

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:  
 50' Front Building Line From Mutual Access Easement  
 25' Rear Building Line  
 25' Side Building Line
- 1/2" capped iron rods set stamped "Barron-Stark" at all corners unless otherwise note.
- All lots within this subdivision have a 15' Utility & Drainage Easement adjacent to each side the 60' Access Easement.
- Subdivision is located in the Poolville ISD.
- Total number of Lots = 105
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999874490.
- All roadways in this development are Common Access, Drainage & Utility Easements to be owned and maintained by the Home Owners Association.
- Fee Title ownership for each lot extends to the Centerline of the 60' Common Access, Drainage & Utility Easement unless otherwise noted on the face of the plat.



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 {}

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.

Charles F. Stark \_\_\_\_\_ Date  
 Registered Professional Land Surveyor  
 Texas Registration No. 5084

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.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPT. 26, 2008 MAP NO. 48367C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

Legal Description

Being a 234.31 acre tract of land situated in the J. Shadle Survey, Abstract No. 1264; the J. Shadle Survey, Abstract No. 2067; the T&P RR Co. Survey, Abstract No. 1472; and the T&P RR Co. Survey, Abstract No. 1521, Parker County, Texas and containing all that certain 61.49 acre tract conveyed to KB Land Development, LLC as recorded in Document No. 2021-35512, a portion of that certain 149.90 acre tract conveyed to KB Land Development, LLC as recorded in Document No. 2021-39301, and a portion of that certain tract of land conveyed to Bryson Adams as recorded in Document No. 2021-12167, Deed Records Parker County, Texas (D.R.P.C.T.), said 236.39 acres being more particularly described by metes and bounds as follows.

Beginning at a found 1/2 inch iron rod for the southeast corner of subject tract, said point being in the north line of the Gail Pauline Shaw tract as recorded in Document No. 2015-08719 D.R.P.C.T., and the southwest corner of the Lee Baird tract as recorded in Document No. 2014-10194, D.R.P.C.T.;

Thence South 89°07'30" West with the Shaw north line and general line of fence a distance of 690.92 feet to a found 1/2 inch iron rod with Harlan cap in the north line of the Edna Welch tract as recorded in Volume 2140, Page 853, D.R.P.C.T.;

Thence South 89°25'54" West with the Welch north line and general line of fence a distance of 660.24 feet to a found 1/2 inch iron rod with Harlan cap for the northwest corner of the Roy Josey tract as recorded in Volume 1475, Page 67, D.R.P.C.T.;

Thence South 00°33'34" East with the Josey west line and general line of fence a distance of 1318.12 feet to a found 1/2 inch iron rod for the southwest corner of said Josey tract and the northeast corner of the Arron Sanders tract as recorded in Volume 343, Page 559, D.R.P.C.T.;

Thence South 89°44'09" West with the Sanders north line and general line of fence a distance of 1322.20 feet to a found 3 inch steel post for the northwest corner of said Sanders tract;

Thence South 00°51'47" East with the Sanders west line a distance of 3.78 feet to a found 1/2 inch iron rod for the northeast corner of Shadle Estates Phase 2, an addition to Parker County as recorded in Cabinet F, Slide 17, Plat Records Parker County, Texas;

Thence South 89°56'32" West with the north line of said Shadle Estates Phase 2 a distance of 949.89 feet to a found 1/2 inch iron rod in the west line of Cornerstone Road for the southwest corner of the herein described tract;

Thence North 00°03'28" West a distance of 936.47 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 130.00 feet, a central angle of 32°46'53", and a long chord that bears North 16°19'59" East a distance of 73.37 feet;

Thence along said curve to the right an arc distance of 74.39 feet to a found 1/2 inch iron rod;

Thence North 32°43'26" East a distance of 238.67 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 117°02'09", and a long chord that bears North 31°14'30" East a distance of 102.34 feet;

Thence along said curve to the right an arc distance of 122.56 feet to a found 1/2 inch iron rod;

Thence North 89°45'35" East a distance of 750.71 feet to a found 1/2 inch iron rod within an existing fence line;

Thence North 00°05'00" West with the general line of fence a distance of 230.10 feet to a found 1/2 inch iron rod;

Thence North 00°31'26" West with the general line of fence a distance of 837.77 feet to a found 1/2 inch iron rod;

Thence North 00°39'10" West with the general line of fence a distance of 310.57 feet to a found 3 inch steel fence post;

