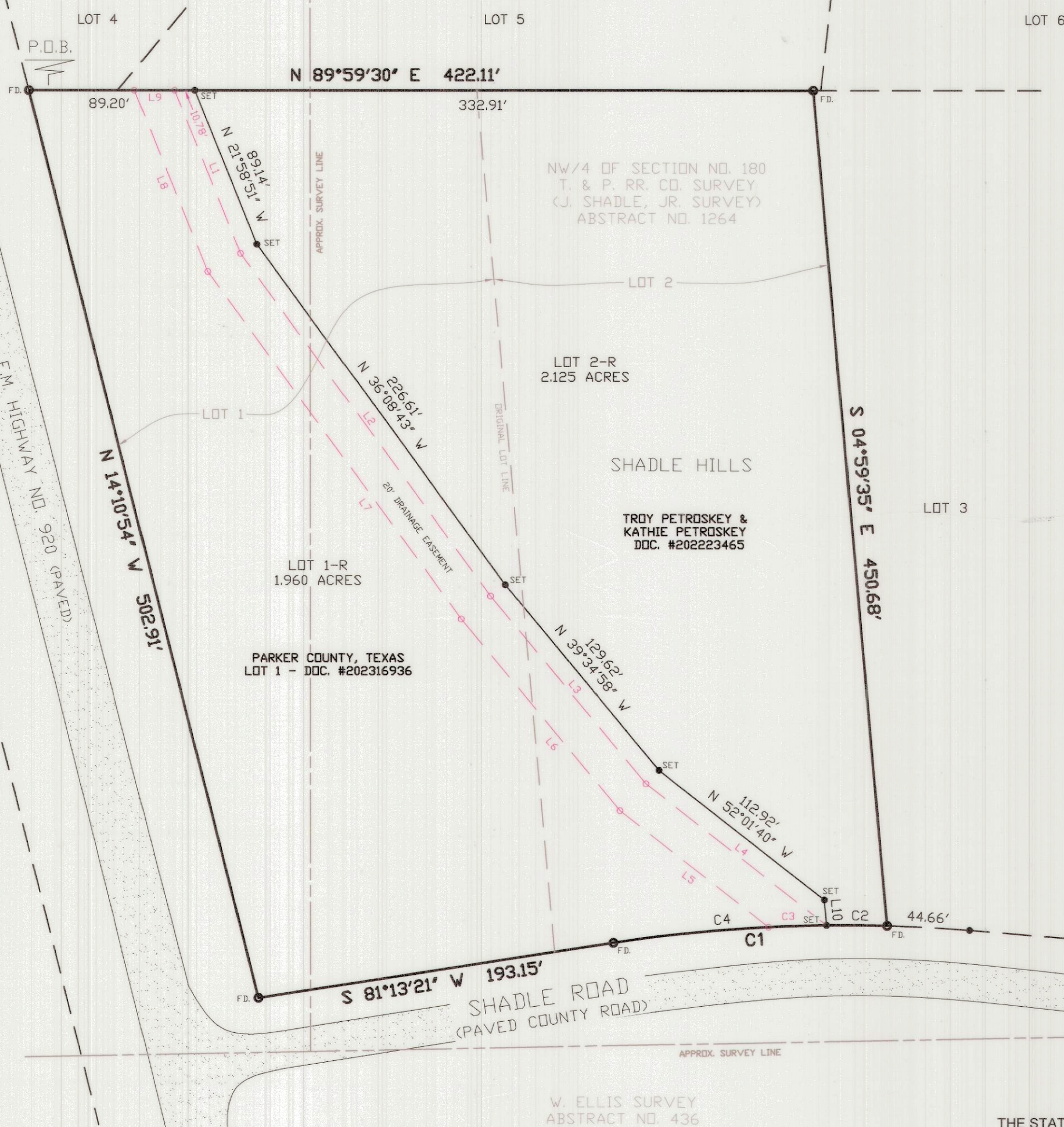


SECTION NO. 205
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1477

AVIARA RIDGE, PHASE 2
(CAB. F, SL. 191 P.R.P.C.T.)

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	70°22'	813.81	10°24'02"	S 86°25'22" W	147.52	147.73
C2	70°22'	813.81	21°15'02"	S 88°14'47" W	31.29	31.30
C3	70°22'	813.81	21°15'02"	S 88°14'47" W	31.29	31.30
C4	70°22'	813.81	21°15'02"	S 88°14'47" W	31.29	31.30

LINE	BEARING	DISTANCE
L1	S 86°25'22" W	147.52
L2	S 88°14'47" W	31.29
L3	S 88°14'47" W	31.29
L4	S 88°14'47" W	31.29
L5	N 21°58'15" E	89.14
L6	N 36°09'43" W	226.61
L7	N 36°09'43" W	226.61
L8	N 36°09'43" W	226.61
L9	N 36°09'43" W	226.61
L10	N 36°09'43" W	226.61



