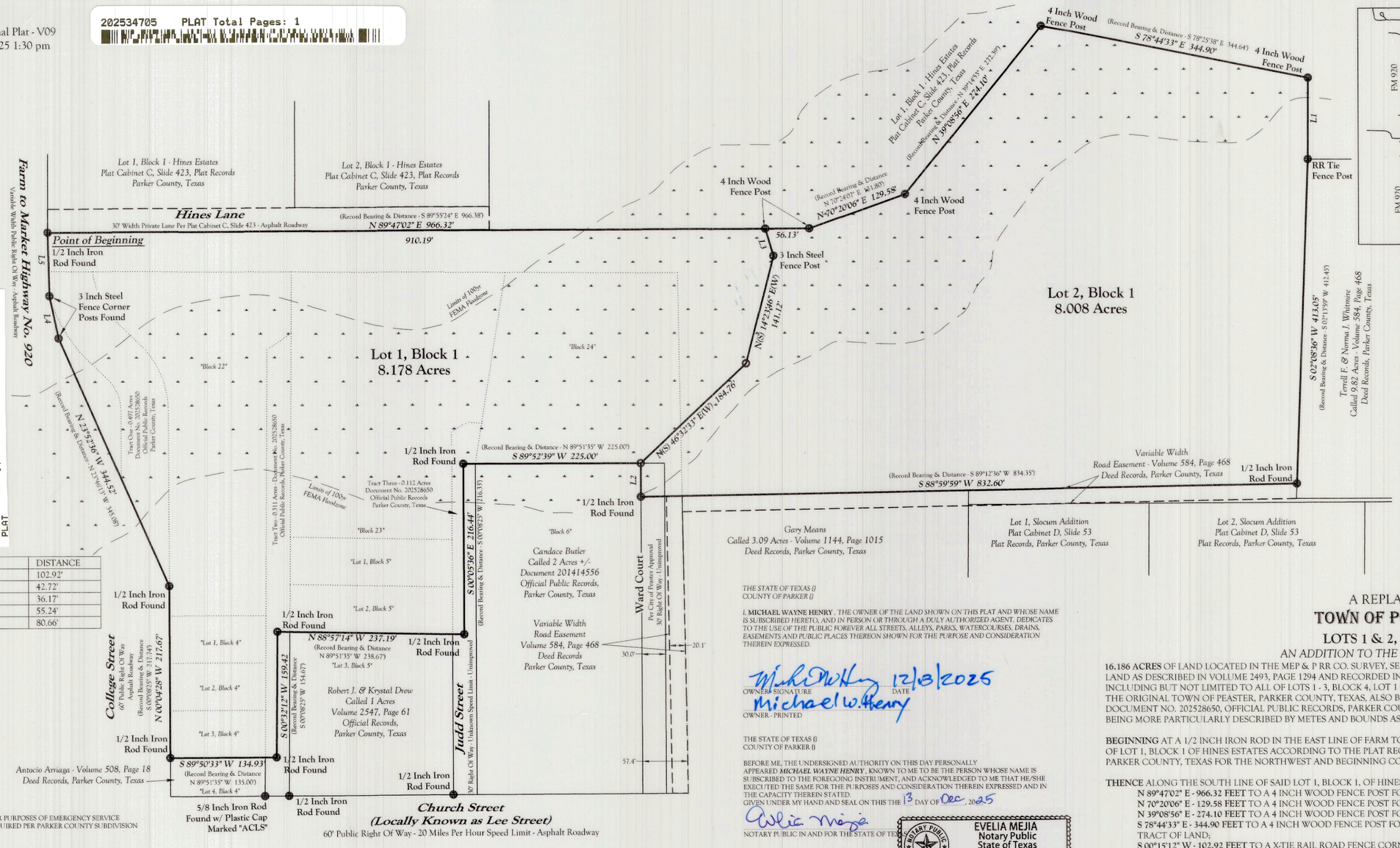
Job No. 202502048
220 Hines Road - Final Plat - V09
Plot Date: 11/20/2025 1:30 pm

