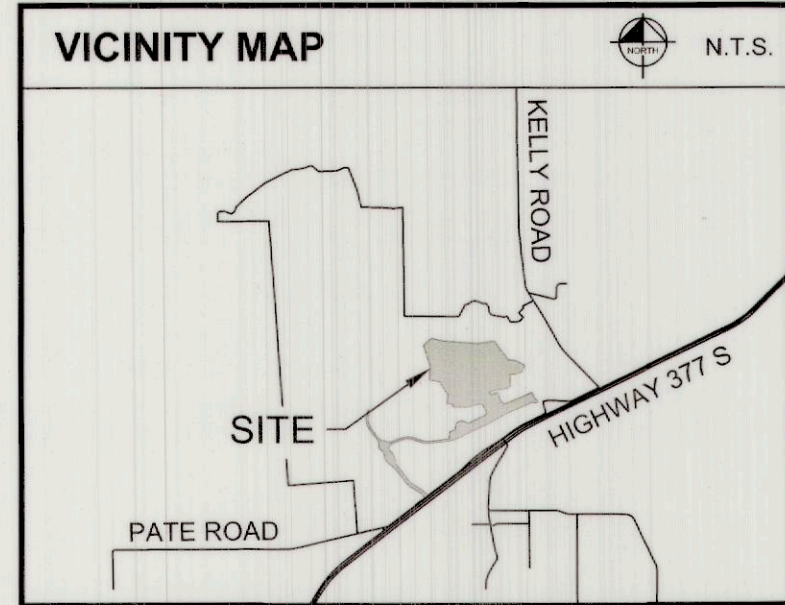


LEGEND
P.O.B. = POINT OF BEGINNING
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HOA = HOME OWNERS ASSOCIATION
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= STREET NAME CHANGE

VICINITY MAP



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE
	APPROXIMATE SURVEY LINE

LAND USE

LOTS
GROSS AREA = 95.888 ACRES
RIGHT-OF-WAY DEDICATION AREA = 17.583 ACRES
NET AREA = 78.305 ACRES

NOTES

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Variance for 50' road width in a subdivision to be known as Bluejack Ranch Phase 1, from the Parker County Rules and Regulations, was approved in Commissioners Court on August 25, 2025

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95.888 ACRES
B.B.B. & C. RR. CO. SURVEY,
ABSTRACT No. 159
AND H. GWYN SURVEY,
ABSTRACT NO. 514
UNINCORPORATED
PARKER COUNTY, TEXAS

Kimley»Horn

110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	07/10/2025	060019701	1 OF 13

MATCH LINE (SEE SHEET 2)

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
RESERVE L	0.3523	15,347

REMAINDER OF
CALLED 914.14 ACRES
ALEDO RANCH
DEVELOPMENT CO, LLC
INSTRUMENT NO. 202425227
O.P.R.P.C.T.

REMAINDER OF
CALLED 914.14 ACRES
ALEDO RANCH
DEVELOPMENT CO, LLC
INSTRUMENT NO. 202425227
O.P.R.P.C.T.

REMAINDER OF
CALLED 1087.14 ACRES
KELLY RANCH ESTATES, LLC
DOCUMENT NO. 202240961
O.P.R.P.C.T.

ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
TYLER SCOTT, PE
TEL. NO. 682-386-1781
tyler.scott@kimley-horn.com

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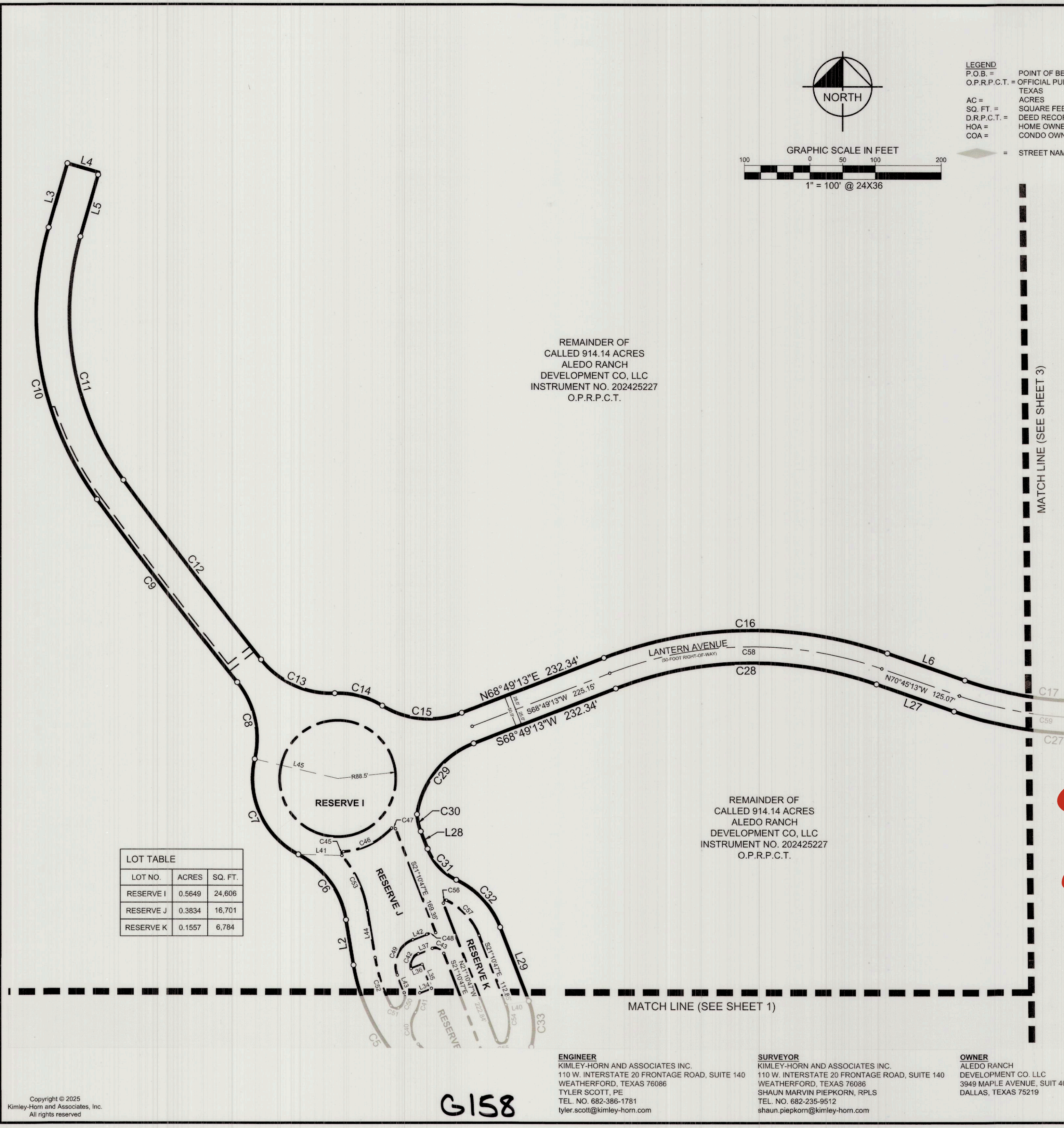
OWNER
ALEDO RANCH
DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUIT 400
DALLAS, TEXAS 75219

G158



10567
AL

M-22



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ALEDO RANCH
DEVELOPMENT CO, LLC
INSTRUMENT NO. 202425227
O.P.R.P.C.T.

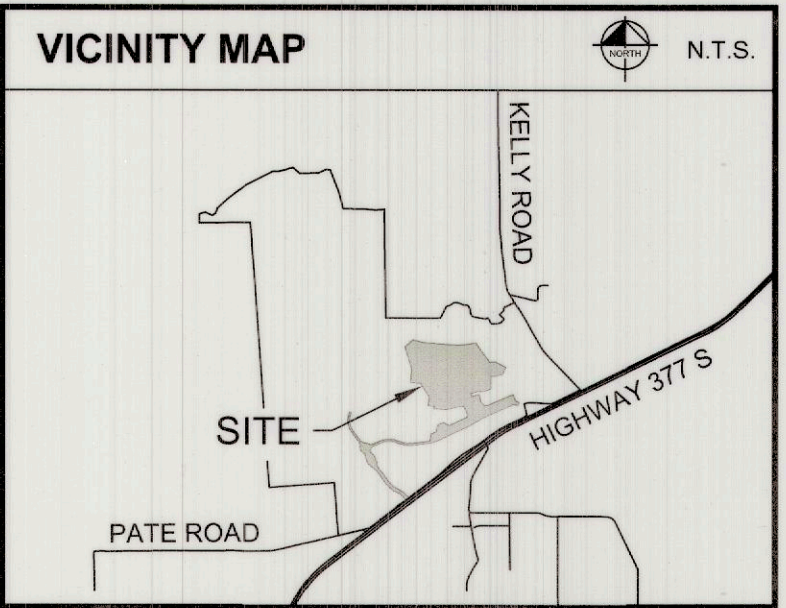
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INSTRUMENT NO. 202425227
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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
RESERVE I	0.5649	24,606
RESERVE J	0.3834	16,701
RESERVE K	0.1557	6,784