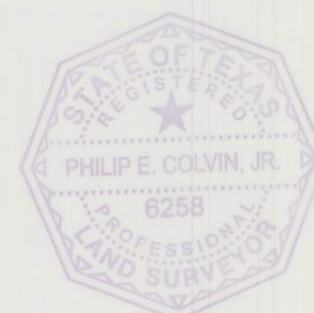
LEGAL DESCRIPTION

Of a 4.085 acres tract of land being all of Lot 1 and Lot 2 of Shadle Hills, according to plat recorded in Cabinet F, Slide 192 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:
Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of F.M. Highway No. 920 and at the northwest corner of said Lot 1 for the northwest and beginning corner of this tract.
Thence N. 89 deg. 59 min. 30 sec. E. 422.11 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract and said Lot 2.
Thence S. 04 deg. 59 min. 35 sec. E. 450.68 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Shadle Road (paved) for the southeast corner of this tract and said Lot 2.
Thence along the north right of way line of said Shadle Road and the south line of said Lot 1 and Lot 2 the following courses and distances:
• Westerly along the arc of a 07 deg. 02 min. 25 sec. curve to the left with a radius of 813.81 feet, a central angle of 10 deg. 24 min. 02 sec., a chord of S. 86 deg. 25 min. 22 sec. W. 147.52 feet and an arc length of 147.73 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
• S. 81 deg. 13 min. 21 sec. W. 193.15 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said F.M. Highway No. 920 for the southwest corner of this tract and said Lot 1
Thence N. 14 deg. 10 min. 54 sec. W. 502.91 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 JANUARY 30, 2024.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN24087 19178.crd FN240150



THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 12 DAY OF May, 2025.

George A. Conley
COMR. PRECINCT #1

James Walden
COMR. PRECINCT #3

COUNTY JUDGE

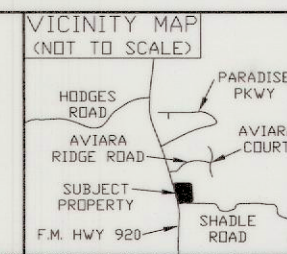
COMR. PRECINCT #2

COMR. PRECINCT #4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 106

DATE 5/13/25



DEVELOPERS

PARKER COUNTY PRECINCT 2
3033 FM 1885
WEATHERFORD, TX 76088
TROY & KATHIE PETROSKEY
181 SHADLE ROAD
POOLVILLE, TX 76085

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

SHADLE HILLS
LOT 1-R AND LOT 2-R

BEING A REPLAT OF ALL OF LOT 1
AND LOT 2 OF SHADLE HILLS,
ACCORDING TO PLAT RECORDED IN
CABINET F, SLIDE 192 OF THE
PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: MAY 5, 2025

OWNER'S CERTIFICATE

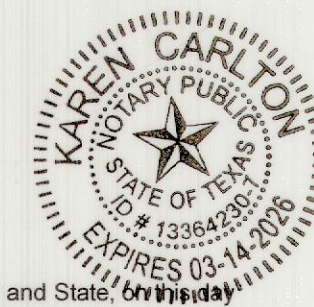
That we, TROY PETROSKEY and KATHIE PETROSKEY, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1-R and LOT 2-R, SHADLE HILLS. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS 6th DAY OF May, 2025

BY: TROY PETROSKEY

BY: KATHIE PETROSKEY



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 TROY PETROSKEY and KATHIE PETROSKEY, 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 6th day of May, 2025

Signature

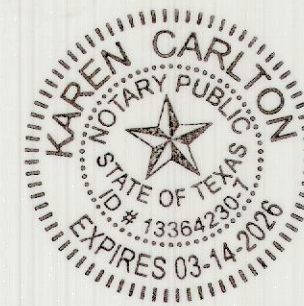
OWNER'S CERTIFICATE

That I, PARKER COUNTY, TEXAS, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1-R and LOT 2-R, SHADLE HILLS. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

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

EXECUTED THIS 12 DAY OF May, 2025

BY: PAT DEEN, County Judge



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 PAT DEEN, 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 12th day of May, 2025

Signature

17283
PE

F-7

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 F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 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

NOTE: 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.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED BY
PARKER COUNTY COMMISSIONERS COURT ON APRIL 14, 2025

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT
TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: EXISTING CULVERT SIZE ON LOT 2 IS 16"
AS APPROVED BY PARKER COUNTY OFFICIALS

NOTE: NO RESIDENCE SHALL BE PLACED ON LOT 1

NOTE: CURRENT SPEED LIMITS:
SHADLE ROAD = 40 MPH
FM HWY 920 = 55 MPH

FD. = FOUND 1/2" IRON ROD WITH CAP

MARKED "PRICE SURVEYING"
SET = SET 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING"

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202512526
05/13/2025 02:23 PM
Fee: 0.00
Lila Deakle, County Clerk
Parker County, TX
PLAT