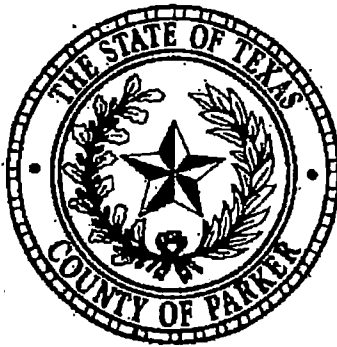




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Bluejack Ranch Phase II

Description Lots GC35 - GC51 and RC1 - RC11
Reserves A-H

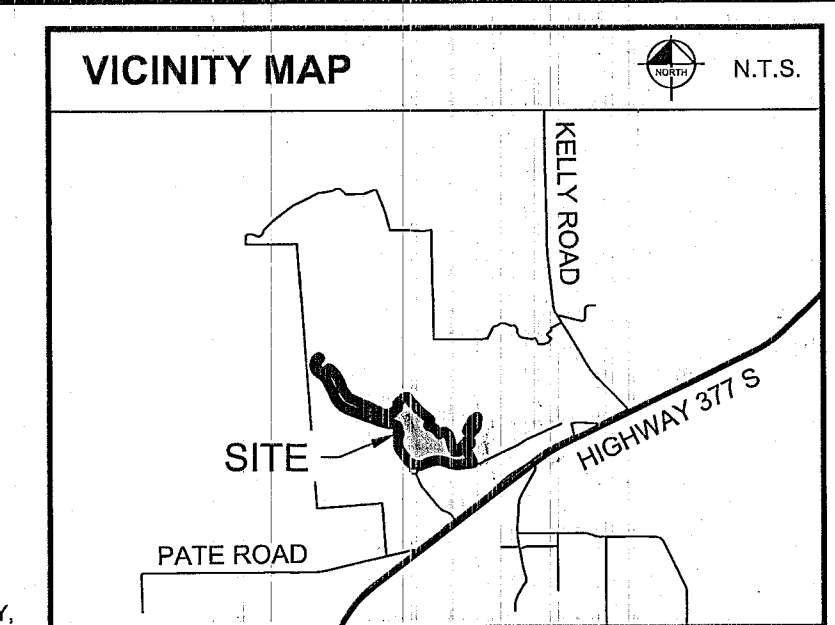
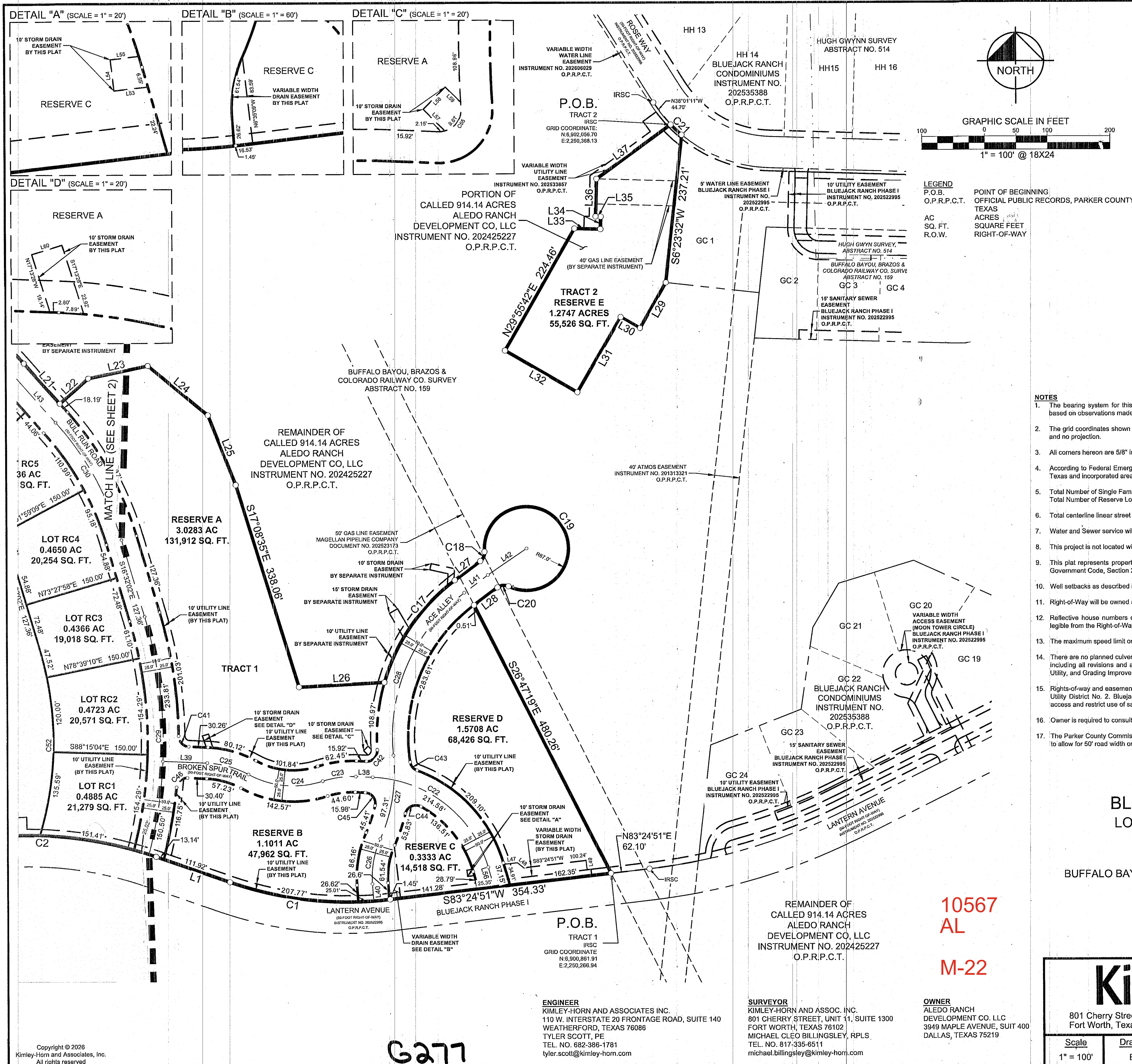
Filed in Plat Cabinet G slide # 277

