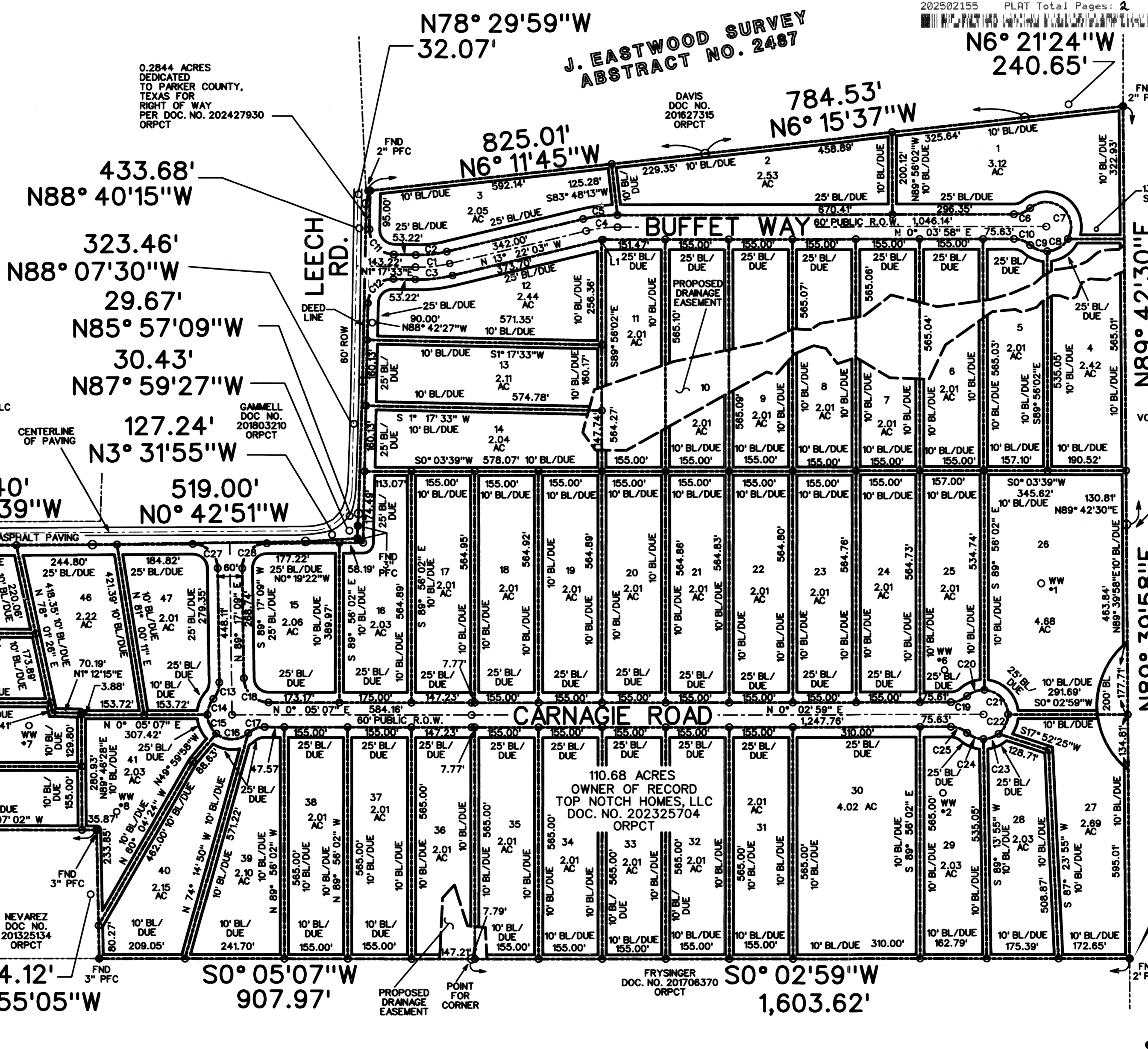
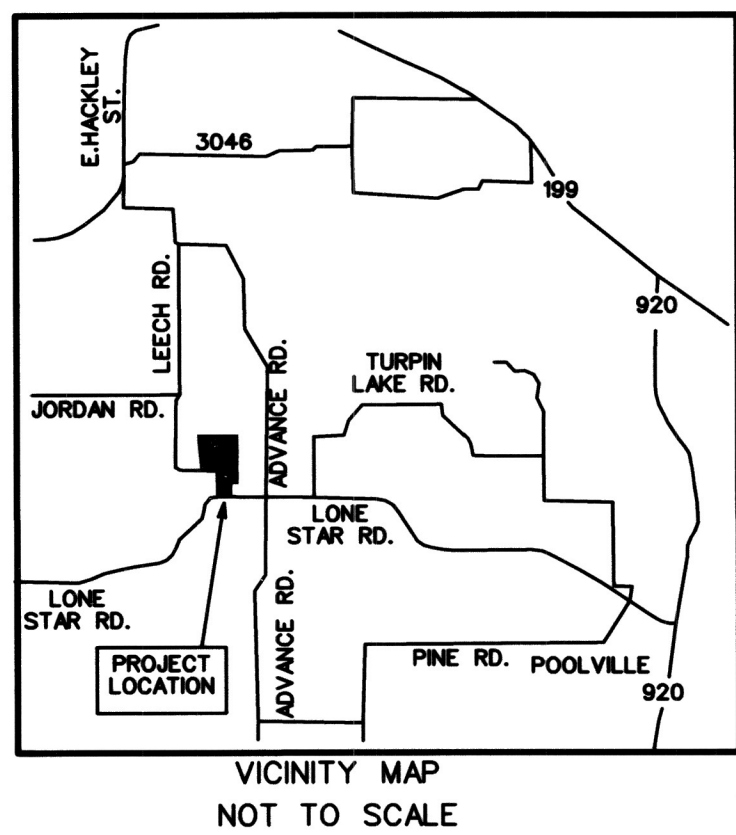
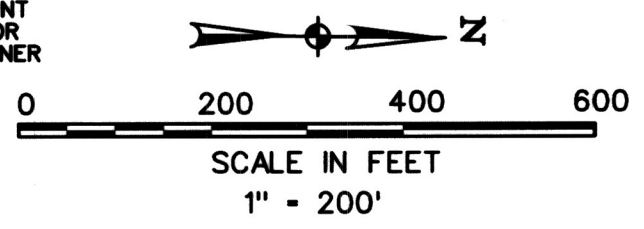