Thence North 00°20'58" West a distance of 366.24 feet to a found 1/2 inch iron rod;

Thence North 03°25'21" East a distance of 141.04 feet to a found 1/2 inch iron rod;

Thence North 86°24'50" West a distance of 381.11 feet to a found 1/2 inch iron rod in the east line of the Jerry Raper tract as recorded in Volume 1472, Page 725, D.R.P.C.T.;

Thence North 00°07'16" East with the Raper east line and general line of fence a distance of 525.96 feet to a found 1/2 inch iron rod;

Thence North 03°14'20" East with the Raper east line and general line of fence a distance of 74.57 feet to a found 2 inch steel post;

Thence North 06°44'36" East with the Raper east line and general line of fence a distance of 162.35 feet to a found 1/2 inch iron rod for corner;

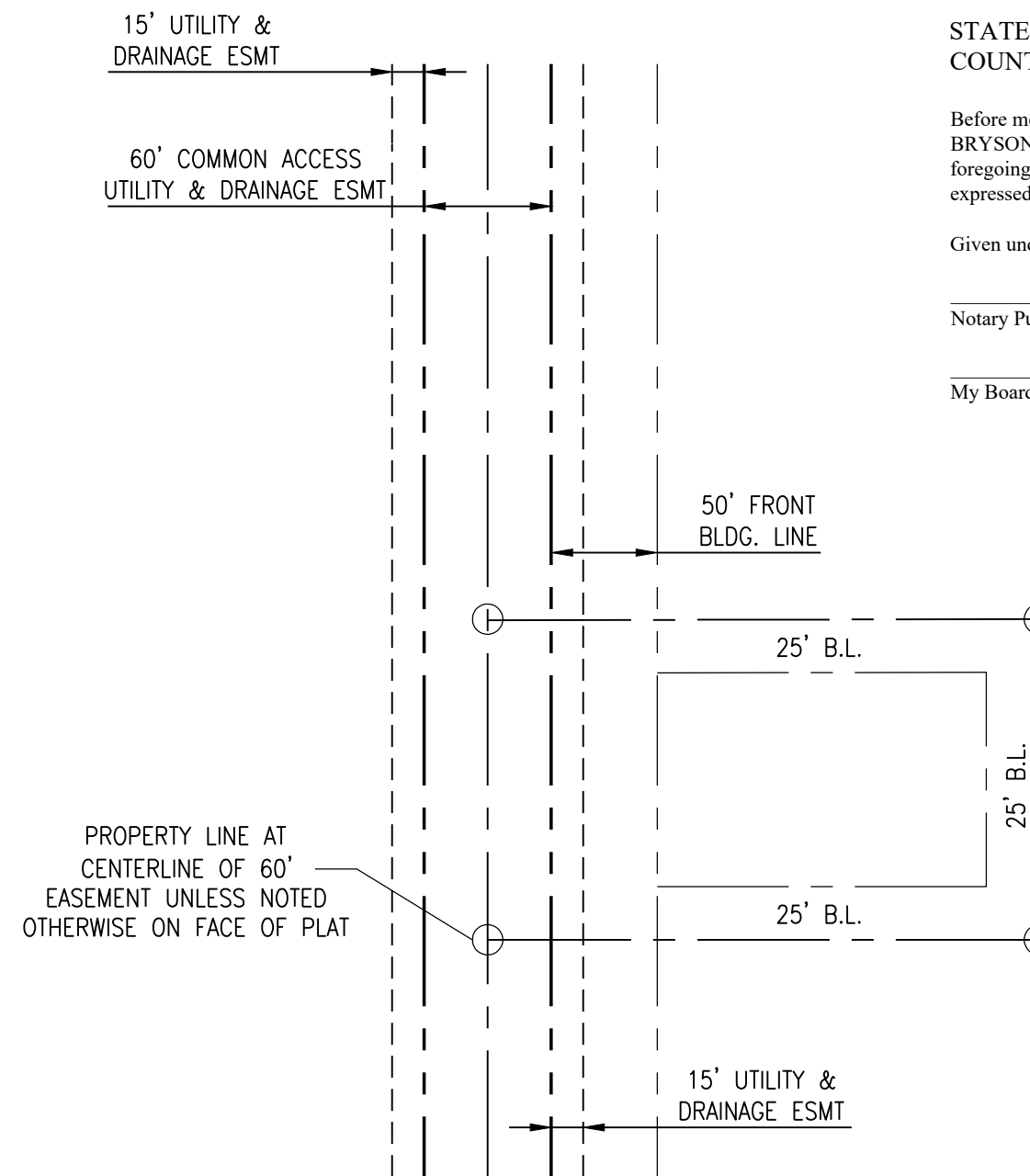
Thence South 90°00'00" East with the north line of said KB Land and south line of said Raper tract a distance of 1644.15 feet to a found railroad tie fence post for the southeast corner of said Raper tract and the southwest corner of the Clifton Smith tract as recorded in Document No. 2018-12587, D.R.P.C.T.;

