

I, LONNIE REED, REGISTERED PROFESSIONAL SURVEYOR NO. 4277, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MARCH, 2025.

LONNIE REED R.P.L.S.
NO. 4277, STATE OF TEXAS



APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 28 DAY
OF September 20 2025

COUNTY JUDGE
PAT DEEN

PRECINCT #1 COMMISSIONER
GEORGE CONLEY

PRECINCT #2 COMMISSIONER
JACOB HOLT

PRECINCT #3 COMMISSIONER
LARRY WALDEN

PRECINCT #4 COMMISSIONER
MIKE HALE

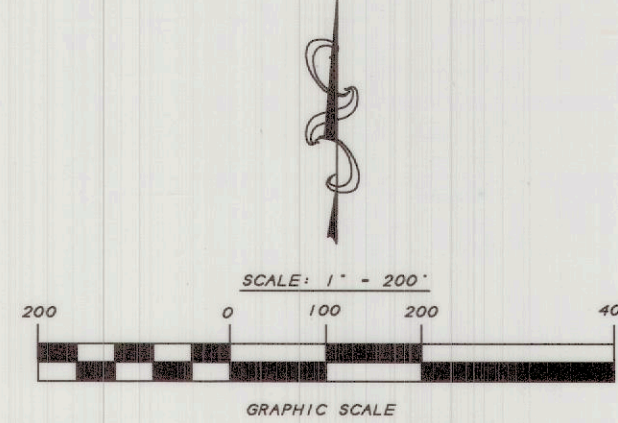
NOTES:

- 1) This plat represents property which has been platted with groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability. (UTGCD Report 25-017).
- 2) Water source is from private water wells.
- 3) Property corners are 1/2" capped "RIVERS" rebar rods set unless otherwise noted.
- 4) 10 feet wide utility and drainage easements along all property lines.
- 5) Sewage are to be On Site Sewage Facilities (Septic Systems).
- 6) Reflective house numbers shall be erected by the landowners driveway to be visible and readable day and night from the public road
- 7) 43 Lots
- 8) Speed limit on Old Springtown Road is 40MPH.
- 9) Lots 1, 22, 6, and 7 will not have driveways to Old Springtown Road.

NOTE:

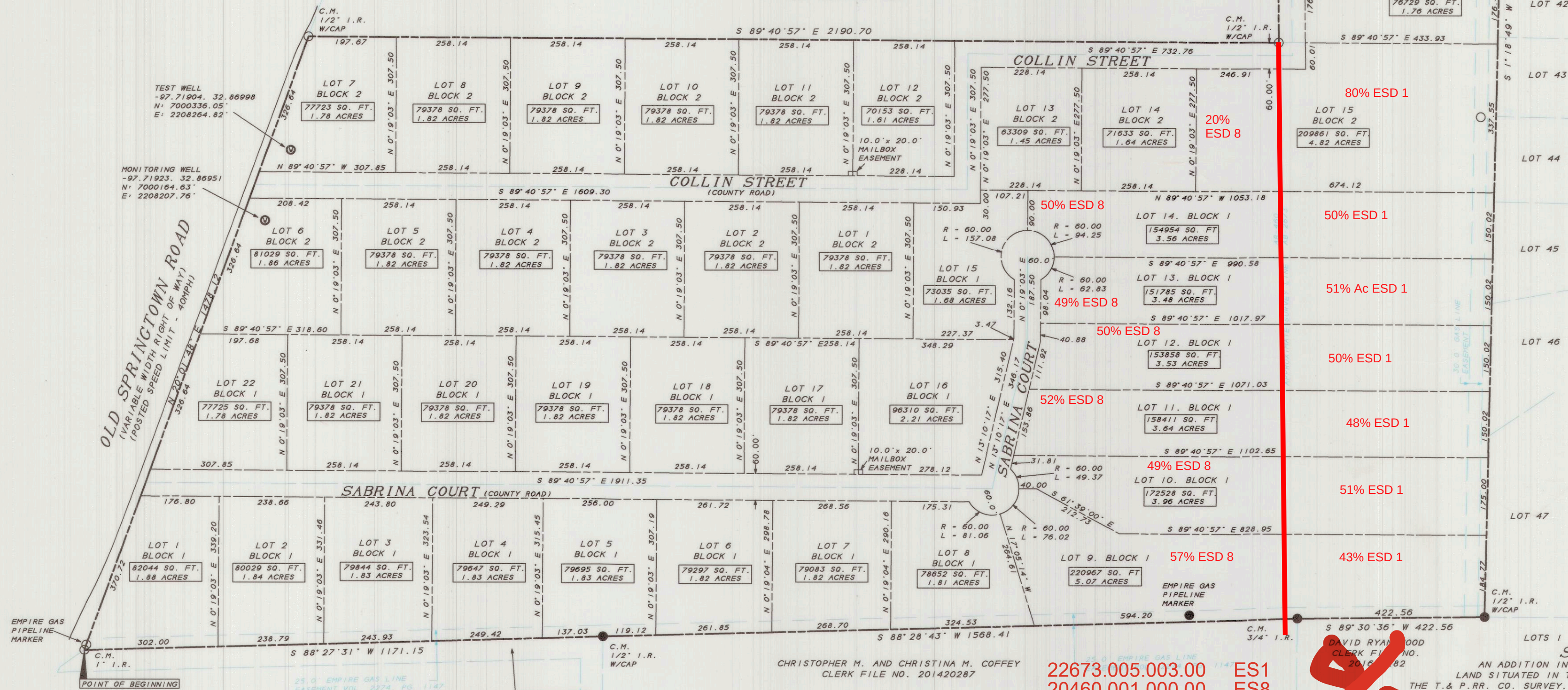
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0300E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