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VICINITY MAP



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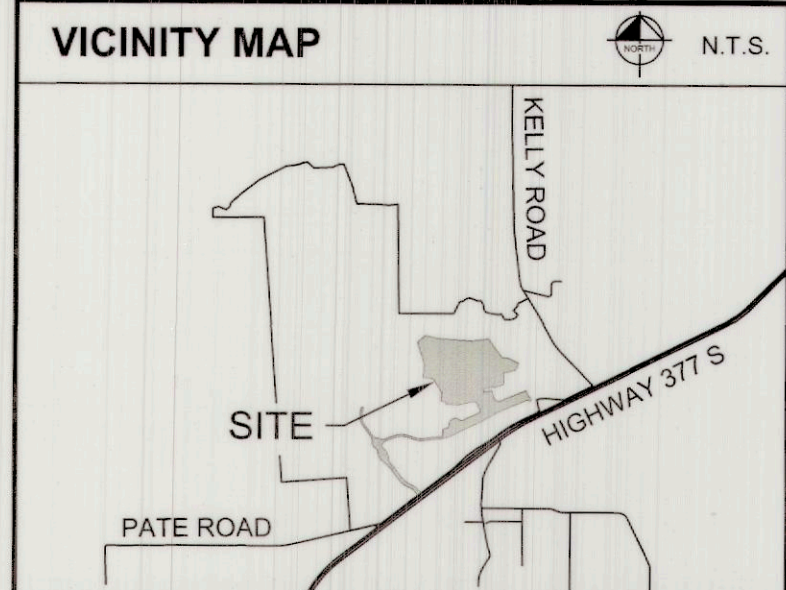
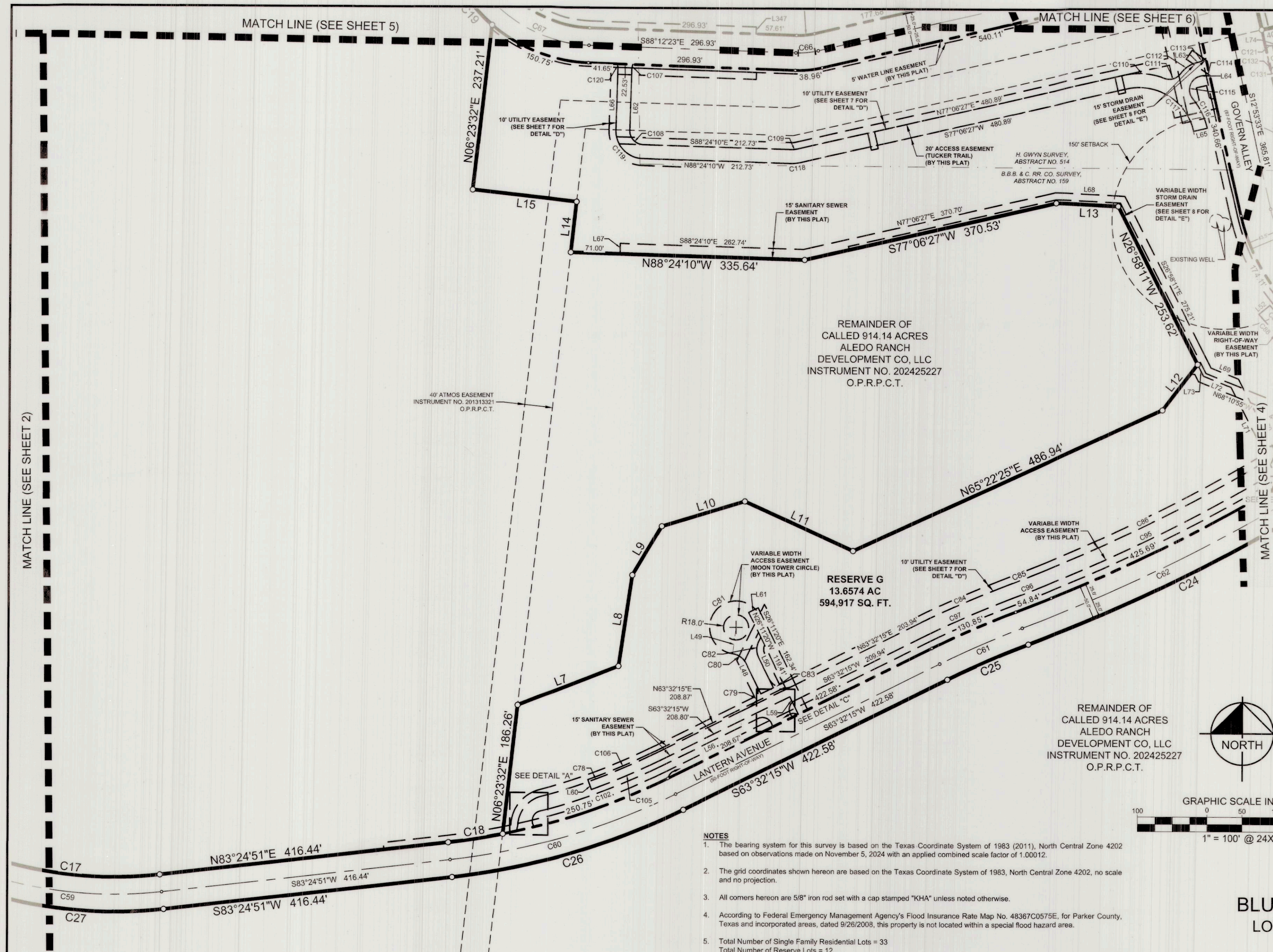
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	07/10/2025	060019701	2 OF 13

G158

ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
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OWNER
ALEDO RANCH
DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUIT 400
DALLAS, TEXAS 75219



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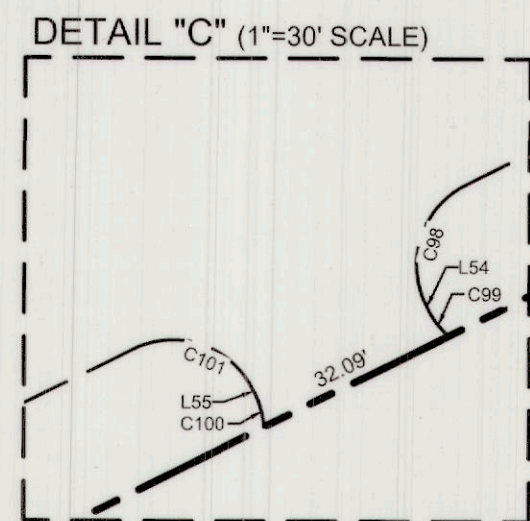
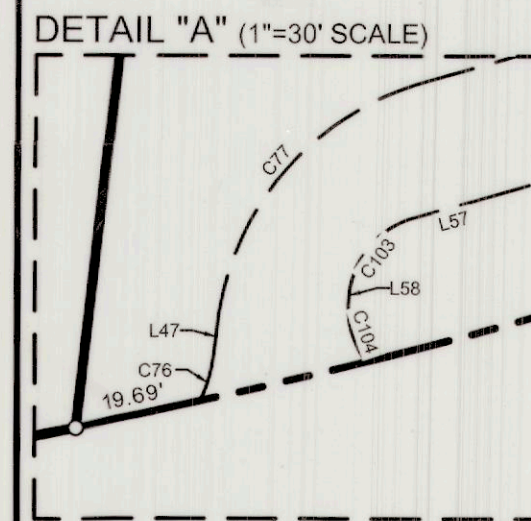
10567
AL
M-22

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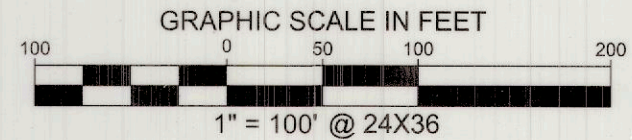
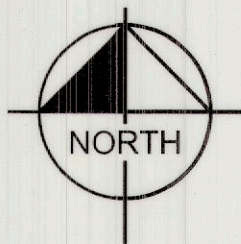
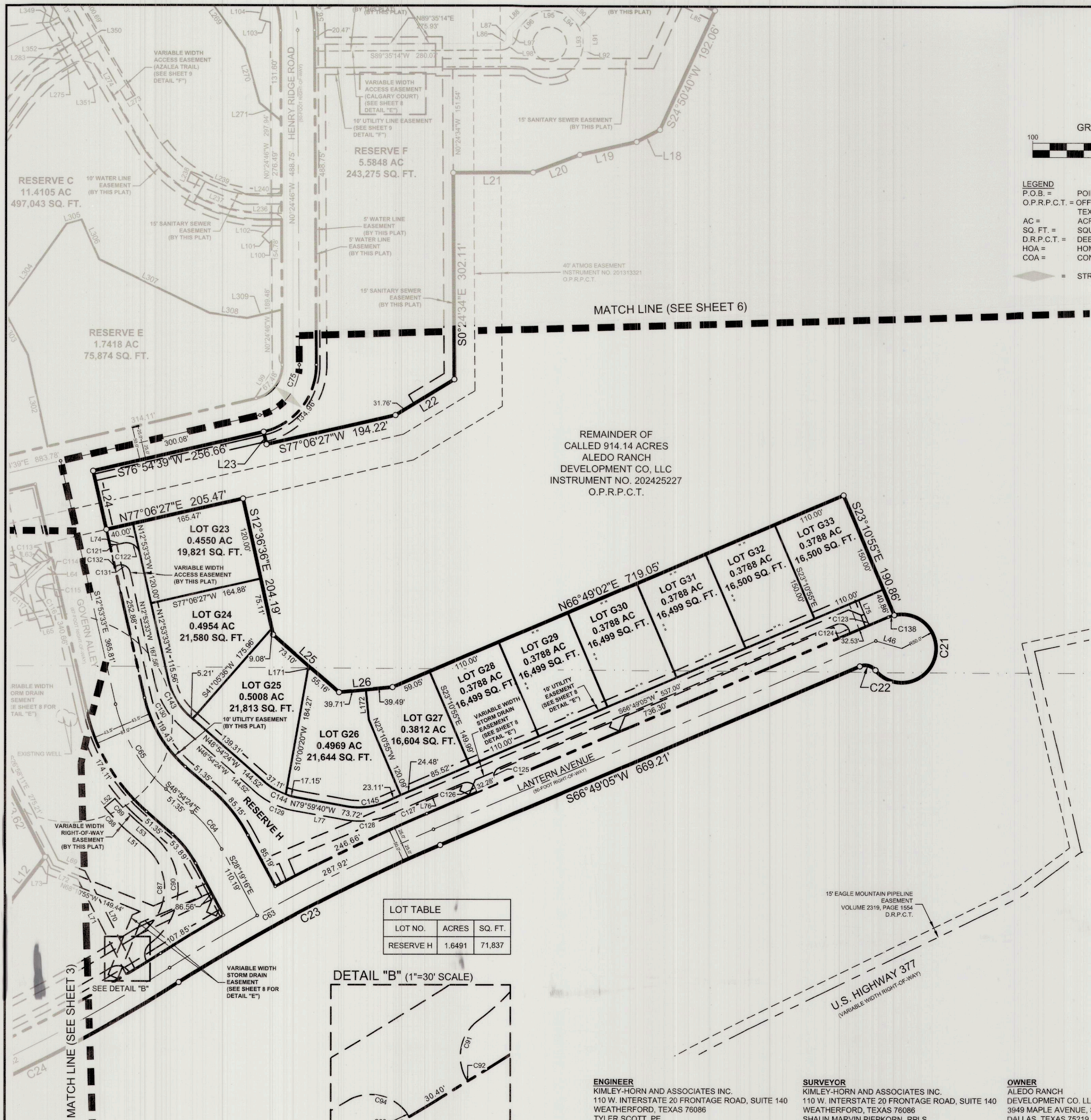
FINAL PLAT
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LOTS G1-G33, RESERVE'S A-L
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B.B.B. & C. RR. CO. SURVEY,
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AND H. GWYN SURVEY,
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UNINCORPORATED
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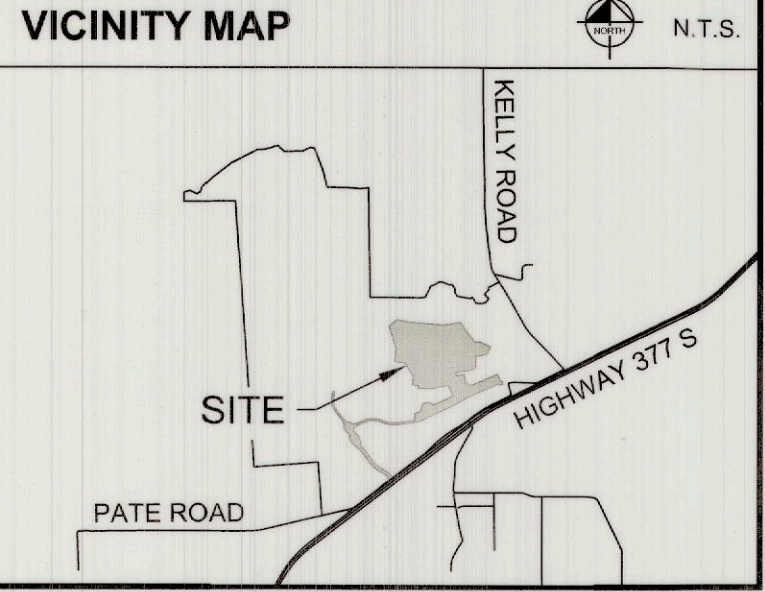
110 W. Interstate 20 Frontage Road, Suite 140
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	07/10/2025	060019701	3 OF 13