File Date 5/12/26 Instrument Date 4/30/26

of pages 7

Official Public Record Filed
Recorded on: 05/12/2026 08:43:45 AM
Doc # 202613376
Lila Deakle, County Clerk
Parker County Texas





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

LAND USE	
28 LOTS AND 8 RESERVES	
GROSS AREA = 59.0346 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 7.9287 ACRES	
NET AREA = 51.1059 ACRES	

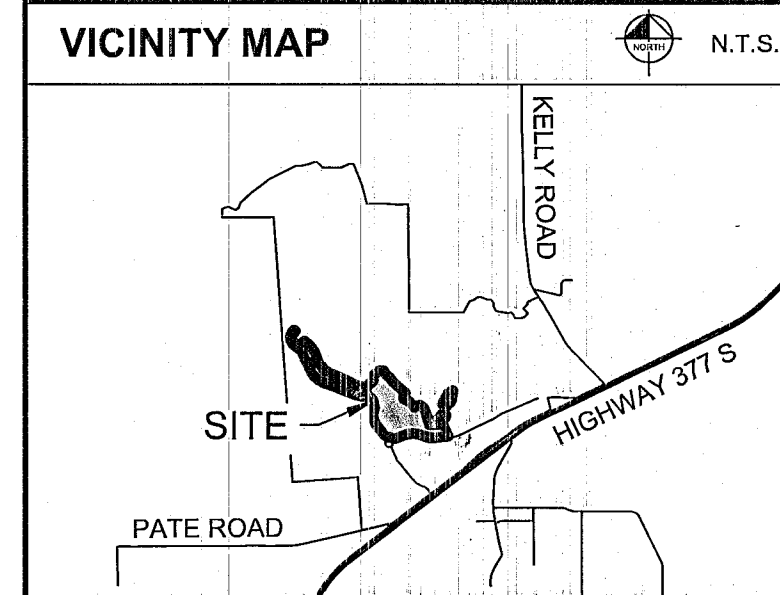
- NOTES**
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FINAL PLAT
BLUEJACK RANCH PHASE II
LOTS GC35-GC51 AND RC1-RC11,
RESERVES A-H
59.0346 ACRES
BUFFALO BAYOU, BRAZOS & COLORADO RAILWAY CO. SURVEY
ABSTRACT NO. 159
B.J. JOHNSON SURVEY
ABSTRACT NO. 2562
UNINCORPORATED
PARKER COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

