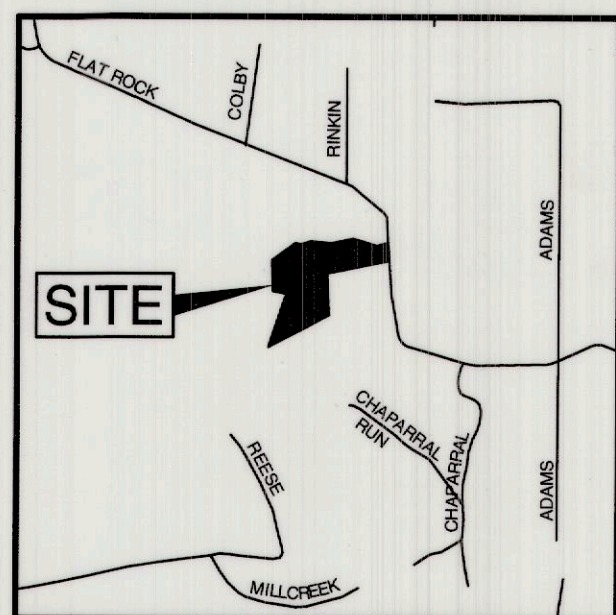




LOCATION MAP
SCALE 1"=2000'

202534712 PLAT Total Pages: 2



CALLLED 8.46 ACRE TRACT PETER M. RABADI AND DANIELLE E. RABADI, TRUSTEES DOCUMENT NO. 202409217

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

21095.002.000.50

30' PRIVATE INGRESS EGRESS EASEMENT BY THIS PLAT

LOT 2 BAR-B-RANCH PHASE 1 PLAT CABINET

30' PRIVATE INGRESS EGRESS EASEMENT BY THIS PLAT (FOR THE USE AND BENEFIT OF DEVELOPER AND FUTURE DEVELOPMENT)

CALLLED 10.00 ACRE TRACT WILLIAM C. MCGEE AND WIFE JUDY MCGEE VOLUME 2850, PAGE 1511

CALLLED 65.3112 ACRE TRACT JANA LYN BOARDMAN DOCUMENT NO. 202506402

LOT 8
4.087 ACRES
178,049 SQ. FT.

CALLLED 49.447 ACRES BARBARA J. BOARDMAN VOLUME 2950, PAGE 1199

LOT 5
3.825 ACRES
166,629 SQ. FT.

LOT 7
3.618 ACRES
157,579 SQ. FT.

LOT 6
3.758 ACRES
163,701 SQ. FT.

CALLLED 10.0 ACRES BRIAN FLAHERTY, et ux DOCUMENT NO. 202100076

10397
AZ

N-10

FINAL PLAT
LOTS 5 through 8
BAR-B RANCH
PHASE II

part of the W.S. PATTERSON SURVEY, Abstract No. 1095 situated about 15.5 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas
December 2025
16.0993 acres

SHEET 1 OF 2

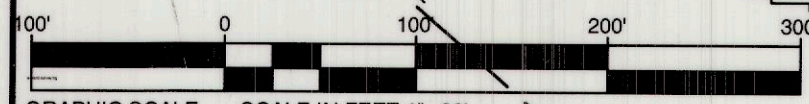
FLOOD LEGEND

- ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
- ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

OWNER/DEVELOPER:
BARBARA J. BOARDMAN
PO Box 330
AZLE TX 76098

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@awardsurveying.com TBPELS Firm No. 10194435

LOCATION OF SPECIAL FLOOD AREA ZONE PER THE FIRM PANEL NO. 48367C0325E. (LOCATION SHOWN BASED ON FEMA GIS DATA <https://hazards-fema.maps.arcgis.com>)



GRAPHIC SCALE SCALE IN FEET 1"=20'
A-WARD PROJECT NO: 2025-1412 FLAT ROCK PLAT PHASE 2

G221

According to Map No. 48367C0325E 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 portion 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 located within the Extraterritorial Jurisdiction of the City of Fort Worth. On June 11, 2025 the City of Fort Worth released to Parker County.

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 for each lot.

Purpose of plat is to plat 1 un-platted parcel into 4 platted lots.