DRIVEWAY CULVERT TABLE			
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LOT 18, BLOCK 1	16" CMP	LOT 18, BLOCK 2	16" CMP
LOT 19, BLOCK 1	16" CMP	LOT 19, BLOCK 2	16" CMP
LOT 20, BLOCK 1	16" CMP	LOT 20, BLOCK 2	16" CMP
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DEAN R. ENGBERG AND JO ANN ENGBERG,
CO-TRUSTEES OF THE DEAN AND JO ANN ENGBERG
1995 TRUST, PURSUANT TO A DECLARATION
OF TRUST DATED DECEMBER 13, 1995
VOL. 1661, PG. 1277

L. J. FRANCIS SURVEY
ABSTRACT NO. 460
PARKER COUNTY, TEXAS



NOTE:
SABRINA COURT - 2445.02 LINEAR FEET
COLLIN STREET - 3357.80 LINEAR FEET

T. & P. RR. CO. SURVEY
SECTION NO. 84
ABSTRACT NO. 2673
PARKER COUNTY, TEXAS

Ownership and
Development Representative
Tapline Custom Contracting, Inc.
108 Buckingham Court
Weatherford, Texas 76088

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

22673.005.003.00 ES1
20460.001.000.00 ES8

PLAT SHOWING
LOTS 1 - 22, BLOCK 1 AND LOTS 1-21, BLOCK 2
STONE CREEK RANCH
AN ADDITION IN PARKER COUNTY, AND BEING 106.34 ACRES OF
LAND SITUATED IN THE L. J. FRANCIS SURVEY, ABSTRACT NO. 460 AND
THE T. & P. RR. CO. SURVEY, SECTION 84, ABSTRACT NO. 2673, PARKER COUNTY, TEXAS
THIS PLAT FILED FOR RECORD IN CABINET G SLIDE 171 DATE 9/22/25

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for Topline Custom Contracting, Inc. being the owner of 106.34 acres of land situated in the L.J. Francis Survey, Abstract No. 460 and the T.&P.R.R. Co. Survey, Section No. 84, Abstract No. 2673, Parker County, Texas, and being that certain tract conveyed to Topline Custom Contracting, Inc. by deed recorded in Clerk File Number 202500008, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod, found in place, on the East line of Old Springtown Road, said point being the Northwest corner of Lot 1, Bryant Subdivision, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 730 of the Plat Records of Parker County, Texas, for the Southwest corner of this tract:

THENCE N 20D 01' 48" E, along and with the East line of said Old Springtown Road, a distance of 1478.12 feet to a 1/2 inch iron rod with cap, found in place, said point being the Southwest corner of that certain tract conveyed to Dean R. Engberg and Jo Ann Engberg, Co-Trustees of the Dean and Jo Ann Engberg 1995 Trust, pursuant to a declaration of Trust dated December 13, 1995 by deed recorded in Volume 1661, Page 1277 of the Real Records of Parker County, Texas, for the Northwest corner of this tract:

THENCE S 89D 40' 57" E, along and with the South line of said Engberg tract, a distance of 2190.70 feet to a 1/2 inch iron rod, with cap, found in place, said point being the Southeast corner of said Engberg tract, for an ell corner of this tract:

THENCE N 00D 30' 01" W, along and with the East line of said Engberg tract, a distance of 1403.87 feet to a six inch cedar post, found in place, on the present South line of that certain tract conveyed to Wm. E. Richards, Trustee by deed recorded in Volume 2455, Page 1712 of the Real Records of Parker County, Texas, for the most Northerly Northwest corner of this tract:

THENCE N 89D 39' 03" E, along and with the present South line of said Richards tract, a distance of 538.52 feet to a 1/2 inch iron rod, set, on the West line of Denton Heights, an addition to Parker County, Texas according to the plat recorded in Plat Cabinet B, Slide 496 of the Plat Records of Parker County, Texas, for the Northeast corner of this tract:

THENCE S 01D 18' 49" W, along and with the West line of said Denton Heights, a distance of 2707.63 feet to a 1/2 inch iron rod with cap, found in place, on the North line of that certain tract conveyed to David Ryan Hood by deed recorded in Clerk File Number 201615282, Parker County, Texas, said point being the Southwest corner of said Denton Heights, for the Southeast corner of this tract:

THENCE S 89D 30' 36" W, along and with the North line of said Hood tract, a distance of 422.56 feet to a 3/4 inch iron rod, found in place, said point being the Northwest corner of said Hood tract and being the Northeast corner of that certain tract conveyed to Christopher M. and Christina M. Coffey by deed recorded in Clerk File Number 201420287, Parker County, Texas, for an angle point of this tract:

THENCE S 88D 28' 43" W, along and with the North line of said Coffey tract, a distance of 1568.41 feet to a 1/2 inch iron rod with cap, found in place, said point being the Northwest corner of said Coffey tract and being the most Westerly, Northeast corner of said Lot 1, Bryant Subdivision, for an angle point of this tract:

THENCE S 88D 27' 31" W, along and with the North line of said Lot 1, Bryant Subdivision, a distance of 1171.15 feet to the place of beginning and containing 106.34 acres.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

I, Beady M. Cook, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town.

Beady M. Cook
Signature of Owner

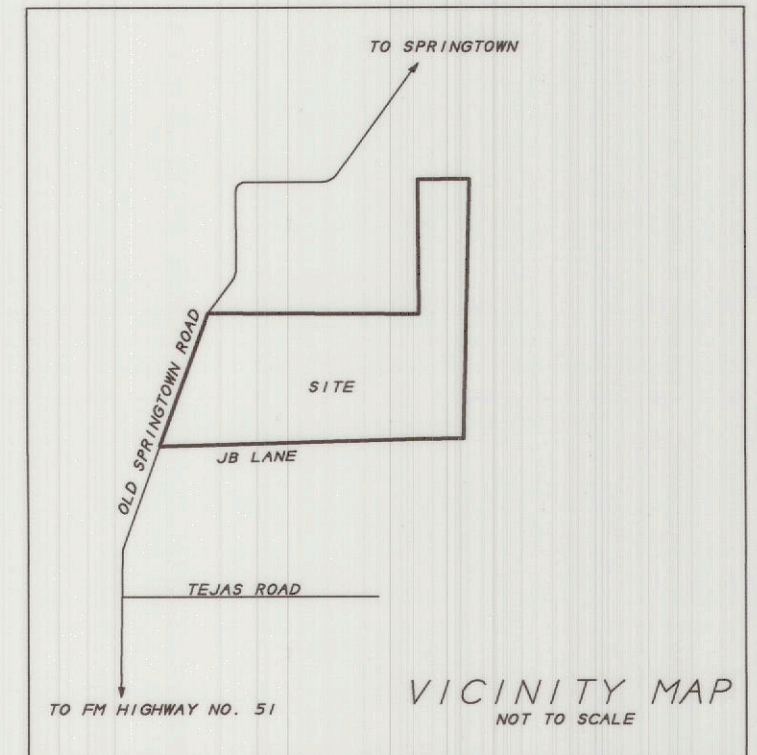
THE STATE OF TEXAS {}
COUNTY OF PARKER {}

Before me, the undersigned authority on the day personally appeared Beady M. Cook, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 11th day of September, 2025.



Linda Edwards
Notary Public in and for State of Texas



Lienholder:
Linda Edwards
Signature of Lienholder
This is the 11th day of September, 2025.
Linda Edwards
Notary Public, State of Texas



22673.005.003.00 ES1
20460.001.000.00 ES8

CLERK STICKER:

- NOTES:
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 - 7) 43 Lots
 - 8) Speed limit on Old Springtown Road is 40MPH.
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NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 4836700300E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

NOTE:

The dedication of the streets and alleys shown hereon shall only cover and include the surface estate of such property, save and except all ground water rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of ground water rights in compliance with the rules and regulations of the Upper Trinity Ground Water Conservation 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 such property transfer of a lot is made in such a way that the lot no longer retains at a minimum 2.0 acres of ground water rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regards to a lot on which a well has already been drilled, if at any point the property transfer is made that results in the ground water rights associated with the lot failing to meet the district minimum tract size requirements of 2.0 acres, the well shall be plugged within 90 days of such transfer.

17937
WE
J-P
NWE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Representative for Topline Custom Contracting, Inc. do hereby adopt this plat designating the herein described real property as Lots 1 through 22, Block 1 and Lots 1 through 21, Block 2, Stone Creek Ranch, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assigns, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 11th day of September, 2025.

Beady M. Cook
Representative for Topline Custom Contracting, Inc.