LEGEND

•	FIR	FOUND IRON ROD
○	SIR	SET IRON ROD
---		PROPERTY LINE
-X-X-		EXISTING FENCE LINE
---		SURVEY LINE
---		EASEMENT LINE
DUE		DRAINAGE/UTILITY EASEMENT
BL		BUILDING LINE
WW		EXISTING WATER WELL



17437
PO
D-4

22487.003.000.00
22487.003.001.00
22487.004.000.00

POINT OF BEGINNING

NAD 83
N=7045647.7820
E=2143219.3590

FINAL PLAT
OF
LOTS 1 THRU 47
BLOCK 1
SILVER SPURS RANCH
SUBDIVISION

BEING
110.68 ACRES

J. EASTWOOD SURVEY
ABSTRACT NO. 2487
PARKER COUNTY, TEXAS

OCTOBER 29, 2024
PAGE 1 OF 2

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH (FT)	CHORD BEARING
C1	14° 39' 37"	330.00 L	84.44	N 6° 2' 15" W 84.21
C2	14° 39' 35"	300.00 R	76.76	S 6° 2' 16" E 76.55
C3	14° 39' 37"	380.00 L	92.11	N 6° 2' 15" W 91.86
C4	13° 26' 1"	330.00 R	77.37	N 6° 39' 3" W 77.20
C5	13° 26' 1"	360.00 L	84.41	S 6° 39' 3" E 84.21
C6	41° 24' 35"	60.00 R	43.36	S 20° 38' 19" E 42.43
C7	161° 24' 35"	60.00 L	169.03	S 39° 21' 41" W 118.42
C8	57° 59' 39"	60.00 L	60.73	N 30° 56' 12" W 58.17
C9	43° 24' 55"	60.00 L	45.46	N 19° 46' 5" E 44.38
C10	41° 24' 35"	60.00 R	43.36	N 20° 46' 15" E 42.43
C11	90° 0' 0"	60.00 R	94.25	S 46° 17' 33" W 84.85
C12	90° 0' 0"	60.00 R	94.25	N 43° 42' 27" W 84.85
C13	41° 24' 35"	60.00 R	43.36	S 70° 0' 34" E 42.43
C14	40° 36' 36"	60.00 L	42.53	S 69° 36' 34" E 41.84
C15	50° 5' 6"	60.00 L	52.45	N 65° 2' 35" E 50.79

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH (FT)	CHORD BEARING
C16	81° 19' 29"	60.00 L	85.16	N 0° 39' 43" W 78.19
C17	41° 24' 35"	60.00 R	43.36	N 20° 37' 10" W 42.43
C18	89° 12' 2"	60.00 R	93.41	S 44° 47' 8" W 84.26
C19	41° 24' 35"	60.00 R	43.36	S 20° 39' 19" E 42.43
C20	43° 20' 41"	60.00 L	45.39	S 19° 41' 16" E 44.32
C21	88° 3' 54"	60.00 L	92.22	S 46° 1' 2" W 83.41
C22	51° 59' 33"	60.00 L	54.45	N 63° 57' 15" W 52.60
C23	38° 0' 56"	60.00 L	39.81	N 18° 57' 0" W 39.08
C24	41° 24' 5"	60.00 L	43.36	N 20° 45' 3" E 42.42
C25	41° 24' 35"	60.00 R	43.36	N 20° 45' 16" E 42.43
C26	90° 24' 45"	60.00 R	94.68	N 45° 31' 45" W 85.16
C27	89° 36' 31"	60.00 R	93.84	N 44° 28' 53" E 84.56
C28	90° 23' 29"	60.00 R	94.66	N 45° 31' 7" W 85.14

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	3.63'	N13° 22' 03" W

WATER WELLS

NO.	LAT / LONG	SURFACE ELEV
1	32.99510172 N, -97.93308930 W	1239
2	32.99443234 N, -97.93142618 W	1240
6	32.99444848 N, -97.93240412 W	1240
7	32.98831064 N, -97.93201210 W	1244
8	32.98889560 N, -97.93132235 W	1235

NOTES:

1. ADEQUATE GROUNDWATER IS AVAILABLE FOR THE SUBDIVISION IN ACCORDANCE AND IN COMPLIANCE WITH THE RULES OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SET FORTH IN TITLE 30, TEXAS ADMINISTRATIVE CODE, CHAPTER 230 (THE "GROUNDWATER AVAILABILITY CERTIFICATION" OR "GAC").

2. THE DISTRICT RECOMMENDS A MAXIMUM PRODUCTION CAPACITY OF 8.0 GALLONS PER MINUTE FOR EACH WELL WITHIN THE PROPOSED SUBDIVISION.

ENGINEER/SURVEYOR
JASON G. SWAIM
506 N MASON ST
BOWIE, TEXAS 76230
940-872-5075
940-872-4079 FAX
jswaim@swaimengineering.com

OWNER/DEVELOPER
TOP NOTCH HOMES, LLC
REPRESENTATIVE: CHRIS ESTES
6550 EAST SH 114
RHOME TX, 76078
CHRIS@TOPNOTCHHOMES.COM
PHONE: 817-456-4657

6051

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING

VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF PROPOSED PUBLIC ROADS:

BUFFET WAY - 1693 LF CARNAGE ROAD - 2280 LF

WATER: PRIVATE WELLS

ELECTRIC: TRICOUNTY ELECTRIC COOP. INC.