G158



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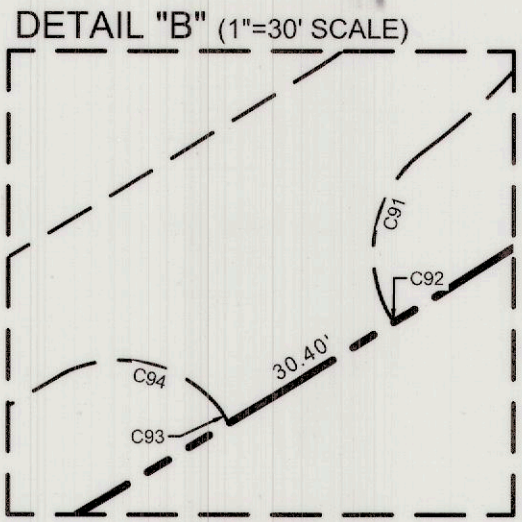


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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
RESERVE H	1.6491	71,837



ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
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WEATHERFORD, TEXAS 76086
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tyler.scott@kimley-horn.com

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OWNER
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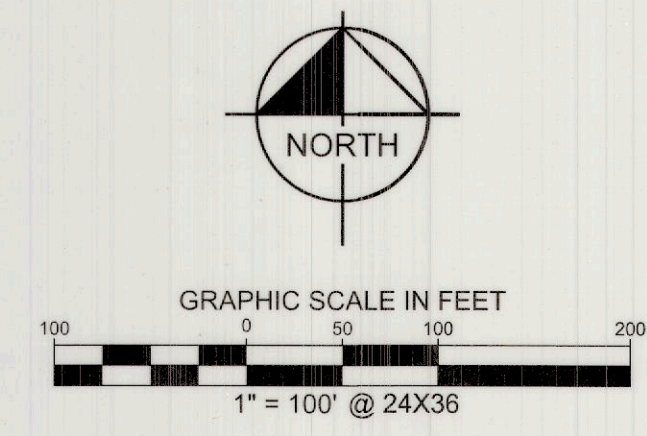
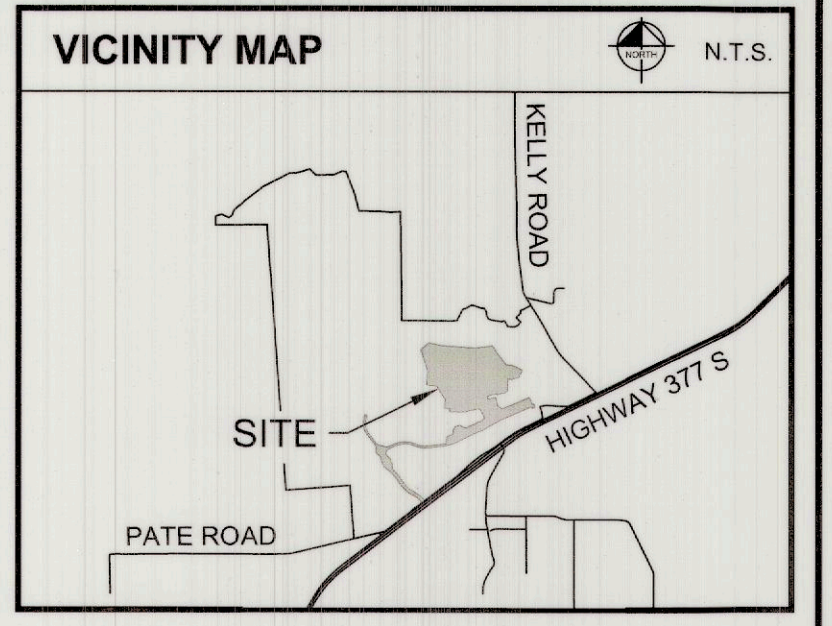
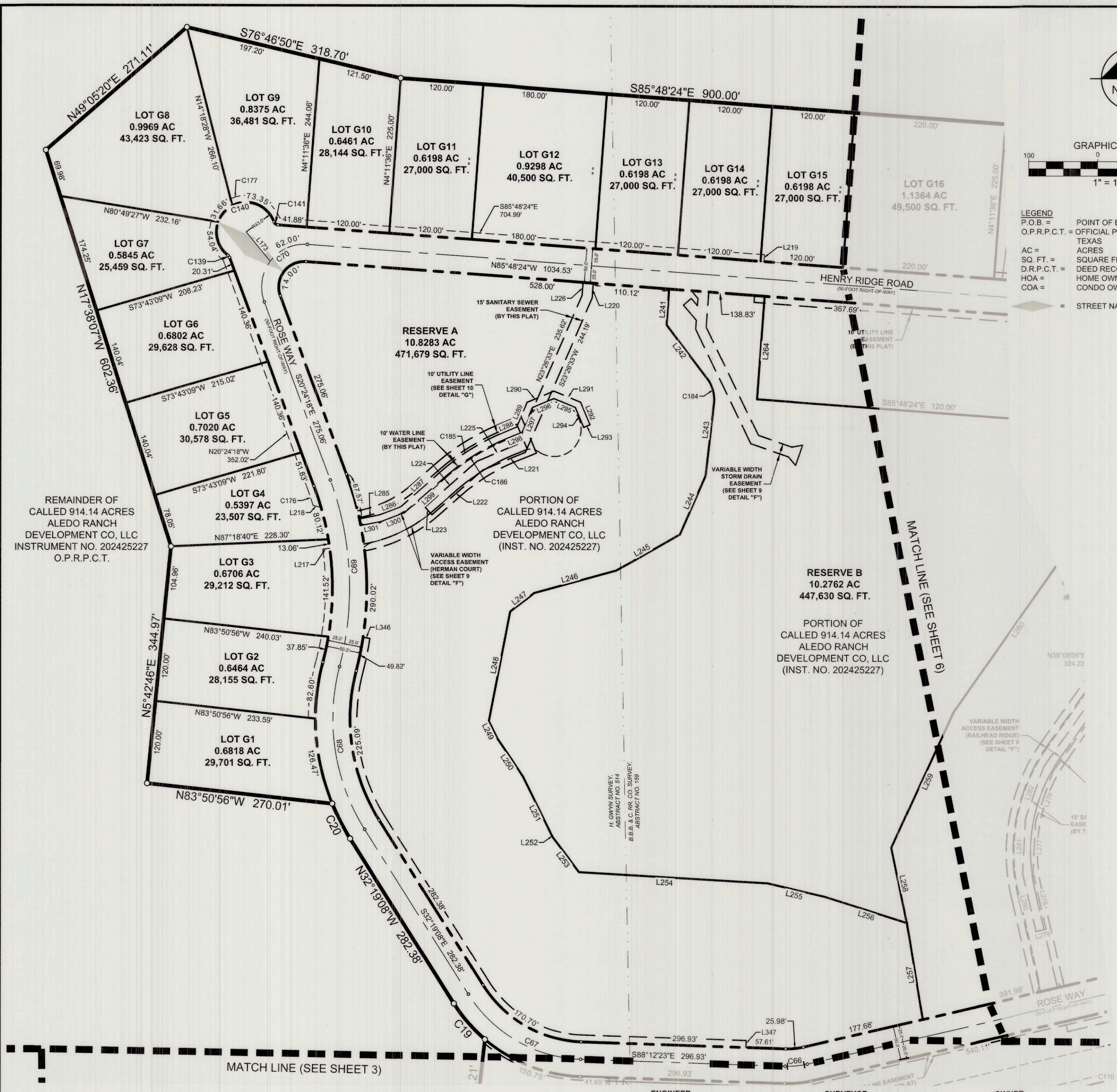
10567 AL
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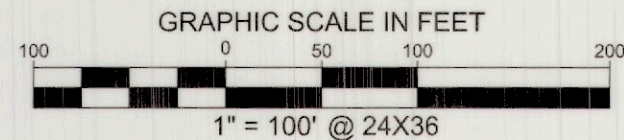
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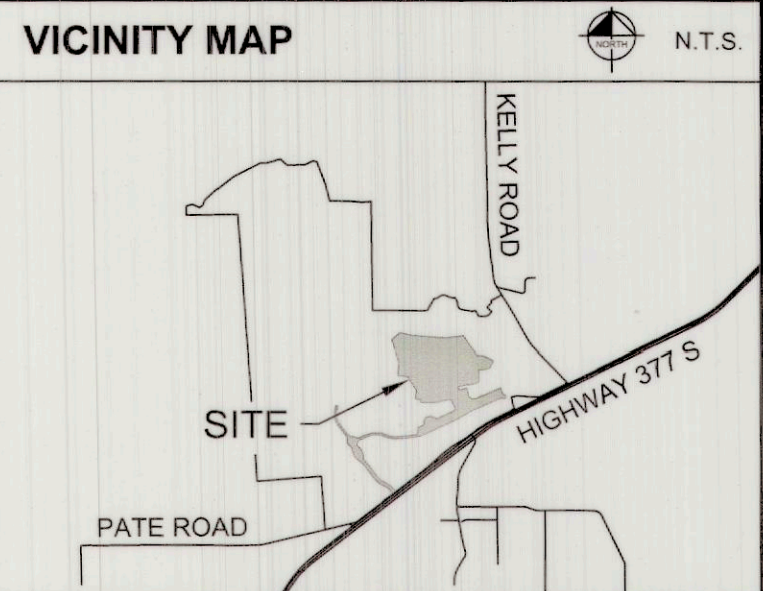
ENGINEER
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DALLAS, TEXAS 75219



LEGEND
P.O.B. = POINT OF BEGINNING
O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
AC = ACRES
SQ. FT. = SQUARE FEET
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
HOA = HOME OWNERS ASSOCIATION
COA = CONDO OWNERS ASSOCIATION
= STREET NAME CHANGE



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE
	APPROXIMATE SURVEY LINE

LAND USE	
LOTS	
GROSS AREA = 95.888 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 17.583 ACRES	
NET AREA = 78.305 ACRES	

- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on November 5, 2024 with an applied combined scale factor of 1.00012.
 - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
 - All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48367C0575E, for Parker County, Texas and incorporated areas, dated 9/26/2008, this property is not located within a special flood hazard area.
 - Total Number of Single Family Residential Lots = 33
Total Number of Reserve Lots = 12
 - Total centerline linear street length = 9,919.58' (Right-of-Way)
 - Water and Sewer service will be provided by Cresson Crossroads MUD #2.
 - This project is not located within the ETJ of any incorporated municipality.
 - This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to groundwater availability.
 - Well setbacks as described in Title 30 of the Texas Administrative Code (30 TAC) §290.41(c)(1).
 - Right-of-Way will be owned and maintained by Cresson MUD #2 and Bluejack Ranch.
 - Reflective house numbers or alternative as approved by Parker County to be located at the driveway that is visible and legible from the Right-of-Way.
 - The maximum speed limit on residential roads will be 30 miles per hour unless posted otherwise.
 - There are no planned culverts for future driveway connections. Reference the Issue for Construction plans dated 06/10/2025 including all revisions and addenda to the plans that may have been released after the noted date for "Paving, Drainage, Utility, and Grading Improvements to serve Bluejack Ranch - Phase I" for the proposed drainage infrastructure.
 - Rights-of-way and easements shown on this plat are dedicated for use by Bluejack Ranch or Cresson Crossroads Municipal Utility District No. 2. Bluejack Ranch and Cresson Municipal District No.2 shall have exclusive rights to limit access and restrict use of said Rights-of-ways or easements.