Tel. No. (817) 335-6511
www.kimley-horn.com

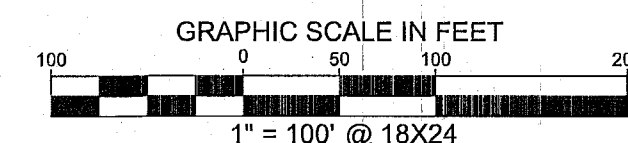
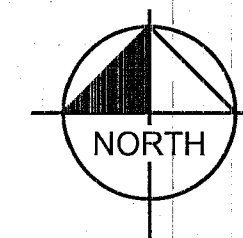
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	MCB	03/27/2026	060019701	1 OF 7



LINE TYPE LEGEND

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

LAND USE
28 LOTS AND 8 RESERVES
GROSS AREA = 59.0346 ACRES
RIGHT-OF-WAY DEDICATION AREA = 7.9287 ACRES
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Total Number of Reserve Lots = 8
6. Total centerline linear street length = 6,231.45' (Right-of-Way)
7. Water and Sewer service will be provided by Cresson Crossroads Municipal Utility District No. 2.
8. This project is not located within the ETJ of any incorporated municipality.
9. This plat represents property which has been planned 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.
10. Well setbacks as described in Title 30 of the Texas Administrative Code (30 TAC) §290.41(c)(1).
11. Right-of-Way will be owned and maintained by Cresson Crossroads Municipal Utility District No. 2 and Bluejack Ranch.
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FINAL PLAT
BLUEJACK RANCH PHASE II
LOTS GC35-GC51 AND RC1-RC11,
RESERVES A-H
59.0346 ACRES

BUFFALO BAYOU, BRAZOS & COLORADO RAILWAY CO. SURVEY
ABSTRACT NO. 159
B.J. JOHNSON SURVEY
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UNINCORPORATED
PARKER COUNTY, TEXAS

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

FIRM # 10115500

Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u> 1" = 100'	<u>Drawn by</u> BSG	<u>Checked by</u> MCB	<u>Date</u> 03/27/2026	<u>Project No.</u> 060019701	<u>Sheet No.</u> 2 OF 7
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LEGEND
P.O.B. POINT OF BEGINNING
O.P.R.P.C.T. OFFICIAL PLAT
AC ACRES
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY

GRAPHIC SCALE
1" = 100'

TRACT 1
RESERVE H
9.9569 AC
433,722 SQ. FT.

RESERVE G
0.5649 AC
24,606 SQ. FT.

LOT RC8
0.5991 AC
26,098 SQ. FT.

LOT RC9
0.5498 AC
23,948 SQ. FT.

LOT RC10
0.5237 AC
22,814 SQ. FT.

LOT RC11
0.8319 AC
36,237 SQ. FT.

LOT RC7
0.5316 AC
23,156 SQ. FT.

LOT RC6
0.4609 AC
20,078 SQ. FT.

LOT RC5
0.4736 AC
20,629 SQ. FT.

LOT RC4
0.4650 AC
20,254 SQ. FT.

LOT RC3
0.4366 AC
19,018 SQ. FT.

LOT RC2
0.4723 AC
20,571 SQ. FT.

LOT RC1
0.4885 AC
21,279 SQ. FT.

RESERVE F
16.3759 AC
713,335 SQ. FT.

RESERVE A
3.0283 AC
131,912 SQ. FT.