POST OFFICE: POOLVILLE, TX. 104 WEST AVE POOLVILLE, TX 76487

ISD: POOLVILLE ISD

TELEPHONE: AT&T

811 DIG TEST

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0200E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

"This plat represents property which has been platted with a groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032.

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot unless otherwise noted. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if any point a property transfer is made that results in the groundwater rights associated with the lot falling to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

Reflective house numbers are required and shall be erected by the landowner on his/her driveway, visible and readable from public roads.

LIENHOLDER

FIRST FINANCIAL BANK
DECATUR OFFICE
608 W. HALE AVENUE
DECATUR, TX 76234

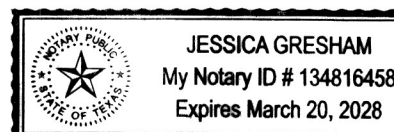
Richard Young
First Financial Bank, branch Vice President

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Richard Young, First Financial Bank branch Vice President, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of Oct, 2024.

Notary Public in and, for the State of Texas



NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS:
US STATE PLANE 1983, NORTH CENTRAL
TEXAS ZONE 4202, NAD 1983, USING GEOID
12A (CONUS)

2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY
EXTRA TERRITORIAL JURISDICTION.

3. SES PROJECT *23119 SILVER SPURS RANCH SUBD, PCT

4. TEXAS LICENSE SURVEY FIRM NO. 100736-00

SES 23119 SILVER SPURS RANCH SUBDV DRIVEWAY CULVERTS SUMMARY

LOT NO.	AREA (SF)	AREA (AC.)	DESIGN AREA (AC.)	RUNOFF COEF. PROP.	PR INT 10 YR	PR RD 10 YR	NO. 18IN CULV	NO. 24IN CULV	CULVERT REQUIRED
1	45804	1.05	1.93	0.36	6.44	4.47	0.56	0.29	*1 - 18"
2	38186	0.88	0.88	0.36	6.44	2.83	0.25	0.13	*1 - 18"
3	48405	1.11	1.11	0.36	6.44	2.58	0.32	0.17	*1 - 18"
4									NO CULVERT REQUIRED
5									NO CULVERT REQUIRED
6									NO CULVERT REQUIRED
7									NO CULVERT REQUIRED
8									NO CULVERT REQUIRED
9									NO CULVERT REQUIRED
10									NO CULVERT REQUIRED
11									NO CULVERT REQUIRED
12									NO CULVERT REQUIRED
13									NO CULVERT REQUIRED
14									NO CULVERT REQUIRED
15	19868	0.46	0.46	0.36	6.44	1.06	0.13	0.07	*1 - 18"
16	186285	2.38	2.76	0.36	6.44	6.39	0.80	0.42	*1 - 18"
17	73569	1.69	4.45	0.36	6.44	10.31	1.29	0.67	*2 - 18"
18	136859	3.19	5.88	0.36	6.44	11.79	1.47	0.77	*2 - 18"
19	1818	0.04	1.98	0.36	6.44	4.40	0.55	0.29	*1 - 18"
20	25368	0.58	1.85	0.36	6.44	4.30	0.54	0.28	*1 - 18"
21	16451	0.38	1.27	0.36	6.44	2.95	0.37	0.19	*1 - 18"
22	14373	0.33	0.89	0.36	6.44	2.07	0.26	0.14	*1 - 18"
23	11846	0.25	0.56	0.36	6.44	1.31	0.16	0.09	*1 - 18"
24	8591	0.20	0.31	0.36	6.44	0.72	0.09	0.05	*1 - 18"
25	4917	0.11	0.11	0.36	6.44	0.26	0.03	0.02	*1 - 18"
26									NO CULVERT REQUIRED
27									NO CULVERT REQUIRED
28									NO CULVERT REQUIRED
29	15849	0.35	0.95	0.36	6.44	2.28	0.27	0.14	*1 - 18"
30	6959	0.16	0.68	0.36	6.44	1.48	0.17	0.09	*1 - 18"
31	6893	0.16	0.28	0.36	6.44	0.65	0.08	0.04	*1 - 18"
32	5485	0.12	0.12	0.36	6.44	0.29	0.04	0.02	*1 - 18"
33									NO CULVERT REQUIRED
34									NO CULVERT REQUIRED
35									NO CULVERT REQUIRED
36									NO CULVERT REQUIRED
37									NO CULVERT REQUIRED
38									NO CULVERT REQUIRED
39									NO CULVERT REQUIRED
40	54977	1.26	4.91	0.36	3.82	6.75	0.84	0.44	*1 - 18"
41	132375	3.04	3.65	0.36	3.82	5.02	0.63	0.33	*1 - 18"
42									NO CULVERT REQUIRED
43									NO CULVERT REQUIRED
44	8923	0.20	0.20	0.36	3.82	0.28	0.04	0.02	*1 - 18"
45	115281	2.65	2.85	0.36	3.82	3.92	0.49	0.26	*1 - 18"
46	88284	2.03	4.88	0.36	3.82	6.71	0.84	0.44	*1 - 18"
47	26570	0.61	0.61	0.36	3.82	0.84	0.10	0.05	*1 - 18"