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FINAL PLAT
BLUEJACK RANCH PHASE I
LOTS G1-G33, RESERVE'S A-L
95.888 ACRES
B.B.B. & C. RR. CO. SURVEY,
ABSTRACT No. 159
AND H. GWYN SURVEY,
ABSTRACT NO. 514
UNINCORPORATED
PARKER COUNTY, TEXAS

Kimley»Horn

110 W. Interstate 20 Frontage Road, Suite 140
Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	SMP	07/10/2025	060019701	6 OF 13

G158

ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
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tyler.scott@kimley-horn.com

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SHAUN MARVIN PIEPKORN, RPLS
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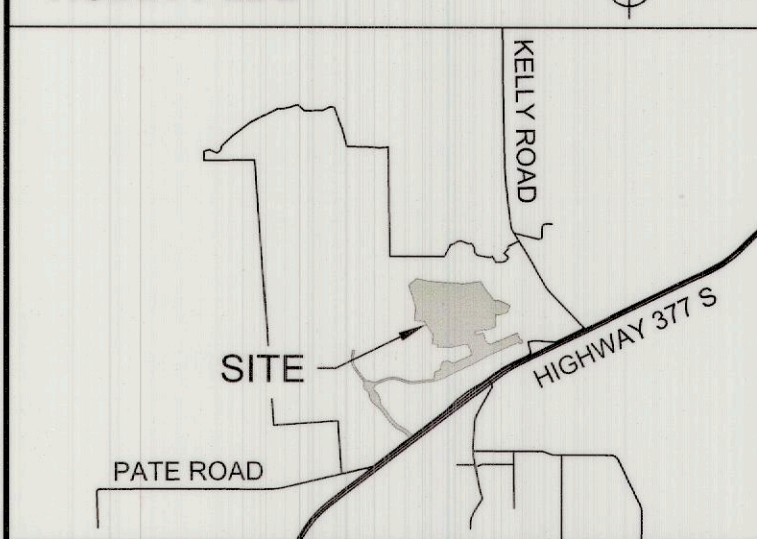
OWNER
ALEDOR RANCH
DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUITE 400
DALLAS, TEXAS 75219

PIEPKORN, SHAUN 8/21/2025 8:47 AM LAST SAVED 8/20/2025 5:43 PM

DETAIL "D"

(1"=100' SCALE)
10' UTILITY EASEMENT

VICINITY MAP



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE
	APPROXIMATE SURVEY LINE

LAND USE

LOTS
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RIGHT-OF-WAY DEDICATION AREA = 17.583 ACRES
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LEGEND	POINT OF BEGINNING
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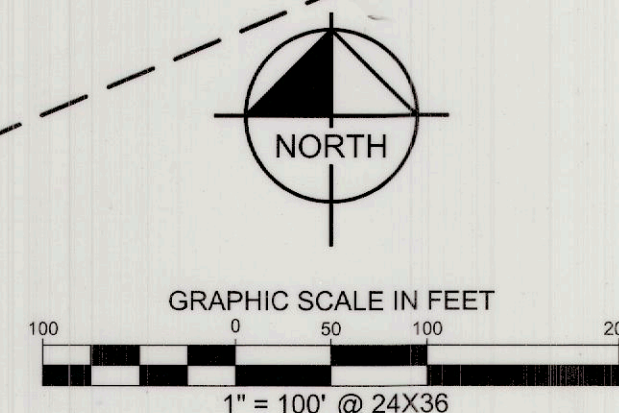
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OWNER
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DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUITE 400
DALLAS, TEXAS 75219

REMAINDER OF
CALLED 914.14 ACRES
ALEDO RANCH
DEVELOPMENT CO, LLC
INSTRUMENT NO. 202425227
O.P.R.P.C.T.

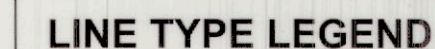
RESERVE G
13.6574 AC
594,917 SQ. FT.

REMAINDER OF
CALLED 914.14 ACRES
ALEDO RANCH
DEVELOPMENT CO, LLC
INSTRUMENT NO. 202425227
O.P.R.P.C.T.



G158

(1"=100' SCALE)
(2) VARIABLE WIDTH ACCESS EASEMENTS
VARIABLE WIDTH UTILITY EASEMENT
VARIABLE WIDTH STORM DRAIN EASEMENT



	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE
	APPROXIMATE SURVEY LINE

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110 W. Interstate 20 Frontage Road, Weatherford, Texas 76086	Suite 140 FIRM # 10194040			Tel. No. (817) 335-6511	www.kimley-horn.com
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	BSG	SMP	07/10/2025	060019701	9 OF 13

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OWNER
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 DEVELOPMENT CO. LLC
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 DALLAS, TEXAS 75219

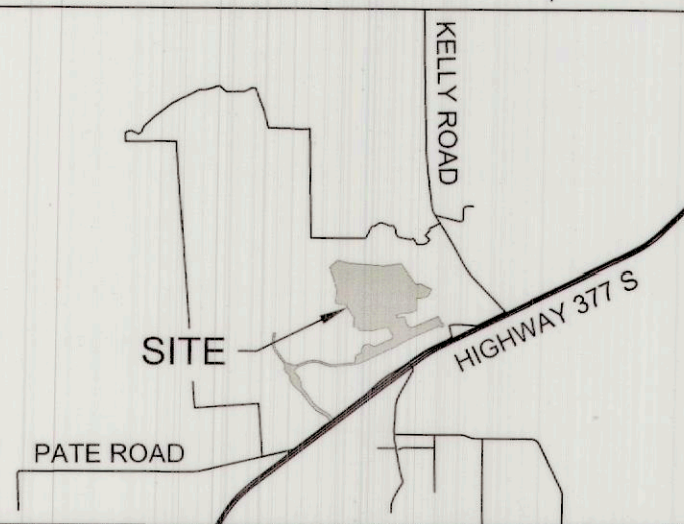
G 158

DETAIL "G"

