED ON: 4/19/2022 10:16 AM FILE NAME: N:BARRON STARK SWIFT ENGINEER - BARKO LAND COMPANY(988) - SHADLE ROAD PHASE 300 CAD00 DWG006 PLAT/FINAL PLAT/SHADLE PHASE 3 FINAL PLAT.DWG

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
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