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

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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

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingslev@kimley-horn.com

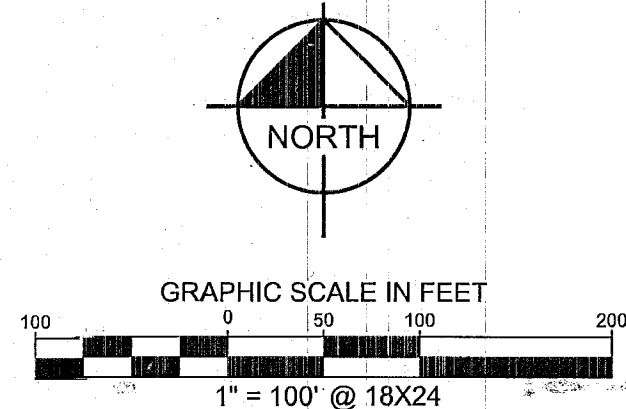
OWNER
ALEDO RANCH
DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUIT 400
DALLAS, TEXAS 75219

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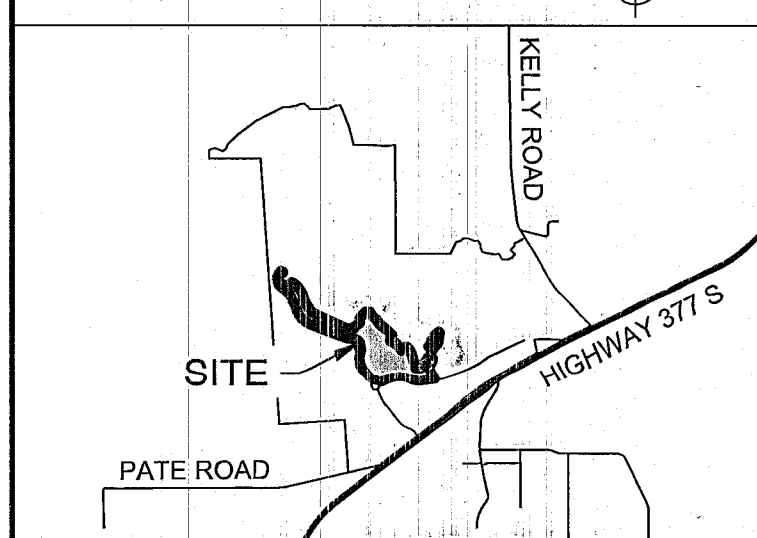
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VICINITY MAP



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

LAND USE

28 LOTS AND 8 RESERVES
GROSS AREA = 59.0346 ACRES
RIGHT-OF-WAY DEDICATION AREA = 7.9287 ACRES
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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
R.O.W.	RIGHT-OF-WAY

ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
110 W. INTERSTATE 20 FRONTAGE ROAD,
SUITE 140
WEATHERFORD, TEXAS 76086
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OWNER
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DEVELOPMENT CO. LLC
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DALLAS, TEXAS 75219