(1"=100' SCALE)
(3) 10' UTILITY EASEMENTS
10' WATERLINE EASEMENT

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
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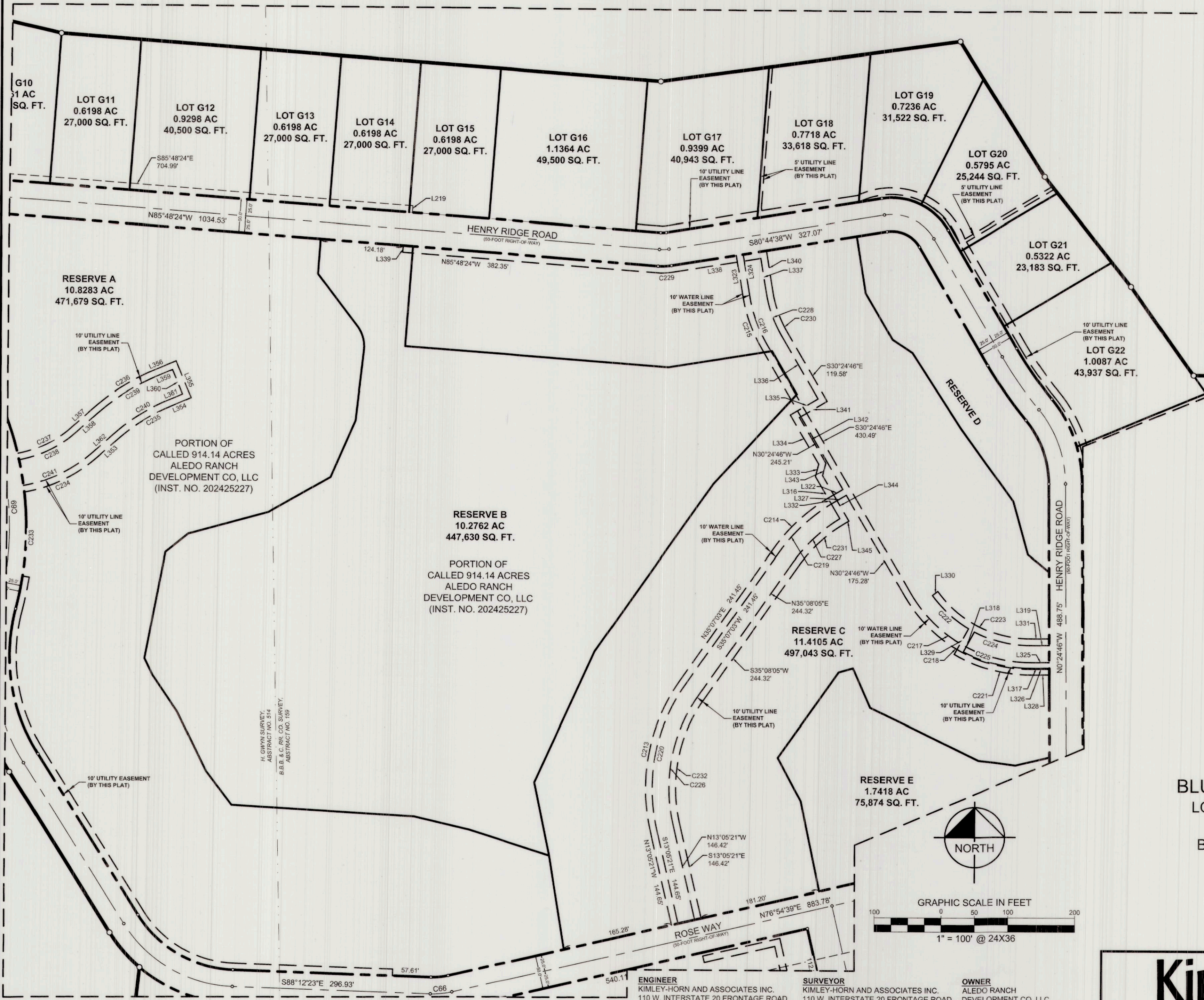
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N23°59'13"W	36.81'	L63	N77°06'27"E	1.35'	L130	N40°48'24"W	28.76'	L192	N12°53'33"W	25.00'	L254	N86°43'43"W	273.70'	L316	N30°25'01"W	72.91'
L2	N09°25'48"W	69.56'	L64	S77°06'27"W	1.35'	L131	N49°11'36"E	15.00'	L193	S77°06'27"W	104.23'	L255	N76°55'36"W	85.08'	L317	N89°35'14"E	26.40'
L3	N16°08'13"E	101.37'	L65	N77°06'27"E	20.00'	L132	S40°48'24"E	13.76'	L194	S88°24'10"E	83.76'	L256	N72°29'52"W	125.64'	L318	S28°49'59"W	34.01'
L4	S73°51'47"E	50.00'	L66	N01°35'50"E	87.75'	L133	N04°11'36"E	10.29'	L195	S01°35'48"W	10.00'	L257	N09°20'21"W	141.30'	L319	S89°35'14"W	26.40'
L5	S16°08'13"W	101.37'	L67	N01°35'50"E	15.00'	L134	N40°48'24"W	15.00'	L196	N88°24'10"W	83.76'	L258	S11°48'57"E	111.47'	L320	S89°35'14"W	6.80'
L6	S70°45'13"E	125.07'	L68	S87°04'45"E	99.50'	L135	N55°55'32"W	40.72'	L197	N01°35'50"E	89.72'	L259	S24°36'32"W	215.78'	L321	S59°35'14"W	2.74'
L7	N68°33'20"E	155.14'	L69	S68°10'55"E	42.51'	L136	N34°04'28"E	15.00'	L198	S01°47'37"W	10.00'	L260	S35°08'05"W	307.26'	L322	N59°35'19"E	20.58'
L8	N08°25'38"E	131.90'	L70	S27°11'30"E	161.54'	L137	S55°55'32"E	24.65'	L199	S01°35'50"W	79.69'	L261	S42°46'21"W	182.56'	L323	N09°15'22"W	62.03'
L9	N30°41'30"E	81.70'	L71	N27°11'30"W	156.97'	L138	N77°06'27"E	4.82'	L200	N12°53'33"W	82.59'	L262	S30°24'46"E	74.09'	L324	S09°15'22"E	62.03'
L10	N73°08'44"E	124.77'	L72	N68°10'55"W	42.54'	L139	S67°53'33"E	3.79'	L201	S76°54'39"W	108.31'	L263	N80°44'38"E	156.58'	L325	N89°35'14"E	26.40'
L11	S65°34'17"E	170.44'	L73	N26°58'11"W	18.56'	L140	S12°53'33"E	17.67'	L202	N13°05'21"W	10.00'	L264	S04°11'36"W	149.50'	L326	S89°35'14"W	26.40'
L12	N37°22'26"E	83.04'	L74	N77°06'27"E	8.00'	L141	N77°06'27"E	15.00'	L203	N76°54'39"E	118.35'	L265	N09°15'22"W	86.22'	L327	S59°35'19"W	20.58'
L13	N87°04'45"W	88.74'	L75	S23°10'55"E	34.18'	L142	N12°53'33"W	20.35'	L204	N77°06'27"E	38.29'	L266	N30°24'46"W	79.99'	L328	S89°35'14"W	26.40'
L14	N06°23'32"E	72.81'	L76	S66°49'05"W	66.52'	L143	N77°06'27"E	40.29'	L205	S12°53'33"E	157.46'	L267	N56°32'47"W	35.42'	L329	N28°49'59"E	44.02'
L15	N83°36'28"W	149.81'	L77	N79°59'40"W	73.72'	L144	N12°53'33"W	15.00'	L206	N48°54'24"W	51.35'	L268	N33°10'34"W	133.97'	L330	N52°11'12"E	10.00'
L16	S35°32'35"E	162.34'	L83	S55°06'24"E	77.44'	L145	S77°06'27"W	62.79'	L207	S28°19'16"E	58.25'	L269	N35°55'09"W	134.77'	L331	N89°35'14"E	26.40'
L17	N89°35'26"E	145.79'	L84	S00°24'34"E	29.35'	L146	N12°53'33"W	5.00'	L208	S64°11'28"W	118.44'	L270	N15°39'22"W	82.00'	L332	N30°25'01"W	72.91'
L18	S62°43'10"W	38.66'	L85	N64°16'56"W	46.51'	L147	S87°04'45"E	92.33'	L209	S63°32'15"W	422.58'	L271	N50°33'14"W	40.96'	L333	N14°35'14"E	19.17'
L19	S76°50'42"W	85.20'	L86	N44°35'14"E	6.46'	L148	N66°49'05"E	84.38'	L210	N06°23'32"E	0.81'	L272	S09°15'22"E	95.65'	L334	N30°24'46"W	84.72'
L20	S69°13'58"W	73.59'	L87	N00°24'46"W	14.64'	L149	S66°49'05"W	113.26'	L211	S12°53'33"E	15.00'	L273	S59°35'14"W	15.00'	L335	N59°35'14"E	48.00'
L21	S89°35'26"W	116.80'	L88	N44°35'14"E	55.45'	L150	S21°49'05"W	88.27'	L212	N77°06'27"E	10.00'	L274	N30°24'46"W	83.36'	L336	N30°24'46"W	109.58'
L22	S58°43'07"W	100.82'	L89	N89°35'14"E	50.01'	L151	N68°10'55"W	15.00'	L213	S79°59'40"E	73.72'	L275	S59°35'14"W	95.66'	L337	N09°15'22"W	52.03'
L23	N12°53'33"W	18.96'	L90	S45°24'46"E	48.72'	L152	N21°49'05"E	94.48'	L214	S21°30'27"E	50.02'	L276	S19°15'25"W	75.21'	L338	S80°44'38"W	133.81'
L24	S12°53'33"E	88.08'	L91	S00°24'46"E	36.12'	L153	N66°49'05"E	12.53'	L215	N21°30'27"W	40.02'	L277	S02°47'19"W	75.21'	L339	N04°11'36"E	10.00'
L25	S48°54'24"E	128.26'	L92	S89°35'14"W	10.00'	L154	N26°58'11"W	10.27'	L216	S77°56'43"E	49.00'	L278	S13°05'21"E	83.55'	L340	S09°15'22"E	62.03'
L26	N84°25'07"E	79.20'	L93	N00°24'46"W	31.98'	L155	N86°58'11"W	6.53'	L217	S82°49'54"W	10.00'	L279	S76°54'39"W	15.00'	L341	S59°35'14"W	48.00'
L27	N70°45'13"W	125.07'	L94	N45°24'46"W	40.44'	L156	S21°49'05"W	12.79'	L218	N74°57'44"W	11.72'	L280	N13°05'21"W	85.64'	L342	S30°24'46"E	78.87'
L28	S21°10'47"E	28.45'	L95	S89°35'14"W	41.73'	L157	N68°10'55"W	15.00'	L219	S04°11'36"W	10.00'	L281	N02°47'19"E	79.47'	L343	S14°35'14"W	19.17'
L29	S21°10'47"E	119.54'	L96	S44°35'14"W	47.16'	L158	N21°49'05"E	25.32'	L220	S04°11'36"W	21.27'	L282	N19°15'25"E	79.47'	L344	S30°25'01"E	78.72'
L30	S37°23'24"E	30.37'	L97	S00°24'46"E	14.64'	L159	S68°10'55"E	20.71'	L221	N67°13'03"E	67.19'	L283	N59°35'14"E	98.91'	L345	S59°35'14"W	5.19'
L31	S52°37'02"W	110.71'	L98	S44°35'14"W	14.75'	L160	N66°49'05"E	44.39'	L222	S48°34'35"W	97.81'	L284	N09°15'22"W	98.45'	L346	S80°31'36"E	10.00'
L32	N42°58'44"E	37.50'	L99	N31°54'39"E	48.64'	L161	N23°10'55"W	17.50'	L223	N41°25'25"W	15.00'	L285	N78°48'45"E	29.65'	L347	S01°47'37"W	10.00'
L33	N44°08'05"W	17.23'	L100	S44°35'14"W	4.57'	L162	S21°49'05"W	23.11'	L224	N48°34'35"E	100.27'	L286	N69°18'45"E	33.42'	L348	N85°28'04"E	163.61'
L34	N68°49'13"E	18.94'	L101	N45°24'46"W	15.00'	L163	N68°10'55"W	15.00'	L225	N67°13'03"E	63.62'	L287	N48°34'35"E	76.98'	L349	N59°34'59"E	15.00'
L35	N21°10'47"W	39.00'	L102	N44°35'14"E	19.57'	L164	N21°49'05"E	8.11'	L226	N04°11'36"E	18.73'	L288	N67°13'03"E	23.25'	L350	S30°25'01"E	113.34'
L36	S68°49'13"W	17.94'	L103	N75°24'46"W	16.60'	L165	S21°49'05"W	23.11'	L227	S85°48'24"E	37.35'	L289	N22°13'03"E	38.89'	L351	S59°34'59"W	15.00'
L37	N68°49'13"E	22.75'	L104	N14°35'14"E	19.57'	L166	N68°10'55"W	15.00'	L228	N80°44'38"E	141.31'	L290	N67°13'03"E	42.25'	L352	N30°25'01"W	113.34'
L38	S50°44'50"E	17.45'	L105	S14°35'14"W	4.57'	L167	N21°49'05"E	8.11'	L229	N09°15'22"W	4.57'	L291	S67°46'57"E	42.23'	L353	S48°34'35"W	43.53'
L39	S42°58'45"W	15.00'	L106	N75°24'46"W	15.00'	L168	S23°10'55"E	25.74'	L230	S09°15'22"E	3.98'	L292	S22°46'57"E	35.33'	L354	S67°13'03"W	34.90'
L40	S79°48'28"W	35.14'	L107	N14°35'14"E	19.57'	L169	N23°10'55"W	26.95'	L231	N80°44'38"E	145.01'	L293	S67°13'03"W	10.00'	L355	S22°46'57"E	59.00'
L41	S88°41'13"E	65.91'	L108	N30°24'46"W	76.88'	L170	S66°49'05"W	21.12'	L232	S00°34'11"E	10.49'	L294	N22°46'57"W	31.18'	L356	N67°13'03"E	34.90'
L42	S68°49'13"W	22.75'	L109	N75°50'20"W	26.99'	L171	S41°05'36"W	5.97'	L233	S00°24'46"E	47.00'	L295	N67°46'57"W	33.94'	L357	N48°34'35"E	43.53'
L43	S21°10'47"E	28.72'	L110	S59°09'40"W	45.72'	L172	N05°34'53"W	44.00'	L234	S26°41'36"E	10.00'	L296	S67°13'03"W	33.97'	L358	N48°34'35"E	43.53'
L44	N09°25'48"W	72.92'	L111	S68°54'21"W	90.09'	L173	S39°31'17"E	55.04'	L235	N00°24'46"W	3.00'	L297	S22°13'03"W	38.89'	L359	N67°13'03"E	24.90'
L45	S76°51'35"E	130.00'	L112	S23°54'21"W	41.72'	L174	S52°37'02"W	51.23'	L236	S89°35'14"W	56.35'	L298	S67°13'03"W	27.39'	L360	S22°46'57"E	39.00'
L46	S73°56'41"E	39.52'	L113	N66°05'39"W	15.00'	L175	N63°32'15"E	163.64'	L237	N67°44'37"W	88.60'	L299	S48°34'35"W	78.80'	L361	S67°13'03"W	24.90'
L47	N06°23'32"E	3.85'	L114	N23°54'21"E	47.93'	L176	N26°27'45"W	57.85'	L238	N22°15'23"E	15.00'	L300	S69°18'45"W	36.08'	L362	S48°34'35"W	43.53'
L48	N26°27'45"W	33.60'	L115	N68°54'21"E	5.63'	L177	N25°48'33"E	89.56'	L239	S67°44'37"E	85.59'	L301	S78°48'45"W	30.40'	L363	N00°24'46"W	34.00'
L49	S07°17'11"W	38.00'	L116	N66°05'39"W	35.56'	L178	S26°27'45"E	48.60'	L240	N89°35'14"E	53.34'	L302	N11°58'45"W	136.95'	L364	S00°34'11"E	34.00'
L50	S26°27'45"E	33.60'	L117	N09°15'22"W	48.29'	L179	N63°32'15"E	218.94'	L241	N04°11'36"E	52.04'	L303	N28°13'50"W	73.22'			
L51	N48°54'24"W	33.98'	L118	N80°44'38"E	15.00'	L180	N64°11'28"E	108.54'	L242	N37°24'48"W	99.25'	L304	N35°22'37"E	156.88'			
L52	N49°59'54"E	20.00'	L119	S09°15'22"E	48.29'	L181	N28°19'16"W	47.80'	L243	N06°33'24"E	105.07'	L305	N74°16'18"E	22.53'			
L53	N48°54'24"W	33.98'	L120	S66°05'39"E	50.56'	L182	N48°54'24"W	51.35'	L244	N23°38'00"E	92.60'	L306	S23°59'10"E	64.19'			
L54	S26°27'45"E	0.68'	L121	N68°54'21"E	69.46'	L183	N12°53'33"W	147.46'	L245	N60°19'25"E	106.46'	L307	S64°19'02"E	179.85'			
L55	S26°27'45"E	0.71'	L122	N59°09'40"E	80.06'	L184	S77°06'27"W	38.29'	L246	N74°38'12"E	123.85'	L308	S82°36'44"E	55.66'			
L56	N63°32'15"E	154.64'	L123	S04°11'36"W	51.03'	L185	N12°53'33"W	85.42'	L247	N51°25'04"E	44.01'	L309	N76°42'07"E	52.63'			
L57	S74°22'46"W	11.32'	L124	S70°48'24"E	51.29'	L186	S77°06'27"W	69.88'	L248	N11°00'28"E	161.86'	L310	S48°34'35"W	43.53'			
L58	S06°23'32"W	0.50'	L125	N79°11'36"E	16.11'	L187	S12°53'33"E	25.00'	L249	N26°15'49"W	27.69'	L311	S67°13'03"W	21.71'			
L59	N26°11'20"W	28.00'	L126	S19°11'36"W	31.11'	L188	S77°06'27"W	10.00'	L250	N34°16'21"W	65.91'	L312	N67°13'03"E	21.71'			
L60	N20°22'00"W	15.00'	L127	N40°48'24"W	16.11'	L189	N12°53'33"W	25.00'	L251	N26°15'49"W	93.83'	L313	N48°34'35"E	43.53'			
L61	N63°48'40"E	15.00'	L128	N70°48'24"W	57.50'	L190	S12°53'33"E	25.00'	L252	N27°15'51"W	4.59'	L314	N59°35'14"E	2.74'			
L62	S01°35'50"W	87.55'	L129	N04°11'36"E	12.95'	L191	S77°06'27"W	10.00'	L253	N37°13'11"W	63.18'	L315	N09°15'22"W	43.53'			