Thence North 89°08'49" East with the Smith tract south line a distance of 1334.25 feet to a found 6 inch cedar post for the northwest corner of the Stephen Gray tract as recorded in Document No. 2012-802035, D.R.P.C.T.;

Thence South 00°04'29" West with the Gray west line and general line of fence a distance of 330.93 feet to a found 1/2 inch iron rod;

Thence South 01°01'15" East with the Gray west line and general line of fence a distance of 2312.49 feet to the Point of Beginning and Containing 10,206,653 square feet, 234.31 acres of land, more or less.

TYPICAL LOT SETBACKS



GKA LAND SALES, LLC, being the Owner of the herein described acreage, does hereby dedicate the same to be know as LOTS 1 THRU 105, THE RESERVE AT SHADLEI, an Addition to Parker County, Texas and does here by dedicate to the use of the public forever all rights-of-way and easements shown hereon.

STATE OF TEXAS {}

COUNTY OF PARKER {}

GKA LAND SALES, LLC, as Owner of the land shown on this plat and whose name is subscribe hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utility easements thereon shown for the purposes and consideration therein expressed. We also certify that no portion of this property is within the Extraterritorial Jurisdiction of 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.

GKA LAND SALES, LLC

BRYSON ADAMS, MEMBER

Date: APRIL 19, 2022

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 BRYSON ADAMS of GKA LAND SALES, LLC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for The State of Texas

My Board Expires On: \_\_\_\_\_

STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

APPROVED by the Commissioners Court of Parker County, Texas  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

Pat Dean, County Judge

George Conley \_\_\_\_\_ Commissioner Precinct #1  
 Craig Peacock \_\_\_\_\_ Commissioner Precinct #2

Larry Walden \_\_\_\_\_ Commissioner Precinct #3  
 Steve Dugan \_\_\_\_\_ Commissioner Precinct #4

COUNTY CLERK STAMP

Amending Plat  
 Lots 1 through 105  
**THE RESERVE AT SHADLE**  
 an Addition to Parker County, Texas  
 ORIGINALLY FILED IN CABINET F, SLIDE 218  
 PLAT RECORDS PARKER COUNTY, TEXAS

Being 234.31 Acres Situated in the  
 J. SHADLE SURVEY, ABSTRACT NO. 1264; J. SHADLE  
 SURVEY, ABSTRACT NO. 2067; T&P RR CO. SURVEY,  
 ABSTRACT NO 1472;  
 and the  
 T&P RR CO. SURVEY, ABSTRACT NO. 1521  
 Parker County, Texas

JOB No. 380-9980  
 DATE AUGUST 2022  
 SHEET

USER: CHUCK STARK DATE: 07/21/22 FILE NAME: IN BARRON STARK SWIFT ENG380 - SHADLE ROAD PHASE 300 CAD00 DING006 PLAT/FINAL PLAT/SHADLE PHASE 3 AMENDED FINAL PLAT.DWG

6221 Southwest Boulevard, Suite 100  
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 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com



**OWNER:**  
 GKA LAND SALES, LLC  
 2121 McCLEDON ROAD  
 WEATHERFORD, TX. 76088  
 PH: 817-253-2494

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_

THIS AMENDING PLAT IS FILED IN ACCORDANCE WITH ARTICLE 212.016 (6) OF THE LOCAL GOVERNMENT CODE TO CORRECT A SCRIVENER ERROR IN THE LABELING OF LOT 1. SPECIFICALLY, THE LOT NUMBER AND ACREAGE OF LOT 1 WAS OBTAINED BY A CURVE LABEL IN THE PLAT FILED FOR RECORD IN CABINET F, SLIDE 218, PLAT RECORDS PARKER COUNTY, TEXAS. NO OTHER DATA FROM THE ORIGINAL RECORDED PLAT HAVE BEEN CHANGED BY THE AMENDMENT.