CULVERT B CARNAGE RD 4 - 24" RCP @ STA. 10+22.64

CULVERT C CARNAGE RD 2 - 24" RCP @ STA. 0+40.00

LIENHOLDER

SOLID SOLUTIONS BUSINESS CONSULT, LLC
7008 OAK HILLS COURT
NORTH RICHLAND HILLS, TX 76182

Michelle Turner
SOLID SOLUTIONS BUSINESS CONSULT, LLC, AGENT
MICHELLE TURNER

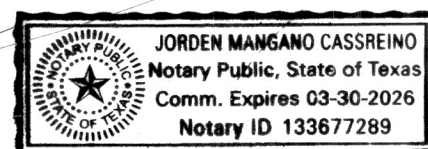
STATE OF TEXAS)

COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared Michelle Turner, Solid Solutions Business Consult, LLC, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th day of October, 2024.

Notary Public in and, for the State of Texas



THE STATE OF TEXAS)
COUNTY OF PARKER)
APPROVED by the Commissioners Court of Parker County, Texas, on this the 19 day of January, 2025.

Pat Dehn, County Judge

George Conley
George Conley
Commissioner Precinct 1

Abner
Abner
Commissioner Precinct *2

Larry Walden
Larry Walden
Commissioner Precinct *3

Mike Hale
Mike Hale
Commissioner Precinct *4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202502155

01/27/2025 04:18 PM

Fee: 110.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

RESTRICTIONS

Lots 1 through 47, Silver Spurs Ranch Subdivision, are hereby impressed with and made subject to those certain covenants, conditions, restrictions, and easements as more fully set forth below:

a) Minimum Floor Space Approval. Any residence constructed on said land shall contain a minimum of 600 square foot of "living area" exclusive of porches and garages and shall be constructed with permanent new materials. All building exteriors must be fully completed for planned use on or before (9) months after the dated of the beginning of the foundation.

b) Exterior Surfaces. The total exterior surface of all residential dwellings shall be constructed of new material, and may consist of brick, stone, wood, metal or material of equal characteristics. All exterior surfaces, especially any painted or stained wood surfaces, (including without limitation, garage doors) must be maintained in good conditions. Garage doors and window facings may be of metal or metal "clad" construction.

c) Mobile Homes. Mobile/manufactured/modular shall be underpinned, affixed permanently to the property, skirting and must be brand new and have vinyl, smart panel siding or hard-board.

d) Outbuildings. All outbuildings shall be constructed with new material and must be kept in a good and working manner. All outbuildings, regardless of material used, must be trimmed out and painted. Porches, decks and or carports must be of new materials.