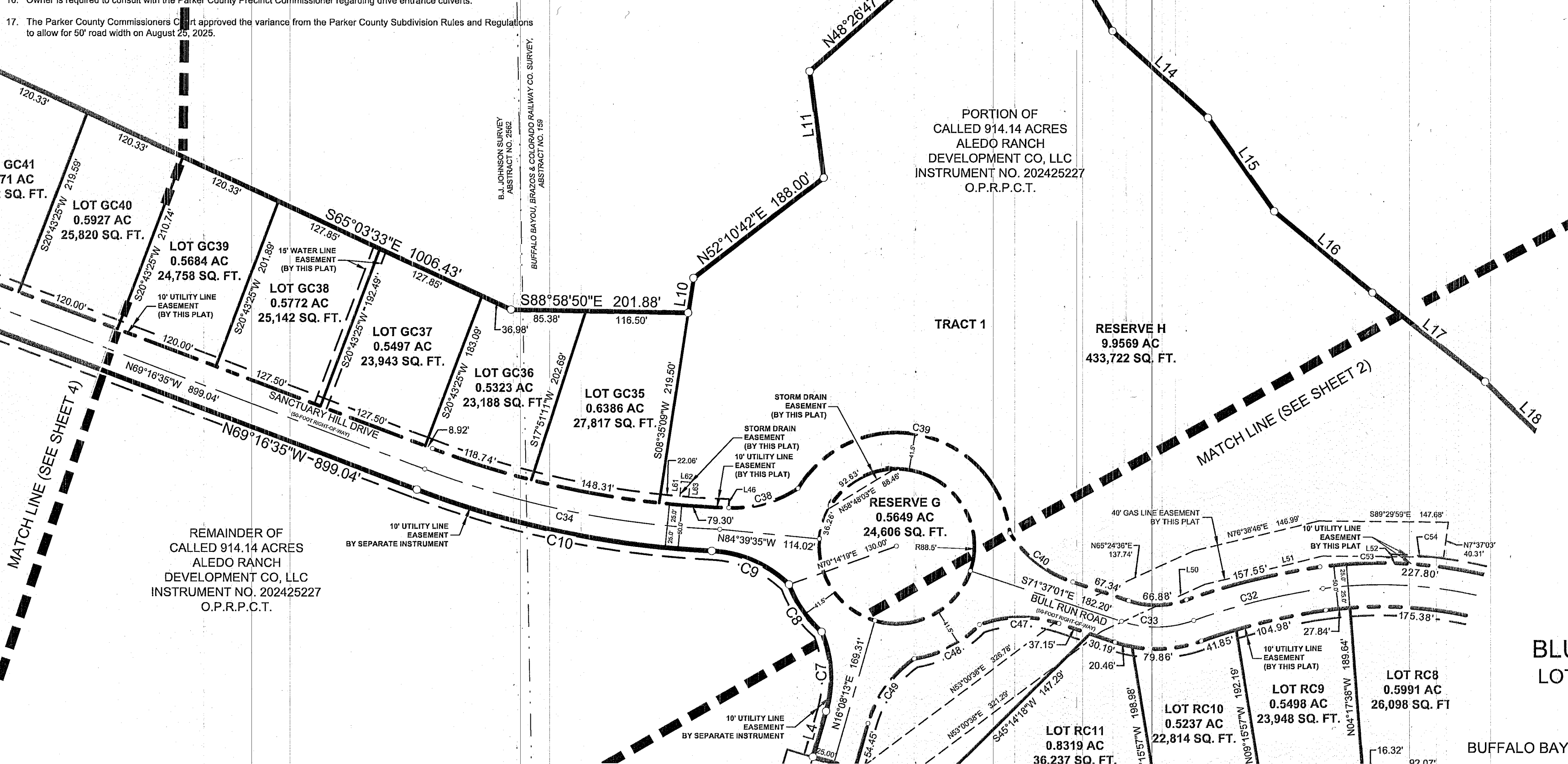
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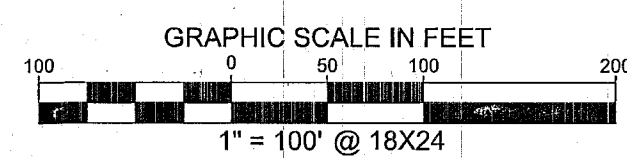
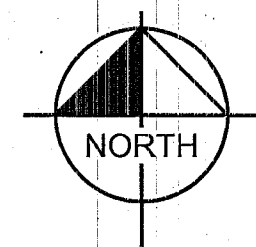
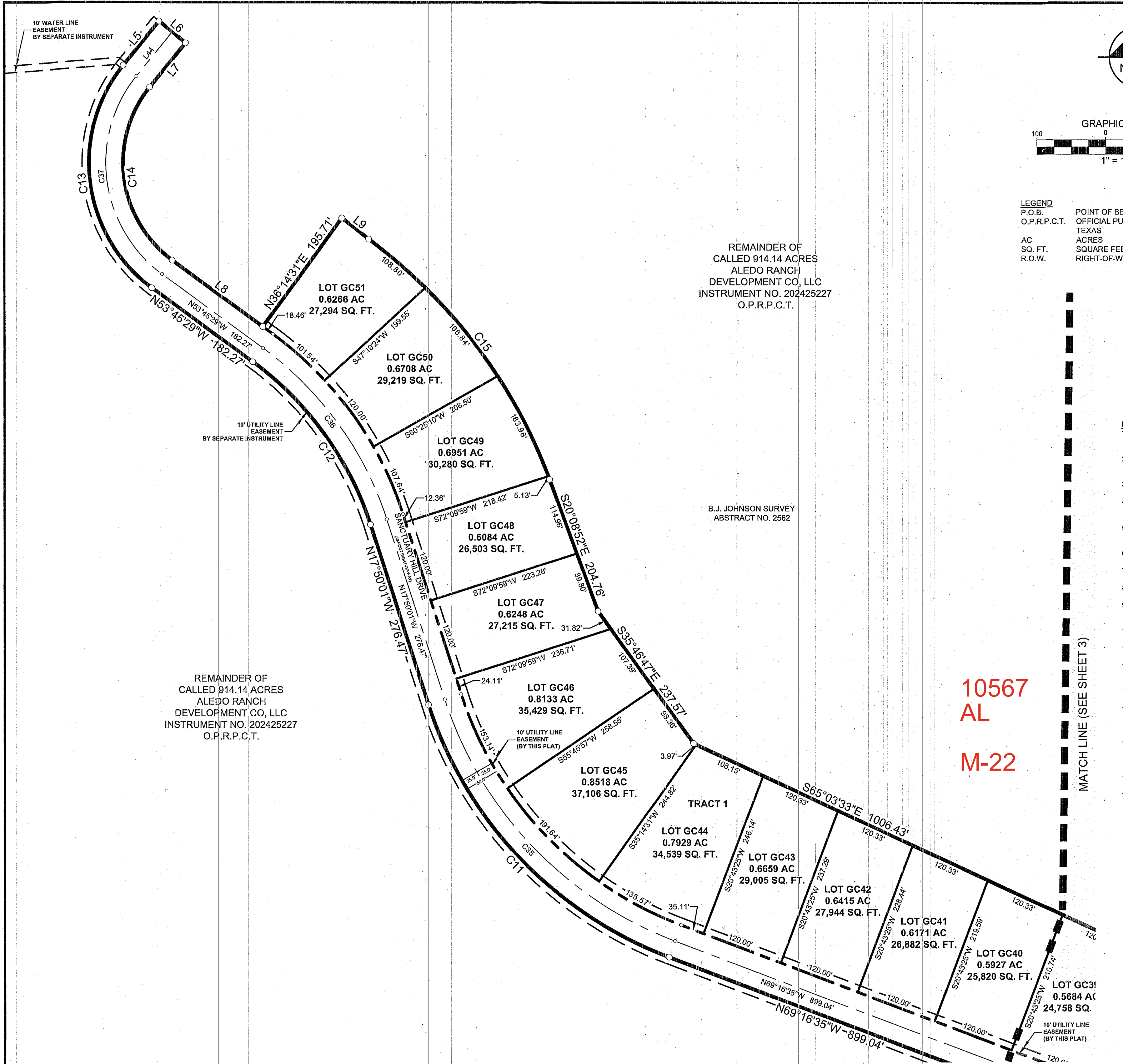
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Fort Worth, Texas 76102
FIRM # 10115500
Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BSG	MCB	03/27/2026	060019701	3 OF 7