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ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
TYLER SCOTT, PE
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CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	237.00'	24°22'51"	N38°10'39"W	100.09'	100.85'	C62	2390.00'	11°37'34"	S63°25'57"W	484.13'	484.97'	C123	15.37'	22°19'48"	S35°27'33"E	5.95'	5.99'	C184	51.04'	41°39'17"	N14°16'14"W	36.30'	37.11'
C2	555.01'	18°48'54"	N57°46'32"W	181.44'	182.25'	C63	2725.00'	9°11'55"	S62°13'08"W	437.02'	437.49'	C124	14.00'	115°43'36"	N55°40'02"W	23.71'	28.28'	C185	323.50'	18°38'28"	N57°53'49"E	104.79'	105.25'
C3	645.00'	30°59'38"	N51°40'36"W	344.67'	348.91'	C64	193.50'	20°35'08"	S38°36'50"E	69.15'	69.52'	C125	14.00'	116°15'27"	S09°33'45"W	23.78'	28.41'	C186	313.50'	18°38'28"	S57°53'49"W	101.55'	102.00'
C4	955.00'	20°22'18"	N46°21'55"W	337.77'	339.55'	C65	233.50'	36°00'51"	S30°53'59"E	144.37'	146.77'	C126	14.00'	116°15'23"	N55°55'33"W	23.78'	28.41'	C187	475.00'	21°48'48"	S03°40'18"W	179.75'	180.84'
C5	283.00'	47°07'17"	N32°59'26"W	226.24'	232.75'	C66	125.00'	14°52'58"	N84°21'08"E	32.38'	32.47'	C127	2770.00'	0°58'38"	S66°19'46"W	47.24'	47.25'	C188	30.00'	29°44'26"	S60°58'23"W	15.40'	15.57"
C6	137.00'	53°11'01"	N38°01'18"W	122.65'	127.17'	C67	200.00'	55°53'15"	S60°15'45"E	187.44'	195.08'	C128	120.00'	34°09'54"	S82°55'24"W	70.50'	71.55'	C189	212.00'	27°16'01"	S62°12'36"W	99.94'	100.89'
C7	130.00'	75°45'14"	N24°44'12"W	159.63'	171.88'	C68	300.00'	46°53'50"	S08°52'13"E	238.76'	245.55'	C129	120.00'	31°05'15"	N64°27'02"W	64.31'	65.11'	C190	288.00'	18°38'28"	S57°53'49"W	93.29'	93.70'
C8	137.00'	51°54'59"	N12°49'05"W	119.93'	124.14'	C69	450.00'	34°59'00"	S02°54'48"E	270.51'	274.76'	C130	120.00'	36°00'51"	N30°53'59"W	74.19'	75.43'	C191	20.00'	57°27'54"	N84°03'00"W	19.23'	20.06'
C9	8241.18'	2°26'14"	N37°33'28"W	350.52'	350.54'	C70	62.00'	114°35'54"	S36°53'39"W	104.35'	124.01'	C131	13.00'	90°00'00"	N57°53'33"W	18.38'	20.42'	C192	39.50'	294°55'48"	S22°46'57"E	42.49'	203.33'
C10	475.00'	52°28'34"	N10°06'04"W	420.00'	435.04'	C71	62.00'	13°26'58"	S87°28'07"W	14.52'	14.55'	C132	20.00'	20°29'14"	S66°51'50"W	7.11'	7.15'	C193	20.00'	57°27'54"	N38°29'06"E	19.23'	20.06'
C11	425.00'	52°28'34"	S10°06'04"E	375.79'	389.25'	C72	72.00'	68°50'37"	N64°50'04"W	81.40'	86.51'	C133	20.15'	23°07'28"	S80°09'13"E	8.08'	8.13'	C194	312.00'	18°38'28"	N57°53'49"E	101.06'	101.51'
C12	8191.18'	2°24'28"	S37°32'35"E	344.22'	344.24'	C73	590.50'	9°19'11"	N35°04'21"W	95.94'	96.05'	C134	25.00'	77°31'57"	N50°49'15"E	31.31'	33.83'	C195	188.00'	24°41'56"	N60°55'33"E	80.42'	81.04'
C13	137.00'	53°23'49"	S65°26'44"E	123.11'	127.68'	C74	175.00'	39°19'11"	N20°04'21"W	117.75'	120.09'	C135	49.00'	295°53'37"	S19°59'55"E	52.01'	253.05'	C196	30.00'	41°55'29"	S85°45'44"E	21.47'	21.95'
C14	130.00'	33°36'36"	S75°20'20"E	75.17'	76.26'	C75	75.00'	77°19'25"	N38°14'57"E	93.71'	101.22'	C136	25.00'	38°21'40"	N71°13'56"W	16.43'	16.74'	C197	30.00'	38°04'23"	N05°56'51"E	19.57'	19.94'
C15	137.00'	52°38'45"	S84°51'24"E	121.50'	125.88'	C76	25.00'	18°39'15"	N15°43'10"E	8.10'	8.14'	C137	20.16'	22°36'14"	S79°34'51"W	7.90'	7.96'	C198	262.00'	48°13'26"	N11°01'22"E	214.06'	220.52'
C16	625.00'	40°25'33"	N89°02'00"E	431.89'	440.98'	C77	45.00'	68°13'16"	N40°30'10"E	50.47'	53.58'	C138	50.00'	10°38'03"	S72°08'06"W	9.27'	9.28'	C199	262.00'	24°27'09"	N47°21'40"E	110.97'	111.82'
C17	575.00'	25°49'56"	S83°40'11"E	257.05'	259.24'	C78	910.00'	11°04'33"	N69°04'31"E	175.64'	175.91'	C139	7.00'	31°49'49"	N36°19'13"W	3.84'	3.89'	C200	30.00'	90°00'00"	N14°35'14"E	42.43'	47.12'
C18	950.00'	4°45'13"	N81°02'15"E	78.79'	78.82'	C79	25.00'	90°00'00"	N18°32'15"E	35.36'	39.27'	C140	43.00'	211°56'27"	S53°44'06"W	82.68'	159.06'	C201	207.00'	21°09'23"	N19°50'04"W	76.00'	76.43'
C19	225.00'	17°29'57"	N41°04'06"W	68.45'	68.72'	C80	25.00'	56°15'04"	N54°35'17"W	23.57'	24.54'	C141	7.00'	65°30'44"	S53°03'02"E	7.57'	8.00'	C202	30.00'	38°04'23"	N28°17'34"W	19.57'	19.94'
C20	325.00'	10°02'20"	N27°17'58"W	56.87'	56.94'	C81	38.00'	292°30'07"	N63°32'15"E	42.22'	193.99'	C142	97.00'	68°50'37"	N64°50'04"W	109.66'	116.55'	C203	30.00'	38°04'23"	S09°46'49"W	19.57'	19.94'
C21	50.00'	242°45'52"	S18°50'04"W	85.37'	211.85'	C82	25.00'	56°15'04"	S01°39'47"W	23.57'	24.54'	C143	100.00'	36°00'51"	S30°53'59"E	61.83'	62.86'	C204	183.00'	21°09'23"	S19°50'04"E	67.19'	67.57'
C22	20.00'	73°23'54"	N76°28'58"W	23.90'	25.62'	C83	25.00'	90°00'00"	S71°27'45"E	35.36'	39.27'	C144	100.00'	21°15'40"	S59°32'14"E	36.89'	37.11'	C205	183.00'	60°00'00"	S60°24'46"E	183.00'	191.64'
C23	2700.00'	9°11'55"	S62°13'08"W	433.01'	433.47'	C84	1360.00'	5°40'40"	N66°22'35"E	134.72'	134.77'	C145	100.00'	34°09'54"	S64°09'54"E	58.75'	59.63'	C206	30.00'	40°51'40"	N69°09'24"E	20.94'	21.39'
C24	2415.00'	11°37'34"	S63°25'57"W	489.20'	490.04'	C85	3230.24'	0°57'31"	N68°35'49"E	54.05'	54.05'	C146	507.50'	9°44'41"	S64°02'01"W	86.21'	86.31'	C207	30.00'	40°48'00"	N70°00'46"W	20.91'	21.36'
C25	1270.00'	5°42'30"	S66°23'30"W	126.47'	126.53'	C86	2325.00'	10°00'31"	N62°55'37"E	405.63'	406.14'	C147	57.50'	56°50'17"	N37°40'31"W	54.73'	57.04'	C208	207.00'	60°00'00"	N60°24'46"W	207.00'	216.77'
C26	1000.00'	19°52'36"	S73°28'33"W	345.18'	346.91'	C87	80.00'	106°49'46"	N04°30'29"E	128.48'	149.16'	C148	42.50'	56°50'17"	S37°40'31"E	40.45'	42.16'	C209	30.00'	90°00'00"	N75°24'46"W	42.43'	47.12'
C27	625.00'	25°49'56"	N83°40'11"W	279.40'	281.78'	C88	329.52'	8°45'06"	N44°22'11"W	50.28'	50.33'	C149	492.50'	9°44'41"	N64°02'01"E	83.66'	83.76'	C210	238.00'	24°27'09"	S47°21'40"W	100.80'	101.57'
C28	575.00'	40°25'33"	S89°02'00"W	397.34'	405.70'	C89	310.06'	8°43'35"	S44°21'53"E	47.18'	47.22'	C150	940.00'	0°38'31"	N78°08'41"E	10.53'	10.53'	C211	238.00'	48°13'26"	S11°01'22"W	194.46'	200.32'
C29	137.00'	60°25'35"	S38°36'26"W	137.88'	144.49'	C90	100.00'	102°33'07"	N02°22'09"E	156.03'	178.99'	C151	55.00'	68°13'16"	N40°30'10"E	61.69'	65.49'	C212	30.00'	38°04'23"	S32°07'33"E	19.57'	19.94'
C30	87.00'	17°38'13"	S12°21'40"E	26.67'	26.78'	C91	20.00'	79°00'08"	S14°08'39"W	25.44'	27.58'	C152	900.00'	11°04'33"	N69°04'31"E	173.71'	173.98'	C213	277.50'	48°12'24"	N11°00'51"E	226.65'	233.48'
C31	87.00'	43°20'39"	S42°51'06"E	64.26'	65.82'	C92	10.00'	15°13'43"	N32°58'17"W	2.65'	2.66'	C153	55.07'	62°17'08"	S01°21'16"E	56.96'	59.87'	C214	277.50'	24°28'17"	N47°21'11"E	117.62'	118.52'
C32	133.00'	43°20'39"	S42°51'06"E	98.23'	100.61'	C93	10.00'	16°38'11"	N30°50'16"W	2.89'	2.90'	C154	15.00'	56°15'04"	S01°39'47"W	14.14'	14.73'	C215	218.50'	21°09'23"	N19°50'04"W	80.22'	80.68'
C33	113.00'	35°54'04"	S03°13'45"E	69.65'	70.80'	C94	20.00'	81°26'31"	N79°52'38"W	26.10'	28.43'	C155	1370.00'	5°40'38"	N66°22'34"E	135.69'	135.75'	C216	208.50'	21°09'23"	S19°50'04"E	76.55'	76.99'
C34	87.00'	62°40'33"	S16°36'59"E	90.49'	95.17'	C95	2345.00'	8°31'49"	S63°40'01"W	348.81'	349.13'	C156	3220.24'	0°57'30"	N68°35'50"E	53.86'	53.86'	C217	208.50'	60°00'00"	S60°24'46"E	208.50'	218.34'
C35	1045.00'	11°46'29"	S42°04'01"E	214.38'	214.75'	C96	3250.24'	0°57'35"	S68°35'49"W	54.44'	54.44'	C157	2315.00'	10°00'30"	N62°55'37"E	403.87'	404.38'	C218	218.50'	60°00'00"	N60°24'46"W	218.50'	228.81'
C36	555.00'	30°59'20"	S51°40'27"E	296.53'	300.18'	C97	1340.00'	5°40'44"	S66°22'37"W	132.76'	132.81'	C158	135.00'	20°35'08"	N38°36'50"W	48.24'	48.50'	C219	267.50'	24°28'17"	S47°21'11"W	113.38'	114.25'
C37	645.00'	29°46'42"	S52°16'46"E	331.47'	335.23'	C98	14.00'	90°00'00"	S18°32'15"W	19.80'	21.99'	C159	292.00'	36°00'51"	N30°53'59"W	180.54'	183.54'	C220	267.50'	48°12'24"	S11°00'51"W	218.48'	225.06'
C38	993.50'	8°45'52"	N52°20'24"W	151.83'	151.97'	C99	14.00'	22°18'47"	S37°37'09"E	5.42'	5.45'	C160	30.00'	14°29'23"	S84°21'08"W	7.57'	7.59'	C221	227.00'	30°38'03"	N75°05'45"W	119.93'	121.37'
C39	248.50'	12°57'35"	N50°14'33"W	56.09'	56.21'	C100	14.00'	22°12'31"	N15°21'30"W	5.39'	5.43'	C161	40.00'	60°00'00"	S58°24'10"E	40.00'	41.89'	C222	183.00'	23°11'49"	N47°50'47"W	73.58'	74.09'
C40	38.50'	77°38'08"	N04°56'42"W	48.27'	52.17'	C101	14.00'	90°00'00"	S71°27'45"E	19.80'	21.99'	C162	50.00'	90°00'00"	N43°24'10"W	70.71'	78.54'	C223	173.00'	54°15'20"	S63°17'06"E	157.77'	163.82'
C41	41.50'	42°49'38"	N12°27'33"E	30.30'	31.02'	C102	930.00'	10°50'31"	N68°57'30"E	175.72'	175.98'	C163	20.00'	14°29'23"	N84°21'08"E	5.04'	5.06'	C224	183.00'	27°50'12"	N76°29'40"W	88.04'	88.91'
C42	18.50'	85°21'43"	N26°08'22"E	20.08'	27.56'	C103	14.00'	67°59'14"	S40°23'09"W	15.65'	16.61'	C164	282.00'	36°00'51"	S30°53'59"E	174.35'	177.26'	C225	217.00'	28°03'27"	S76°23'02"E	105.21'	106.26'
C43	13.50'	90°00'00"	S66°10'47"E	19.09'	21.21'	C104	14.00'	43°53'49"	S15°33'23"E	10.47'	10.73'	C165	145.00'	20°35'08"	S38°36'50"E	51.82'	52.10'	C226	238.00'	48°13'26"	N11°01'22"E	194.46'	200.32'
C44	293.50'	26°45'51"	S34°33'42"E	135.86'	137.10'	C105	922.00'	6°33'43"	S66°49'06"W	105.54'	105.59'	C166	2325.00'	10°00'31"	S62°55'37"W	405.63'	406.14'	C227	238.00'	23°17'39"	N46°46'54"E	96.10'	96.76'
C45	3.50'	126°09'41"	N22°33'11"E	6.24'	7.71'	C106	907.00'	6°34'10"	N66°49'20"E	103.94'	104.00'	C167	3230.24'	0°57'31"	S68°35'49"W	54.05'	54.						