Minimum culvert size: 18"

Waiver for groundwater study was approved in the Commissioners Court on 8/11, 2025

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Barbara J. Boardman is the owner of a part of the W.S. PATTERSON SURVEY, Abstract No. 1095 situated about 15.5 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas being a part of the called 49.447 acre tract of land described in the deed to Barbara J. Boardman as recorded in Volume 2950, Page 1199 of the Deed Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Basis for bearings is deed call along the northerly line of a called 10.0 acre tract of land described in the deed to Brian Flaherty, et ux, as recorded in Document No. 202100076.

BEGINNING at a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" (whose Northing is 6997269.87 and whose Easting is 2261844.49) for the northwest corner of Lot 1 of BAR-B-RANCH, PHAE 1, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet Slide G-136 of the Plat Records of Parker County, Texas and being in the north line of said 49.447 acre tract and the southerly line of a called 8.46 acre tract of land described in the deed to Peter M. Rabadl and Danielle L. Rabadl, as recorded in Document No. 202409217 of the Official Public Records of Parker County, Texas;

THENCE generally southerly along the westerly line the following:
South 0°34'38" East, a distance of 317.84 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606";
South 74°6'45" East, a distance of 140.65 feet capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the northwest corner of Lot 4 in said Phase 1;

THENCE South 17°41'26" West, along the westerly line of said Lot 4, a distance of 567.71 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the southwest corner of said Lot 4, being in the south line of said 49.447 acre tract and the north line of a called 10.0 acre tract of land described in the deed to Bran Flaherty, et ux, as recorded in Document No. 202100076 of said Deed Records;

THENCE South 63°17'45" West, along the common line of said 49.447 acre tract and 10.0 acre tract, a distance of 950.44 feet to a point for the northwest corner of said 10.0 acre tract, and being in a westerly line of said 49.447 acre tract and the east line of a called 65.3112 acre tract of land described in the deed to Jana Lyn Boardman as recorded in Document No. 202506402 of said Official Public Records;

THENCE generally northerly and easterly along the common line of said 49.447 acre tract and 65.3112 acre tract the following:
North 49°4'45" West, a distance of 53.04 feet to a point;
North 18°40'39" East, a distance of 1023.53 feet to a capped iron rod found marked "BJMS 5605"
South 44°19'21" East, to and along the westerly line of said 8.46 acre tract, a distance of 91.32 feet to a capped iron rod found marked "BJMS 5605" for a re-entrant corner of said 49.447 acre tract and the southwest corner of said 8.46 acre tract;

THENCE northerly along the common line of said 49.447 acre tract and said 8.46 acre tract the following:
North 55°29'27" East, a distance of 350.16 feet to a 1/4" iron rod found;
North 52°26'38" East, a distance of 306.59 feet to the POINT OF BEGINNING and containing 15.2880 acres of land.

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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Barbara Boardman, owner does hereby adopt this plat designating the herein above described real property as

LOTS 5 through 8
BARB-B RANCH PHASE II

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

G221

Executed this the 18 day of December 2025

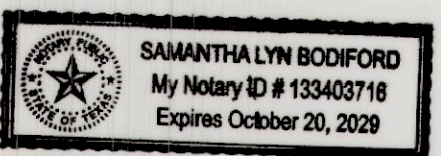
Barbara Boardman
Barbara Boardman

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Barbara Boardman known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she 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 18 day of December 2025.

Samantha Lyn Bodiford
Notary Public State of Texas



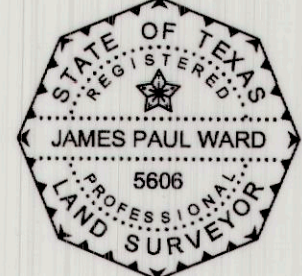
21095.002.000.50

10397
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The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all comers are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground September, 2024.

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



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 22 DAY OF December, 2025.

COUNTY JUDGE George A. Conley

COMMISSIONER PRECINCT #1 James Paul Ward COMMISSIONER PRECINCT #3 James Paul Ward

COMMISSIONER PRECINCT #2 James Paul Ward COMMISSIONER PRECINCT #4 James Paul Ward

FINAL PLAT
LOTS 5 through 8
BAR-B RANCH
PHASE II
part of the W.S. PATTERSON SURVEY, Abstract No. 1095 situated about 15.5 miles North 62° East of the courthouse in Weatherford, the county seat for Parker County, Texas
December 2025
15.2880 acres

SHEET 2 OF 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534712
12/22/2025 03:37 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER:
BARBARA J. BOARDMAN
PO Box 330
AZLE TX 76098

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435