STATE OF Texas
COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Representative for Topline Custom Contracting, Inc., known to me to be the entity whose name is 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 therein stated.

Given under my hand and seal of office this 11th day of September, 2025.

Linda Edwards
Notary Public

11.22.2025
My Commission Expires

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

Ownership and
Development Representative
Topline Custom Contracting, Inc.
108 Buckingham Court
Weatherford, Texas 76088

PLAT SHOWING
LOTS 1 - 22, BLOCK 1 AND LOTS 1-21, BLOCK 2
STONE CREEK RANCH
AN ADDITION IN PARKER COUNTY, AND BEING 106.34 ACRES OF
LAND SITUATED IN THE L.J. FRANCIS SURVEY, ABSTRACT NO. 460 AND
THE T.&P.R.R. CO. SURVEY, SECTION 84, ABSTRACT NO. 2673, PARKER COUNTY, TEXAS
THIS PLAT FILED FOR RECORD IN CABINET G, SLIDE 171, DATE 9/22/25
SHEET 2 OF 3

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APPROVED BY THE
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OF PARKER COUNTY, TEXAS
ON THIS THE 20 DAY
OF September 2025

COUNTY JUDGE
PAT DEEN

PRECINCT #1 COMMISSIONER
GEORGE CONLEY

PRECINCT #2 COMMISSIONER
JACOB HOLT

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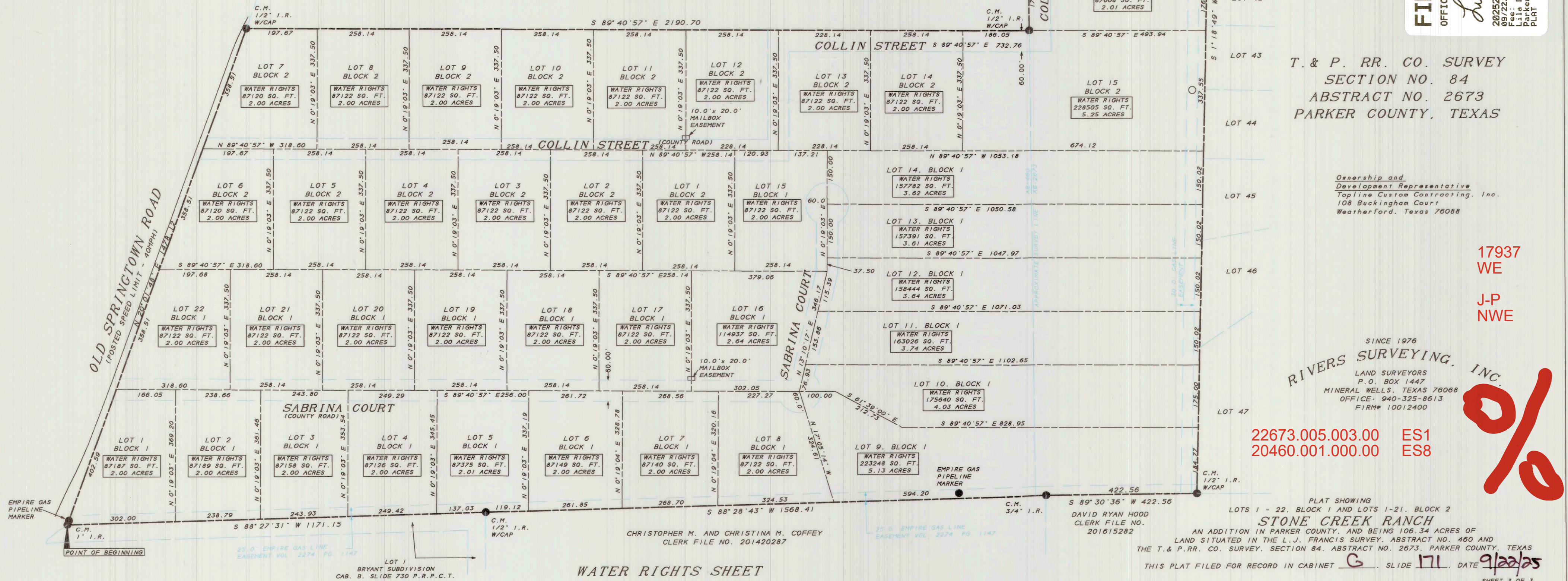
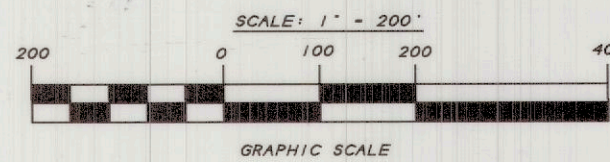
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COLLIN STREET - 3357.80 LINEAR FEET

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle

2025092504
09/22/2025 04:19 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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SECTION NO. 84
ABSTRACT NO. 2673
PARKER COUNTY, TEXAS

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