WHEREAS ALEDO RANCH DEVELOPMENT CO, LLC is the owner of a 95.888 acre (4,176,874 square foot) tract of land situated in the B.B.B. & C. RR. CO. Survey, Abstract No. 159 and the H. Gwyn Survey, Abstract No. 514, Parker County, Texas, being a portion of a called 914.14 acre tract of land described in the Special Warranty Deed to Aledo Ranch Development Co, LLC recorded in Instrument No. 202425227 of the Official Public Records of Parker County, Texas, said 95.888 acre (4,176,874 square foot) tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" set for corner in the common southeast line of said 914.14 acre tract of and the northwesterly right-of-way line of U.S. Highway 377 (a variable width right-of-way), from which a brass disc stamped "TXDOT MON" found in the northwest right-of-way line of said U.S. Highway 377 bears South 53 degrees 37 minutes 02 seconds West, a distance of 51.23 feet,

THENCE North 23 degrees 59 minutes 13 seconds West, a distance of 36.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 237.00 feet, a central angle of 24 degrees 22 minutes 51 seconds, and a chord that bears North 36 degrees 10 minutes 39 seconds West, a chord distance of 100.09 feet;

THENCE Northwestwely, with said tangent curve to the left, an arc length of 100.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a compound curve to the left with a radius of 555.01 feet, a central angle of 18 degrees 48 minutes 54 seconds, and a chord that bears North 57 degrees 46 minutes 32 seconds West, a chord distance of 181.44 feet;

THENCE Northwestwely, with said compound curve to the left, an arc length of 182.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 645.00 feet, a central angle of 30 degrees 59 minutes 38 seconds, and a chord that bears North 51 degrees 40 minutes 36 seconds West, a chord distance of 344.67 feet;

THENCE Westerly, with said non-tangent curve to the right, an arc length of 348.91 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 36 degrees 10 minutes 47 seconds West, a distance of 287.13 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 955.00 feet, a central angle of 20 degrees 22 minutes 18 seconds, and a chord that bears North 46 degrees 21 minutes 55 seconds West, a chord distance of 337.77 feet;

THENCE Northwestwely, with said tangent curve to the left, an arc length of 339.55 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 283.00 feet, a central angle of 47 degrees 07 minutes 17 seconds, and a chord that bears North 32 degrees 59 minutes 26 seconds West, a chord distance of 226.24 feet;

THENCE Northwestwely, with said reverse curve to the right, an arc length of 232.75 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 09 degrees 25 minutes 48 seconds West, a distance of 69.56 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 137.00 feet, a central angle of 53 degrees 11 minutes 01 second, and a chord that bears North 36 degrees 01 minute 18 seconds West, a chord distance of 122.65 feet;

THENCE Northwestwely, with said tangent curve to the left, an arc length of 127.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 130.00 feet, a central angle of 75 degrees 45 minutes 14 seconds, and a chord that bears North 24 degrees 44 minutes 12 seconds West, a chord distance of 159.63 feet;

THENCE Northwestwely, with said reverse curve to the right, an arc length of 171.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 137.00 feet, a central angle of 51 degrees 54 minutes 59 seconds, and a chord that bears North 12 degrees 49 minutes 05 seconds West, a chord distance of 119.93 feet;

THENCE Northwely, with said reverse curve to the left, an arc length of 124.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner the beginning of a reverse curve to the right with a radius of 8,241.18 feet, a central angle of 02 degrees 26 minutes 14 seconds, and a chord that bears North 37 degrees 33 minutes 28 seconds West, a chord distance of 350.52 feet;

THENCE Northwely, with said reverse curve to the right, an arc length of 350.54 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a compound curve to the right with a radius of 475.00 feet, a central angle of 52 degrees 28 minutes 34 seconds, and a chord that bears North 10 degrees 06 minutes 04 seconds West, a chord distance of 420.00 feet;

THENCE Northwely, with said compound curve to the right, an arc length of 435.04 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 16 degrees 08 minutes 13 seconds East, a distance of 101.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 73 degrees 51 minutes 47 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 16 degrees 08 minutes 13 seconds West, a distance of 101.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 426.00 feet, a central angle of 52 degrees 28 minutes 34 seconds, and a chord that bears South 10 degrees 06 minutes 04 seconds East, a chord distance of 375.79 feet;

THENCE Southerly, with said tangent curve to the left, an arc length of 389.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a compound curve to the left with a radius of 8,191.18 feet, a central angle of 02 degrees 24 minutes 28 seconds, and a chord that bears South 37 degrees 32 minutes 35 seconds East, a chord distance of 344.22 feet;

THENCE Southerly, with said compound curve to the left, an arc length of 344.24 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a compound curve to the left with a radius of 137.00 feet, a central angle of 53 degrees 23 minutes 49 seconds, and a chord that bears South 85 degrees 26 minutes 44 seconds East, a chord distance of 123.11 feet;

