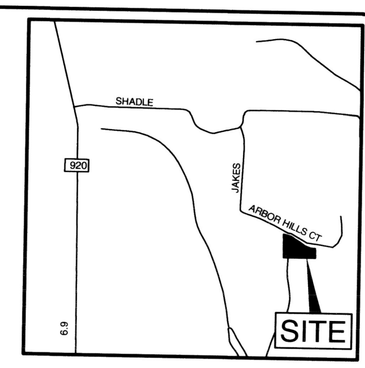
202529294 PLAT Total Pages: 1

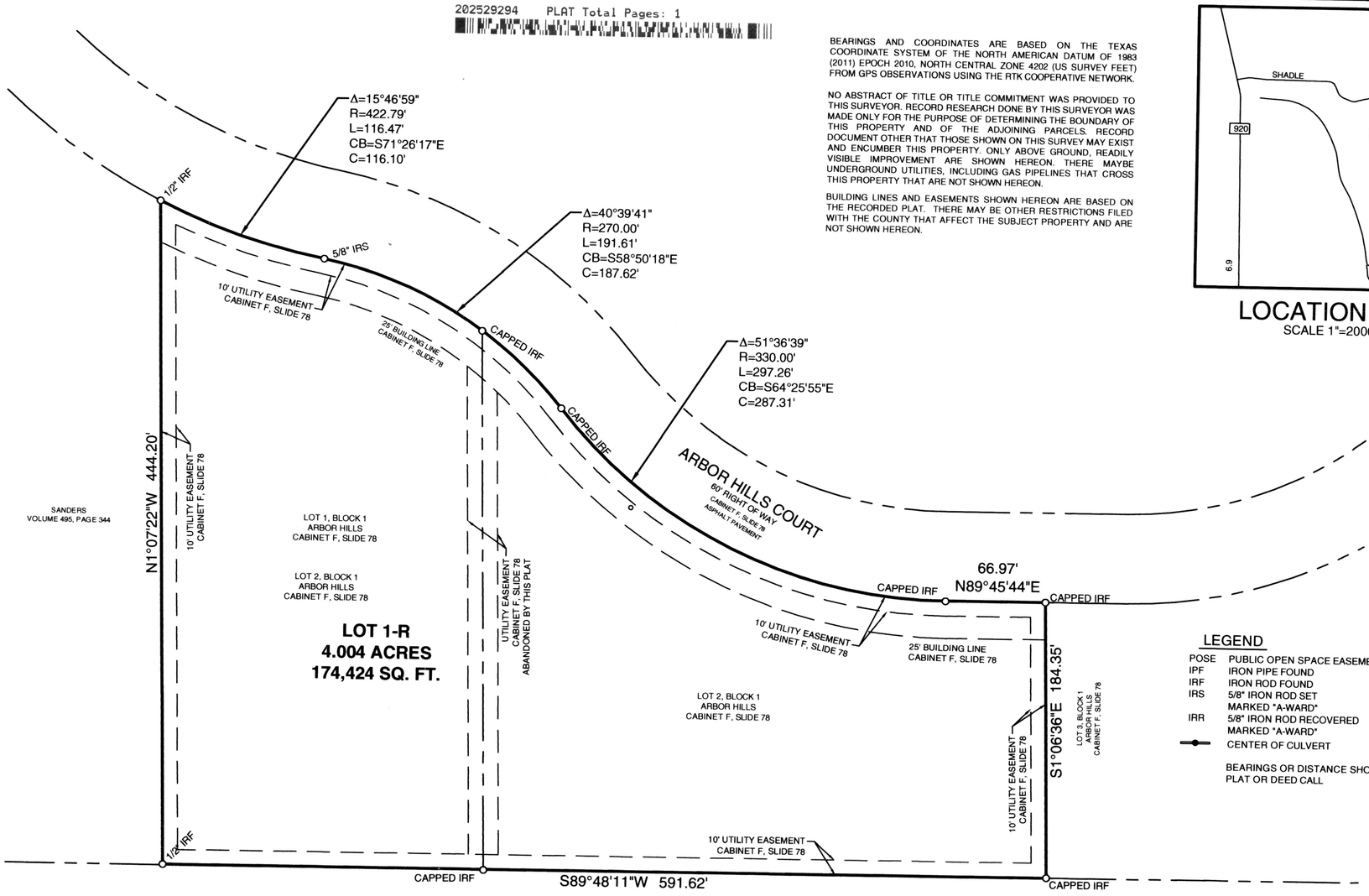
BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAT THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY. ONLY ABOVE GROUND, READILY VISIBLE IMPROVEMENT ARE SHOWN HEREON. THERE MAYBE UNDERGROUND UTILITIES, INCLUDING GAS PIPELINES THAT CROSS THIS PROPERTY THAT ARE NOT SHOWN HEREON.