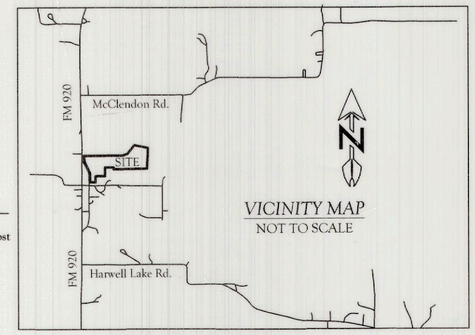
0' 50' 100'
Scale: 1" = 100'

202534705 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534705
12/22/2025 03:01 PM
Fee: $40.00
Lila Deakle County Clerk
Parker County, TX
PLAT

LINE	BEARING	DISTANCE
L1	S(N) 00°15'12" W(E)	102.92'
L2	N(S) 00°01'05" E(W)	42.72'
L3	S(N) 16°33'16" E(W)	36.17'
L4	S(N) 11°56'07" E(W)	55.24'
L5	S(N) 01°21'35" E(W)	80.66'





I, **MICHAEL WAYNE HENRY**, *THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PROPERTY IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY MUNICIPALITY.*

12/13/2025
OWNER - SIGNATURE DATE
Michael W. Henry
OWNER - PRINTED

THE STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ***MICHAEL WAYNE HENRY***, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 13 DAY OF 12, 2025
Evelia Mejia
NOTARY PUBLIC IN AND FOR THE STATE OF TX

EVELIA MEJIA
Notary Public
State of Texas
ID # 131098328
My Comm. Expires 04-21-2029

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

I, **MICHAEL WAYNE HENRY**, *THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.*

12/13/2025
OWNER - SIGNATURE DATE
Michael W. Henry
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ***MICHAEL WAYNE HENRY***, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE 13 DAY OF Dec, 2025
Evelia Mejia
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EVELIA MEJIA
Notary Public
State of Texas
ID # 131098328
My Comm. Expires 04-21-2029