THENCE Easterly, with said non-tangent curve to the left, an arc length of 127.68 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 130.00 feet, a central angle of 33 degrees 36 minutes 36 seconds, and a chord that bears South 75 degrees 20 minutes 20 seconds East, a chord distance of 75.17 feet;

THENCE Easterly, with said reverse curve to the right, an arc length of 76.26 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 137.00 feet, a central angle of 52 degrees 38 minutes 45 seconds, and a chord that bears South 84 degrees 51 minutes 24 seconds East, a chord distance of 121.50 feet;

THENCE Easterly, with said reverse curve to the left, an arc length of 125.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 68 degrees 49 minutes 13 seconds East, a distance of 232.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 625.00 feet, a central angle of 40 degrees 25 minutes 33 seconds, and a chord that bears North 89 degrees 02 minutes 00 seconds East, a chord distance of 431.89 feet;

THENCE Easterly, with said tangent curve to the right, an arc length of 440.98 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 70 degrees 45 minutes 13 seconds East, a distance of 125.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 575.00 feet, a central angle of 25 degrees 49 minutes 56 seconds, and a chord that bears South 83 degrees 40 minutes 11 seconds East, a chord distance of 257.05 feet;

THENCE Easterly, with said tangent curve to the left, an arc length of 259.24 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 83 degrees 24 minutes 51 seconds East, a distance of 416.44 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 950.00 feet, a central angle of 04 degrees 45 minutes 13 seconds, and a chord that bears North 81 degrees 02 minutes 15 seconds East, a chord distance of 78.79 feet;

THENCE Easterly, with said tangent curve to the left, an arc length of 78.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 06 degrees 23 minutes 32 seconds East, a distance of 186.26 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 68 degrees 33 minutes 20 seconds East, a distance of 155.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 08 degrees 25 minutes 38 seconds East, a distance of 131.90 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 30 degrees 41 minutes 30 seconds East, a distance of 81.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 73 degrees 08 minutes 44 seconds East, a distance of 124.77 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 65 degrees 34 minutes 17 seconds East, a distance of 170.44 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 65°22'25" East, a distance of 486.94 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 37°22'26" East, a distance of 83.04 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 26°58'11" West, a distance of 253.62 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 87 degrees 04 minutes 45 seconds West, a distance of 88.74 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 77 degrees 06 minutes 27 seconds West, a distance of 370.53 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 88 degrees 24 minutes 10 seconds West, a distance of 335.64 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 06 degrees 23 minutes 32 seconds East, a distance of 72.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 83 degrees 36 minutes 28 seconds West, a distance of 149.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 06 degrees 23 minutes 32 seconds East, a distance of 237.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 225.00 feet, a central angle of 17 degrees 29 minutes 57 seconds, and a chord that bears North 41 degrees 04 minutes 06 seconds West, a chord distance of 68.45 feet;

THENCE Northwestwely, with said non-tangent curve to the right, an arc length of 68.72 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 32 degrees 19 minutes 08 seconds West, a distance of 282.38 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 10 degrees 02 minutes 20 seconds, and a chord that bears North 27 degrees 17 minutes 58 seconds West, a chord distance of 56.87 feet;

THENCE Northwestwely, with said tangent curve to the right, an arc length of 56.94 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 83 degrees 50 minutes 56 seconds West, a distance of 270.01 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 05 degrees 42 minutes 46 seconds East, a distance of 344.97 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 17 degrees 38 minutes 07 seconds West, a distance of 602.36 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 49 degrees 05 minutes 20 seconds East, a distance of 271.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 76 degrees 46 minutes 50 seconds East, a distance of 318.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 85 degrees 48 minutes 24 seconds East, a distance of 900.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 82 degrees 09 minutes 09 seconds East, a distance of 452.97 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 32 degrees 13 minutes 14 seconds East, a distance of 238.16 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 38 degrees 33 minutes 00 seconds East, a distance of 208.56 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 35 degrees 32 minutes 35 seconds East, a distance of 162.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 89 degrees 35 minutes 26 seconds East, a distance of 145.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 64 degrees 16 minutes 56 seconds East, a distance of 305.94 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 24°50'40" West, a distance of 192.06 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 62°43'10" West, a distance of 38.66 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 76°50'42" West, a distance of 85.20 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 69°13'58" West, a distance of 73.59 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 89°35'26" West, a distance of 116.80 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 00 degrees 24 minutes 34 seconds East, a distance of 302.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 58 degrees 43 minutes 07 seconds West, a distance of 100.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 77 degrees 06 minutes 27 seconds West, a distance of 194.22 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 12 degrees 53 minutes 33 seconds West, a distance of 18.96 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 76 degrees 54 minutes 39 seconds West, a distance of 256.66 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 12 degrees 53 minutes 33 seconds East, a distance of 88.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 77 degrees 06 minutes 27 seconds East, a distance of 205.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 12 degrees 36 minutes 36 seconds East, a distance of 204.19 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 48 degrees 54 minutes 24 seconds East, a distance of 128.26 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 84 degrees 25 minutes 07 seconds East, a distance of 79.20 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 66 degrees 49 minutes 02 seconds East, a distance of 719.05 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 23 degrees 10 minutes 55 seconds East, a distance of 190.86 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 242 degrees 45 minutes 52 seconds, and a chord that bears South 18 degrees 50 minutes 04 seconds West, a chord distance of 85.37 feet;

THENCE Southwestwely, with said non-tangent curve to the right, an arc length of 211.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 20.00 feet, a central angle of 73 degrees 23 minutes 54 seconds, and a chord that bears North 76 degrees 28 minutes 58 seconds West, a chord distance of 23.90 feet;

THENCE Westerly, with said reverse curve to the left, an arc length of 25.62 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 66 degrees 49 minutes 05 seconds West, a distance of 669.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 2,700.00 feet, a central angle of 09 degrees 11 minutes 55 seconds, and a chord that bears South 62 degrees 13 minutes 08 seconds West, a chord distance of 433.01 feet;

THENCE Southwestwely, with said tangent curve to the left, an arc length of 433.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 2,415.00 feet, a central angle of 11 degrees 37 minutes 34 seconds, and a chord that bears South 63 degrees 25 minutes 57 seconds West, a chord distance of 489.20 feet;

THENCE Southwestwely, with said reverse curve to the right, an arc length of 490.04 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 1,270.00 feet, a central angle of 05 degrees 42 minutes 30 seconds, and a chord that bears South 66 degrees 23 minutes 30 seconds West, a chord distance of 126.47 feet;

THENCE Southwestwely, with said reverse curve to the left, an arc length of 126.53 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 63 degrees 32 minutes 15 seconds West, a distance of 422.58 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 1,000.00 feet, a central angle of 19 degrees 52 minutes 36 seconds, and a chord that bears South 73 degrees 28 minutes 33 seconds West, a chord distance of 345.18 feet;

THENCE Westerly, with said tangent curve to the right, an arc length of 346.91 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 83 degrees 24 minutes 51 seconds West, a distance of 416.44 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 625.00 feet, a central angle of 25 degrees 49 minutes 56 seconds, and a chord that bears North 83 degrees 40 minutes 11 seconds West, a chord distance of 279.40 feet;

THENCE Westerly, with said tangent curve to the right, an arc length of 281.78 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 70 degrees 45 minutes 13 seconds West, a distance of 125.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 575.00 feet, a central angle of 40 degrees 25 minutes 33 seconds, and a chord that bears South 89 degrees 02 minutes 00 seconds West, a chord distance of 397.34 feet;

THENCE Westerly, with said tangent curve to the left, an arc length of 405.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 68 degrees 49 minutes 13 seconds West, a distance of 232.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 137.00 feet, a central angle of 60 degrees 25 minutes 35 seconds, and a chord that bears South 38 degrees 36 minutes 26 seconds West, a chord distance of 137.88 feet;

THENCE Southwestwely, with said tangent curve to the left, an arc length of 144.49 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 87.00 feet, a central angle of 17 degrees 38 minutes 13 seconds, and a chord that bears South 12 degrees 21 minutes 40 seconds East, a chord distance of 26.67 feet;

THENCE Southerly, with said non-tangent curve to the left, an arc length of 26.78 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 21 degrees 10 minutes 47 seconds East, a distance of 28.45 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 87.00 feet, a central angle of 43 degrees 20 minutes 39 seconds, and a chord that bears South 42 degrees 51 minutes 06 seconds East, a chord distance of 64.26 feet;

THENCE Southeasterly, with said tangent curve to the left, an arc length of 65.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 133.00 feet, a central angle of 43 degrees 20 minutes 39 seconds, and a chord that bears South 42 degrees 51 minutes 06 seconds East, a chord distance of 98.23 feet;

THENCE Southeasterly, with said reverse curve to the right, an arc length of 100.61 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 21 degrees 10 minutes 47 seconds East, a distance of 119.54 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 113.00 feet, a central angle of 35 degrees 54 minutes 04 seconds, and a chord that bears South 03 degrees 13 minutes 45 seconds East, a chord distance of 69.65 feet;

THENCE Southerly, with said tangent curve to the right, an arc length of 70.80 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left with a radius of 87.00 feet, a central angle of 62 degrees 40 minutes 33 seconds, and a chord that bears South 16 degrees 36 minutes 59 seconds East, a chord distance of 90.49 feet;

THENCE Southerly, with said reverse curve to the left, an arc length of 95.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 1,045.00 feet, a central angle of 11 degrees 46 minutes 29 seconds, and a chord that bears South 42 degrees 04 minutes 01 second East, a chord distance of 214.38 feet;

THENCE Southeasterly, with said reverse curve to the right, an arc length of 214.75 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 36 degrees 10 minutes 47 seconds East, a distance of 287.13 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 555.00 feet, a central angle of 30 degrees 59 minutes 20 seconds, and a chord that bears South 51 degrees 40 minutes 27 seconds East, a chord distance of 296.53 feet;

THENCE Southeasterly, with said tangent curve to the left, an arc length of 300.18 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 645.00 feet, a central angle of 29 degrees 46 minutes 42 seconds, and a chord that bears South 52 degrees 16 minutes 46 seconds East, a chord distance of 331.47 feet;

THENCE Southeasterly, with said reverse curve to the right, an arc length of 335.23 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South 37 degrees 23 minutes 24 seconds East, a distance of 30.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner; in the common southeast line of said 914.14 acre tract and the northwesterly right-of-way line of said U.S. Highway 377;

THENCE South 52 degrees 37 minutes 02 seconds West, with the common southeast line of said 914.14 acre tract and the northwesterly right-of-way line of said U.S. Highway 377, a distance of 110.71 feet to the **POINT OF BEGINNING** and containing 4,176,874 square feet or 95.888 acres of land.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that **ALEDO RANCH DEVELOPMENT CO, LLC** does hereby adopt this plat as **LOTS G1-G33, RESERVE'S A-L, BLUEJACK RANCH PHASE I** an addition to the Parker County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon. This property is not located in the ETJ of any city or town.

Executed this the 15 day of August, 2025.

BY:

Authorized Signature

L. Andy Mitchell

Printed Name and Title

STATE OF TEXAS, \$
COUNTY OF Parker \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared L. Andy Mitchell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of August, 2025.

Notary Public, State of Texas

STATE OF TEXAS \$
COUNTY OF PARKER \$

Approved by the Commissioners' Court of Parker County, Texas,

this the 25 day of August, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2