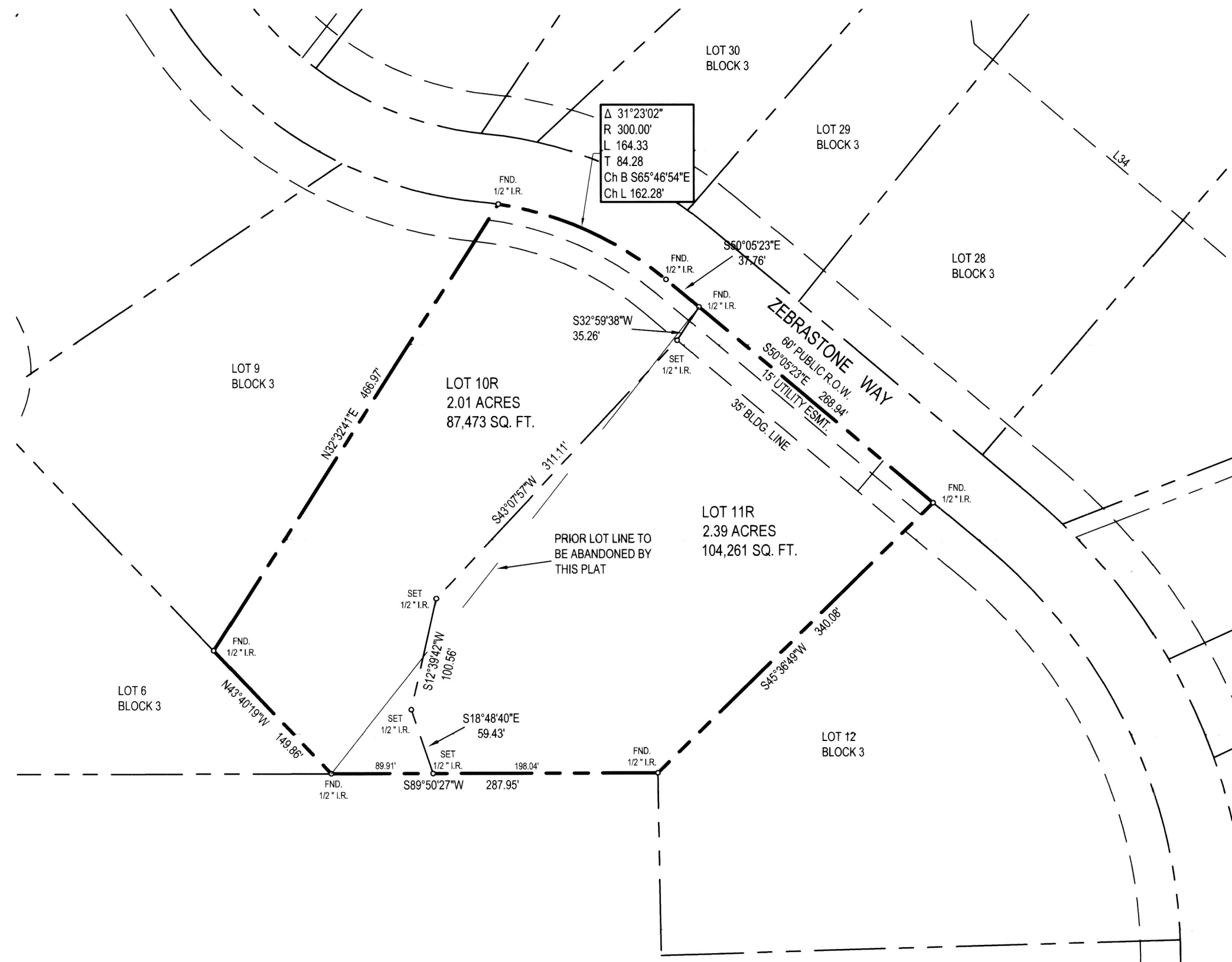




DEDICATION

STATE OF TEXAS {}

COUNTY OF PARKER {}

WHEREAS, Dennis M. Mittleider & Cheryl L. Mittleider, Co-Trustees of the Dennis M. Mittleider and Cheryl L. Mittleider Revocable Trust are the owners of Lot 10, Block 3; and Adam Mittleider & Mikaela Mittleider are the owners of Lot 11, Block 3, Zion Trails Phase III, an addition to Parker County, Texas as recorded in Cabinet F, Slide 266, Plat Records Parker County, Texas as evidenced by deeds recorded in Instrument No. 2024-30641 and Instrument No. 2025-04382 respectively, Deed Records Parker County, Texas;

BEING 4.40 acres situated in the E.W. Bullard Survey, Abstract No. 2092, Parker County, Texas and being all of Lots 10 and 11, Block 3, Zion Trails Phase III, an addition to Parker County, Texas as recorded in Cabinet F, Slide 266, Deed Records Parker County, Texas;

Do hereby dedicate the same to be known as LOTS 10R AND 11R, ZION TRAILS PHASE III, an Addition to Parker County, Texas, and do hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown herein.