BUILDING LINES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORDED PLAT. THERE MAY BE OTHER RESTRICTIONS FILED WITH THE COUNTY THAT AFFECT THE SUBJECT PROPERTY AND ARE NOT SHOWN HEREON.



LOCATION MAP
SCALE 1"=2000'



LEGEND

POSE	PUBLIC OPEN SPACE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET MARKED "A-WARD"
IRR	5/8" IRON ROD RECOVERED MARKED "A-WARD"
	CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN "( )" ARE PLAT OR DEED CALL

According to Map No. 48367C0150E dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, a no part of this property is located in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is not located within the Extraterritorial Jurisdiction of any City.

This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road

Unless noted otherwise all property corners are 5/8" iron rod set marked "AWARD SUR RPLS 5606"

Water will be provided by individual water wells.

Sewer will be provided by on-site sewer facilities.

Linear feet of Public road 672.31'

Purpose of this plat is to plat 2 platted parcel into 1 platted lots.

Minimum culvert size: 18"

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS, Brookson Builders, LLC, acting by and through Brooks White, president, authorized to so act are the owner of a part of the Lots 1 and 2 in Block 1 of ARBOR HILLS, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 78 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod found marked "SWAIM" (whose Northing is 7020956.38 and whose Easting is 2169916.81) for the common north corner of said Lot 2 and Lot 3 in said Block 1 and being in the south right-of-way line of Arbor Hills Court, having a 60 foot right-of-way as dedicated in said Plat Cabinet F, Slide 78.

THENCE South 1°6'36'' East, along the common line of said Lots 2 and 3, a distance of 184.35 feet to a capped iron rod found marked "SWAIM" for the common south corner of said Lots 2 and 3, being in the north line of a called 80.0 acre tract of land described in the deed to Charles L. Sanders as recorded in Volume 495, Page 344 of the Deed Records of Parker County, Texas;

THENCE South 89°48'11'' West, along the common line of said Lot 2 and 80.0 acre tract, to and along the south line of said Lot 1, distance of 591.62 feet to a ½" iron rod found for the southwest corner o
THENCE North 1°7'22'' West, a distance of 444.20 feet
at the beginning of a curve to the left

THENCE along a curve to the left, having a radius of 422.79 feet, an arc length of

feet, a delta angle of 15° 46' 59", and long chord bearing and distance of S 71°26'17'' E 116.10 feet;
at the beginning of a curve to the right

THENCE along a curve to the right, having a radius of 270.00 feet, an arc length of

feet, a delta angle of 40° 39' 40", and long chord bearing and distance of S 58°50'18'' E 187.62 feet;
at the beginning of a curve to the left

THENCE along a curve to the left, having a radius of 330.00 feet, an arc length of

feet, a delta angle of 51° 36' 39", and long chord bearing and distance of S 64°25'55'' E 287.31 feet;
THENCE North 89°45'44'' East, a distance of 66.97 feet o the point of beginning.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Brookson Builders, acting by and through Brooks White, owner does hereby adopt this plat designating the herein above described real property as

LOT 1R, BLOCK 1

ARBOR HILLS

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is not located within the Extraterritorial Jurisdiction of any City.

Executed this the 21 day of October, 2025

By:

Brookson Builders

Brooks White

STATES OF TEXAS §

COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Brooks White, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of October, 2025.

Notary Public State of Texas

SAMANTHA LYN BODIFORD
My Notary ID # 133403716
Expires October 20, 2029

10149.001.001.00
10149.001.002.00

10149
PE

F-7

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground August 6, 2025.

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606

STATE OF TEXAS REGISTERED JAMES PAUL WARD 5606 PROFESSIONAL LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202529294
10/28/2025 01:00 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 05 DAY OF October, 2025

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4

FINAL PLAT
Lot 1R, Block 1 ARBOR HILLS
being a replat of Lots 1 and 2 in Block 1 of ARBOR HILLS, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 78 of the Plat Records of Parker County, Texas

4.0042 acres

October, 2025

60' 0 60' 120' 180'
GRAPHIC SCALE SCALE IN FEET 1"= 60'

G188

A-WARD PROJECT NO: 2025-1895 (1004) ARBOR HILS PLAT

OWNER/DEVELOPER:
BROOKSON BUILDERS
BOX 1060
JUSTIN TX 76247
ATTN: BROOKS WHITE

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435