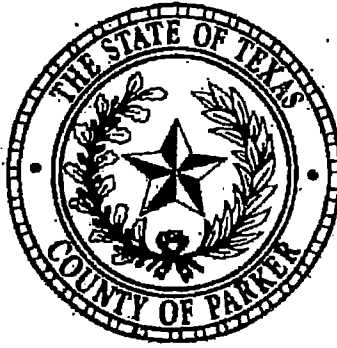




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Shepler Oaks

Description lots 1 and 2

Filed in Plat Cabinet G slide # 297

File Date 7/14/2026 Instrument Date 7/1/2026

of pages 1

Official Public Record Filed
Recorded on: 07/14/2026 10:39:36 AM
Doc # 202620169
Lila Deakle, County Clerk
Parker County Texas



State of Texas
County of Parker

Whereas Paul Shepler, being the sole owner of a 13.535 acre tract of land out of the T. Phillips Survey, Abstract No. 1082, Parker County, Texas; being all of that certain tract conveyed to Shepler in Clerk's File No. 20171250, Real Property Records, Parker County, Texas (R.P.R.C.T.), and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

BEGINNING at a found 1" iron pipe at the called southeast corner of the G. Miller Survey, Abstract No. 2231, at the southeast corner of that certain tract of land described in CF# 201709375, R.P.R.C.T., in the west line of that certain tract of land described in CF# 201680404, R.P.R.C.T., for the northeast and beginning corner of this tract.

THENCE S 30°59'15" E at 948.16 feet passing a found 1/2" iron rod at the called southwest corner of the W. Green Survey, Abstract No. 546, same being the southwest corner of said CF# 201809304, and in all a total distance of 1018.13 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC." in the north line of that certain 40 foot ingress & egress easement, as described in said CF# 20171250, for the southeast corner of this tract.

THENCE along the north line of said 40 foot ingress & egress easement the following calls:
S 46°35'32" W 299.22 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
S 78°57'26" W 173.43 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
S 69°34'56" W 115.00 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
S 41°17'29" W 451.19 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
S 64°44'09" W 64.55 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
N 77°26'33" W 70.77 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
N 30°48'52" E 43.94 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract;
N 59°11'08" W 308.40 feet to a set 1/2" iron rod capped "TEXAS SURVEYING INC.", for a corner of this tract.

THENCE N 30°48'52" E 43.94 feet to a point in the approximate center line of a creek, for the most westerly northwest corner of this tract.

THENCE along the approximate center line of said creek the following calls:

S 72°08'38" E 88.08 feet to a point, for a corner of this tract;
N 67°51'21" E 235.09 feet to a point, for a corner of this tract;
N 24°28'23" E 86.68 feet to a point, for a corner of this tract;
N 07°41'44" E 52.96 feet to a point, for a corner of this tract;
S 64°48'01" E 85.20 feet to a point, for a corner of this tract;
N 51°20'00" E 57.77 feet to a point, for a corner of this tract;
N 32°08'28" E 113.31 feet to a point, for a corner of this tract;
N 38°55'54" E 91.69 feet to a point, for a corner of this tract;
N 08°16'49" E 65.80 feet to a point, for a corner of this tract;
N 08°55'15" W 68.88 feet to a point, for a corner of this tract;
N 83°23'47" W 64.56 feet to a point, for a corner of this tract;
S 72°55'55" W 61.16 feet to a point, for a corner of this tract;
S 52°41'07" W 41.90 feet to a point, for a corner of this tract;
N 32°59'01" W 143.59 feet to a point, for a corner of this tract;
N 29°09'00" W 63.38 feet to a point, for a corner of this tract;
N 10°55'26" E 82.60 feet to a point, for a corner of this tract;
N 12°13'09" W 91.55 feet to a point, for a corner of this tract;
N 18°22'12" E 19.87 feet to a point, for a corner of this tract;
S 85°30'20" E 46.91 feet to a point, for a corner of this tract;
N 39°36'48" E 39.52 feet to a point, for a corner of this tract;
N 18°15'43" E 40.35 feet to a point, for a corner of this tract;
N 01°02'02" E 44.44 feet to a point, for a corner of this tract;
N 20°04'13" W 5.43 feet to a point in the south line of that certain tract of land recorded in V. 2464, P. 1583, O.R.P.C.T., for the northwest corner of this tract.