STATE OF TEXAS {}

COUNTY OF PARKER {}

Dennis M. Mittleider, Cheryl L. Mittleider, Adam Mittleider, and Mikaela Mittleider, as Owners of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

We also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Dennis M. Mittleider 09/02/25
Dennis M. Mittleider Date:

Cheryl L. Mittleider 09/02/25
Cheryl L. Mittleider Date:

Adam Mittleider 9/02/25
Adam Mittleider Date:

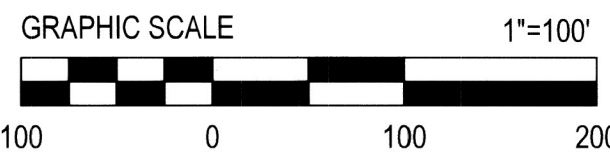
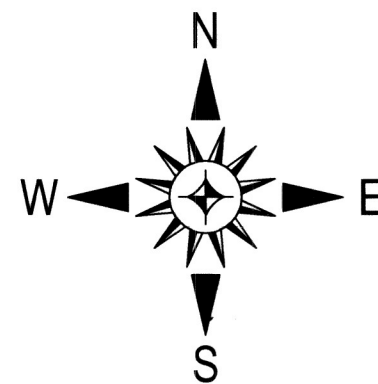
Mikaela Mittleider 9/02/25
Mikaela Mittleider Date:

GENERAL NOTES:

- All lots in this subdivision are to be served by private individual water wells.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 35' unless otherwise shown on Plat.
Rear Building Line = 10' unless otherwise shown on Plat.
Side Building Line = 10' unless otherwise shown on Plat.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- 1/2" capped iron rods set stamped "Barron-Stark" at all corners unless otherwise noted.
- Total Linear Length of Public Streets = 0 feet.
- Subdivision is located in the Weatherford ISD.
- Total number of lots = 2
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid).
- A 9-1-1 address number shall be erected by the landowner on his/her driveway, visible and readable from public roads. Reflective house numbers are required.
- The Purpose of this replat is to cure a driveway construction which overlapped the lot line.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

19952.003.010.00
19952.003.011.00



MFFE = MINIMUM FINISHED FLOOR ELEVATION

PROPERTY ADDRESS:

LOT 10, BLOCK 3: 296 Zebrastone Way
LOT 11, BLOCK 3: 304 Zebrastone Way

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



STATE OF TEXAS {}

COUNTY OF PARKER {}

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 09/02/25
Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

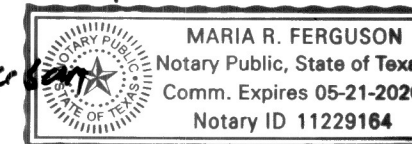
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Dennis M. Mittleider, Co-Trustee of the Dennis M. Mittleider and Cheryl L. Mittleider Revocable Trust, 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 therein stated.

Given under my hand and seal on this the 2 day of September, 2025.

Maria R. Ferguson
Notary Public in and for The State of Texas



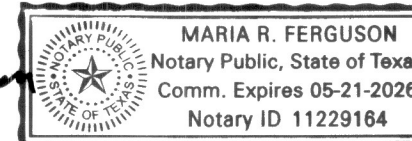
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Adam Mittleider, 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 therein stated.

Given under my hand and seal on this the 2 day of September, 2025.

Maria R. Ferguson
Notary Public in and for The State of Texas



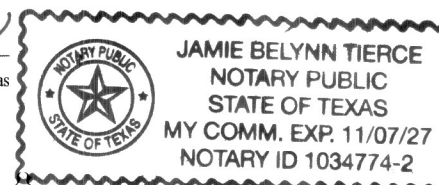
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Cheryl L. Mittleider, Co-Trustee of the Dennis M. Mittleider and Cheryl L. Mittleider Revocable Trust, 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 therein stated.

Given under my hand and seal on this the 2 day of September, 2025.

Cheryl L. Mittleider
Notary Public in and for The State of Texas



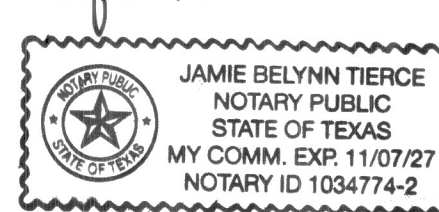
STATE OF TEXAS {}

COUNTY OF PARKER {}

Before me, the undersigned authority on this day personally appeared Mikaela Mittleider, 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 therein stated.

Given under my hand and seal on this the 2 day of September, 2025.

Mikaela Mittleider
Notary Public in and for The State of Texas



STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas
on the 5th day of September, 2025

Pat Deen
Pat Deen, County Judge

George Conley
George Conley, Commissioner Precinct #1

Jacob Holt
Jacob Holt, Commissioner Precinct #2

Larry Walden
Larry Walden, Commissioner Precinct #3

Mike Hale
Mike Hale, Commissioner Precinct #4

FINAL PLAT
Lots 10R and 11R, Block 3
ZION TRAILS, PHASE III
An Addition to Parker County, Texas

Being
a Replat of Lots 10 and 11, Block 3
Zion Trails, Phase III
an addition to Parker County as Recorded in Cabinet F, Slide 266
Plat Records Parker County, Texas
E.W. BULLARD SURVEY, ABSTRACT NO. 2092

Parker County, Texas

4.40 Acres

April 2025
Precinct #2

PROJECT #337-10193 SHEET 1 of 1

COUNTY CLERK STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202524402
09/09/2025 10:50 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNERS:

Dennis & Cheryl Mittleider
296 Zebrastone Way
Poolville, TX 76487

Adam & Mikaela Mittleider
304 Zebrastone Way
Poolville, TX 76487

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **G**, SLIDE **164**
DATE **9/9/25**