e) Septic System / Pools. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot. On-site sewage facilities must be designed in accordance with the rules established by Parker County and TCEQ. Design shall be based on the results of a site evaluation performed on each lot. (i) Only one single-family is used and shall be connected to the facility. A sanitary septic system shall be required and installed for any dwelling erected on this land. Such septic tank shall be a tank shall be a type and construction and so located upon the individual tract as to be approved in writing by the State Board of Health. No other sanitary devices shall be installed or permitted to remain on this land. All dwellings must be connected to a water system and sewer or septic system prior to occupancy.

f) Water is to be provided by Private water wells.

g) Vehicles. No inoperable motor homes, vehicles without current license plates shall be kept on the property unless kept in an enclosed garage, shop, or barn. Antique vehicles, farm equipment and construction equipment are permissible if they are not in despair. Stock trailers are permissible. Commercial vehicles are allowed but must be parked behind the home.

h) No Junk Yards. That no junk yards, repair yards, or wrecking yards shall be located on any tract. More than one vehicle in despair placed on a tract shall constitute a junk yard.

i) Livestock. No part of the property shall ever be used for a commercial feed lot for livestock or fowl, or for dog or cat kennel. No swine breeding programs. No more than 2 adult livestock per 1 acre with exception of 4 goats/sheep shall be permitted.

j) Subdivide. No lot can be subdivided into two or more parcels, or lots. Each lot will remain as surveyed unless approved by developer.

k) Temporary Dwellings. May be permitted during construction of dwelling not to exceed one year of construction.

l) Driveways. Any driveways, if necessary are to be installed by the property owner in accordance with Parker County, if required, it should meet county regulations. Prior to the beginning of construction of a driveway entrance or culvert a county right-of-way, a permit must be obtained.

m) On Residence Per Tract. Only (i) one single family residence shall be permitted on each tract. Mother-in-law suite or tiny home is permitted on a two-acre tract or larger with appropriate utilities installed to support homes with a breezeway.

n) Dumping. No part of this land shall be used for or maintained as a dumping ground for trash, garbage or other waste. Regular trash accumulated by a property owner should not accumulate and should be disposed through a waste disposed.

o) Liability of Developer. Developer shall not be liable in damages to anyone submitting plans to it for approval or to any owner or occupant of the property by reason of error or mistake on judgement, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any improvements approved by the Developer nor shall the Developer have any liability regarding such adequacy or fitness.

p) Acceptance By Grantee. By acceptance of any conveyance of any property covered by these restrictive covenants, the Grantee named is such conveyance acknowledges the substance and the content of these restrictive covenants and agrees to abide by or comply with the same in all respects.

q) Injunctive Relief. The Developer, or owners of any tract out of the division described herein shall have the right to sue for and obtain injunctive relief to enforce any of the restrictions or covenants herein set forth, and the party or parties in violation of any of the restrictions or covenants shall pay any and all reasonable fees, including but not limited to, attorney's fees paid, agreed to be paid, court costs and expert witness testimony for such injunctive relief.

r) Covenants Running with the Land. The restrictive covenants herein set forth shall be covenants running with the land and shall be binding upon all parties claiming title by and through the Grantor, and Grantor's successors and assigns.

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, TOP NOTCH HOMES, LLC, by CHRIS ESTES, Agent, being the sole owner of the following described tract of land conveyed by Warranty Deed recorded under Document No. 202325704, Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 110.68 acres of land, more or less, a part of the J. Eastwood Survey, Abstract No. 2487, Parker County, Texas, and being all of that certain tract in Warranty Deed to Top Notch Homes, LLC, recorded under Document No. 202325704, Official Records of Parker County, Texas, said 110.68 acres being more particularly described as follows:

BEGINNING at a found 2 inch pipe fence corner post for the northeast corner of the said Top Notch Homes, LLC Tract:
THENCE S 00 deg. 02 min. 59 sec. W a distance of 1603.62 feet with fence to a point for corner;
THENCE S 00 deg. 05 min. 07 sec. W a distance of 907.97 feet to a found 3 inch pipe fence corner post for corner;
THENCE S 88 deg. 55 min. 05 sec. W a distance of 314.12 feet to a found 3 inch pipe fence corner post for corner;
THENCE S 00 deg. 07 min. 02 sec. W passing a found iron rod at a distance of 668.03 feet, in all a total distance of 691.41 feet to a point for corner in Lonestar Road;
THENCE S 88 deg. 59 min. 33 sec. W a distance of 693.69 feet to a set nail for corner in Lonestar Road;
THENCE N 00 deg. 09 min. 39 sec. W a distance of 694.40 feet with fence to a point for corner;
THENCE N 00 deg. 42 min. 51 sec. W a distance of 519.00 feet with fence to a point for corner;
THENCE N 03 deg. 31 min. 55 sec. W a distance of 127.24 feet to a found 3 inch pipe fence corner post for corner;
THENCE N 87 deg. 59 min. 27 sec. W a distance of 30.43 feet to a found 3 inch pipe fence corner post for corner;
THENCE N 85 deg. 57 min. 09 sec. W a distance of 29.67 feet with fence to a point for corner;
THENCE N 88 deg. 07 min. 30 sec. W a distance of 323.46 feet with fence to a point for corner;
THENCE N 88 deg. 40 min. 15 sec. W a distance of 433.68 feet with fence to a point for corner;
THENCE N 78 deg. 29 min. 59 sec. W a distance of 32.07 feet to a found 2 inch pipe fence corner post for corner;
THENCE N 06 deg. 11 min. 45 sec. W a distance of 825.01 feet with fence to a point for corner;
THENCE N 06 deg. 15 min. 37 sec. W a distance of 784.53 feet with fence to a point for corner;
THENCE N 06 deg. 21 min. 24 sec. W a distance of 240.65 feet to a found 2 inch pipe fence corner post for corner;
THENCE N 89 deg. 42 min. 30 sec. E a distance of 1018.75 feet with fence to a point for corner;
THENCE N 89 deg. 39 min. 58 sec. E a distance of 1058.86 feet to the POINT OF BEGINNING and containing 4,821,020 square feet, or 110.68 acres, more or less, of which 0.42 acres lie within road.

THE STATE OF TEXAS

COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through duly authorized agent, dedicates to the use of the Public forever, all streets, alleys, parks, watercourses, drains easements and public places thereon shown for the purposes and consideration expressed.

I, being the dedicatory and owner of the attached plat of said SILVER SPURS RANCH SUBDIVISION, a subdivision, do hereby certify that it is not within any incorporated city or town.

TOP NOTCH HOMES, LLC

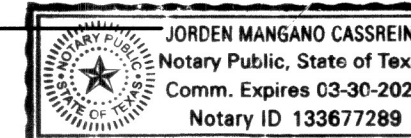
BY *Chris Estes*
CHRIS ESTES, Agent

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS ESTES, agent for TOP NOTCH HOMES, LLC, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th day of October, 2024

Notary Public in and, for the State of Texas



FINAL PLAT

OF
LOTS 1 THRU 47
BLOCK 1
SILVER SPURS RANCH
SUBDIVISION

BEING
110.68 ACRES

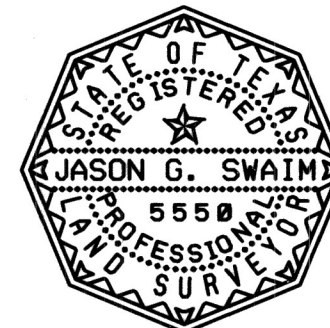
J. EASTWOOD SURVEY
ABSTRACT NO. 2487
PARKER COUNTY, TEXAS

OCTOBER 29, 2024

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17437
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THE STATE OF TEXAS)
COUNTY OF MONTAGUE)
CERTIFICATE OF SURVEYOR!!

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 ON THE GROUND.

Jason G. Swaim
JASON G. SWAIM RPLS NO. 5550

6051