THENCE N 59°26'18" E 48.26 feet to a found 3/4" iron pipe in the south line of said V. 2464, P. 1583, for a corner of this tract.

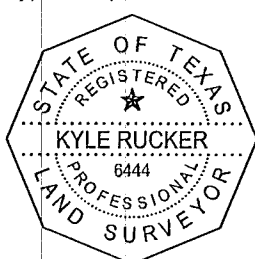
THENCE N 59°47'16" E 277.43 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com • 817-594-0400
Project ID: JN150228-R13-P (150228-GRID.CRD)
Field Date: June 23, 2026
Revised Date: June 27, 2026



Surveyor's Notes:

1) 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 documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0400F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

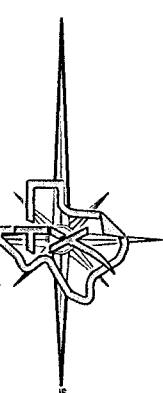
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e., architectural control committee, municipal departments, home owners assoc., etc.).

6) All property corners are points, in the approximate centerline of a creek, unless otherwise noted. C.I.R.S. = 1/2" Capped iron Rod Set (plastic cap stamped "TEXAS SURVEYING INC.")

LINE	BEARING	DISTANCE
L0	S 78°57'26" W	173.43'
L1	S 69°34'56" W	115.00'
L2	S 64°44'09" W	64.55'
L3	N 77°26'33" W	70.77'
L4	N 30°48'52" E	43.94'
L5	S 72°08'38" E	88.08'
L6	N 24°28'23" E	86.68'
L7	N 07°41'44" E	52.96'
L8	S 64°48'01" E	85.20'
L9	N 51°20'00" E	57.77'
L10	N 32°08'28" E	113.31'
L11	N 38°55'54" E	91.69'
L12	N 08°16'49" E	65.80'
L13	N 08°55'15" W	68.88'
L14	N 83°23'47" W	64.56'
L15	S 72°55'55" W	61.16'
L16	S 52°41'07" W	41.90'
L17	N 29°09'00" W	63.38'
L18	N 10°55'26" E	82.60'
L19	N 12°13'09" W	91.55'
L20	N 36°23'28" E	19.87'
L21	S 85°30'20" E	46.91'
L22	N 39°36'48" E	39.52'
L23	N 18°15'43" E	40.35'
L24	N 01°02'02" E	44.44'
L25	N 20°04'13" W	5.43'
L26	N 59°26'18" E	48.26'



Surveyor:
Kyle Rucker, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com
817-594-0400

Owner(s):
Paul Shepler
4530 Tin Top Rd
Weatherford, TX 76087

1" = 200'

Plat Cabinet

Slide 297

State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 13th day of July, 2026.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Parker County Notes:

A) Legal notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

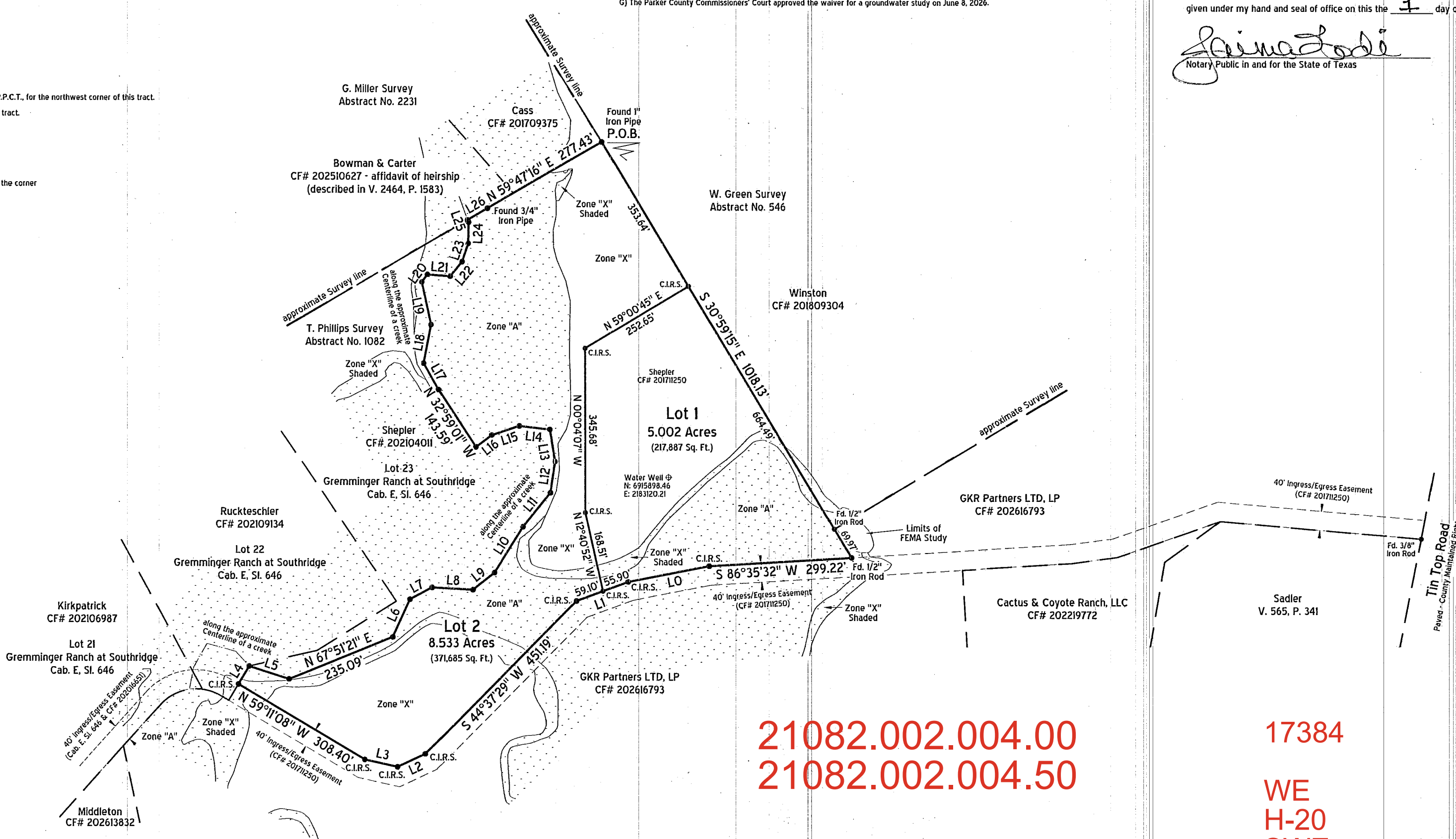
C) Water is to be provided by private water wells.

D) 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 availability.

E) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

F) Lots shown hereon require reflective address numbers, visible from the public road (Tin Top Rd) during the day and night.

G) The Parker County Commissioners' Court approved the waiver for a groundwater study on June 8, 2026.



21082.002.004.00
21082.002.004.50

17384

WE
H-20
SWE

Final Plat
Lots 1 and 2
Shepler Oaks

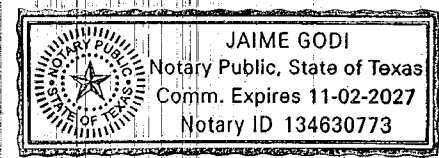
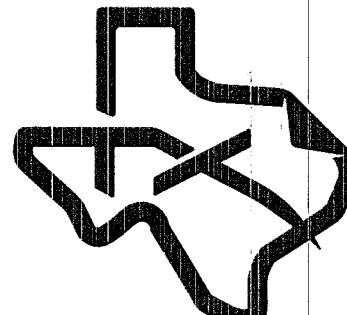
an addition to Parker County, Texas

Being a 13.535 acre tract of land out of the T. Phillips Survey, Abstract No. 1082, Parker County, Texas

July 2026

TEXAS
SURVEYING &
ENGINEERING

INC.
WEATHERFORD • MINERAL WELLS • ALEDO
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586



Now, Therefore, Know All Men By These Presents:

Sheet 1 of 1

Arch C (18" x 24")

That Paul Shepler, do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Shepler Oaks, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 13th day of July, 2026.

By:

Paul Shepler (Owner)

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

Paul Shepler, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 13th day of July, 2026.

Jaime Godi
Notary Public in and for the State of Texas