A REPLAT OF
TOWN OF PEASTER
LOTS 1 & 2, BLOCK 1
AN ADDITION TO THE TOWN OF PEASTER

16.186 ACRES OF LAND LOCATED IN THE MEP & P RR CO. SURVEY, SECTION NO. 201, A-943. BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 2493, PAGE 1294 AND RECORDED IN THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, INCLUDING BUT NOT LIMITED TO ALL OF LOTS 1 - 3, BLOCK 4, LOT 1 & 2, BLOCK 5, & BLOCKS 22-24 ACCORDING TO THE PALT OF THE ORIGINAL TOWN OF PEASTER, PARKER COUNTY, TEXAS, ALSO BEING ALL OF THREE TRACTS OF LAND DESCRIBED IN DOCUMENT NO. 202528650, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD IN THE EAST LINE OF FARM TO MARKET HIGHWAY No. 920 AND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF HINES ESTATES ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SLIDE 423 OF THE PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, OF HINES ESTATES THE FOLLOWING BEARINGS AND DISTANCES:
N 89°47'02" E - 966.32 FEET TO A 4 INCH WOOD FENCE POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 70°20'06" E - 129.58 FEET TO A 4 INCH WOOD FENCE POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 39°08'56" E - 274.10 FEET TO A 4 INCH WOOD FENCE POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 78°44'33" E - 344.90 FEET TO A 4 INCH WOOD FENCE POST FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
S 00°15'12" W - 102.92 FEET TO A X-TIE RAIL ROAD FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF A CALLED 9.82 ACRES TRACT OF LAND CONVEYED TO TERRELL F. & NORMA J. WHITMIRE AS DESCRIBED IN VOLUME 584, PAGE 468 AND RECORDED IN THE DEED RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 9.82 ACRES TRACT, **S 02°08'36" W - 413.05 FEET** TO A 1/2 INCH IRON ROD FOUND *IN THE NORTH LINE OF LOT 2, SLOCUM ADDITION ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 53, PLAT RECORDS, PARKER COUNTY, TEXAS* FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE *ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF LOT 1 OF SAID SLOCUM ADDITION AND THE NORTH LINE OF A CALLED 3.09 ACRES TRACT OF LAND CONVEYED TO GARY MEANS AS DESCRIBED IN VOLUME 1144, PAGE 1015 AND RECORDED IN THE DEED RECORDS, PARKER COUNTY, TEXAS,* **S 88°59'59" W - 832.60 FEET** TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF A CALLED 2 +/- ACRES TRACT OF LAND CONVEYED TO CANDACE BUTLER AS DESCRIBED IN DOCUMENT 201414556 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID 2 +/- ACRES TRACT, **N 00°01'05" E - 42.72 FEET** TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" AT THE NORTHEAST CORNER OF SAID CALLED 2+/- ACRES TRACT OF A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID 2 +/- ACRES TRACT, **S 89°52'39" W - 225.00 FEET**, *PASSING THE EAST LINE OF JUDD STREET ACCORDING TO THE PLAT OF THE ORIGINAL TOWN OF PEASTER*, TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG SAID JUDD STREET, **S 00°05'36" E - 216.44 FEET** TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, *PASSING THE WEST LINE OF SAID JUDD STREET*, ALONG THE NORTH LINE OF A CALLED 1 ACRES TRACT OF LAND CONVEYED TO ROBERT J. & KRYSTAL DREW AS DESCRIBED IN VOLUME 2547, PAGE 61 AND RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS *AND PASSING THE EAST LINE OF DOU CHANE STREET ACCORDING TO THE PLAT OF THE ORIGINAL TOWN OF PEASTER*, **N 88°57'14" W - 237.19 FEET** TO A 1/2 INCH IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE *ALONG SAID DOU CHANE STREET*, **S 00°32'12" W - 159.42 FEET** TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE *PASSING THE WEST LINE OF SAID DOU CHANE STREET* AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ANTOCIO ARRIAGA AS DESCRIBED IN VOLUME 508, PAGE 18 AND RECORDED IN THE DEED RECORDS, PARKER COUNTY, TEXAS, **S 89°50'33" W - 134.93 FEET** TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID VOLUME 508, PAGE 18 AND IN THE EAST LINE OF COLLEGE STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID COLLEGE STREET, AS IT EXISTS, THE FOLLOWING BEARINGS AND DISTANCES:
N 00°04'28" W - 217.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 23°52'36" W - 344.52 FEET TO A 3 INCH STEEL FENCE CORNER POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 11°56'07" W - 55.24 FEET TO A 3 INCH STEEL FENCE CORNER POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 01°21'35" W - 80.66 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **16.186 ACRES** OF LAND.

"HOUSE NUMBER VISIBILITY"
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION (k.k.)

"DRIVEWAY CULVERT NOTE"
ALL NEW DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES. BEFORE ANY CONSTRUCTION TO INSTALL CULVERTS PARKER COUNTY MUST BE CONTACTED TO VERIFY THE CURRENT COUNTY REQUIREMENTS.

"GROUNDWATER AVAILABILITY NOTE"
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY APPROVED BY COMMISSIONERS COURT DATE _____, 2025.

"GENERAL PLAT NOTES"
1) THIS PROPERTY IS CURRENTLY SERVICED BY PRIVATE WATER WELL.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ON-SITE SEPTIC FACILITY.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X & ZONE A AS SHOWN ON FEMA FIRM No. 48367C0275E, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: http://pels.texas.gov
Email: info@pels.texas.gov
Phone: 512-440-7723

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 09 DAY OF December, 2025

COUNTY JUDGE

George A Conley
COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

20943.013.000.00
20943.013.000.50

OWNER/DEVELOPER(S)
Michael Wayne Henry
PO Box 70
Peaster, Texas 76485
Phone No. 682-239-8304
mike.henry@nov.com

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

18467
PE
F-9

THE STATE OF TEXAS ()
COUNTY OF PARKER ()
TOWN OF PEASTER ()

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF PEASTER, TEXAS, AS DELEGATED BY THE CITY COUNCIL, AND IS HEREBY APPROVED.

BY: _____ DATE 12/16/25

Kristi Alden 12-16-2025
ATTEST: DATE

"MONUMENT LEGEND"

O = 3/8 Inch Steel Spike Set w/ Cap Marked "JRP 5959"

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 21, 2025. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

20251120
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

STATE OF TEXAS
REGISTERED
JUSTIN RENE PARENTEAU
5959
PROFESSIONAL
LAND SURVEYOR

CABINET G, SLIDE 217