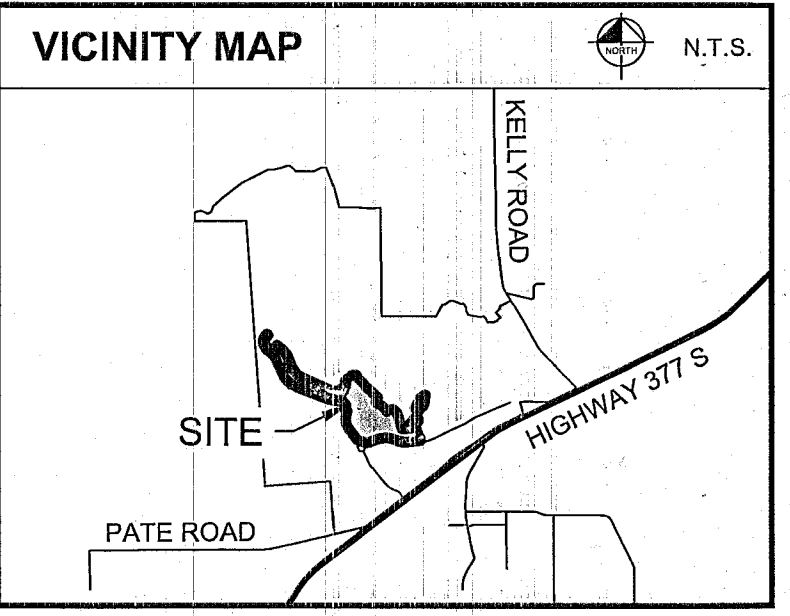


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LEGEND	POINT OF BEGINNING
P.O.B.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
O.P.R.P.C.T.	ACRES
AC	SQ. FT.
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY



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1" = 100'	BSG	MCB	03/27/2026	060019701	4 OF 7

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

B.J. JOHNSON SURVEY
ABSTRACT NO. 2562

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

ENGINEER
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TYLER SCOTT, PE
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SURVEYOR
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OWNER
ALEDO RANCH
DEVELOPMENT CO. LLC
3949 MAPLE AVENUE, SUIT 400
DALLAS, TEXAS 75219

G277

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N70°45'13"W	125.07'	L31	S29°55'42"W	138.69'	L61	N04°44'00"E	16.80'
L2	N16°08'13"E	101.37'	L32	N59°55'14"W	133.54'	L62	S85°16'00"E	10.00'
L3	N73°51'47"W	50.00'	L33	S88°24'10"E	41.30'	L63	S04°44'00"W	16.80'
L4	N16°08'13"E	54.45'	L34	N01°35'50"E	20.00'			
L5	N39°05'58"E	82.68'	L35	N88°24'10"W	8.00'			
L6	S50°54'02"E	50.00'	L36	N01°35'50"E	60.00'			
L7	S39°05'58"W	82.68'	L37	N53°56'30"E	147.08'			
L8	S53°45'29"E	163.81'	L38	N87°29'44"W	27.23'			
L9	S51°42'41"E	49.33'	L39	N87°29'44"W	71.13'			
L10	N08°35'09"E	40.00'	L40	N03°56'57"W	27.16'			
L11	N07°26'24"W	122.56'	L41	N53°16'37"E	47.26'			
L12	N90°00'00"E	110.55'	L42	N55°39'57"E	74.52'			
L13	S30°34'25"E	123.26'	L43	S41°24'08"E	104.04'			
L14	S47°41'06"E	147.02'	L44	N39°05'58"E	82.68'			
L15	S35°24'38"E	131.05'	L45	S48°26'26"E	81.35'			
L16	S50°09'18"E	145.44'	L46	N01°47'03"E	10.00'			
L17	S51°41'09"E	164.07'	L47	N83°24'51"E	21.72'			
L18	S45°47'12"E	125.33'	L48	S51°35'09"E	13.34'			
L19	S44°12'48"W	56.14'	L49	S06°35'09"E	15.00'			
L20	S07°37'03"W	103.62'	L50	N65°24'36"E	129.47'			
L21	S41°24'08"E	85.85'	L51	N76°38'46"E	138.19'			
L22	N48°35'52"E	60.46'	L52	S89°29'59"E	137.83'			
L23	N78°07'14"E	97.29'	L53	S83°24'51"W	10.91'			
L24	S50°17'14"E	124.77'	L54	N06°35'09"W	10.00'			
L25	S21°32'59"E	119.80'	L55	N83°24'51"E	9.20'			
L26	N86°58'29"E	136.30'	L56	N16°05'03"W	32.97'			
L27	N53°16'37"E	50.85'	L57	S45°03'26"E	9.74'			
L28	S53°16'37"W	46.75'	L58	S44°56'34"W	10.00'			
L29	S29°55'42"W	83.71'	L59	N45°03'26"W	6.89'			
L30	N60°04'18"W	35.67'	L60	N72°46'32"E	10.00'			

CURVE TABLE						CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	25°49'56"	N83°40'11"W	257.05'	259.24'	C41	17.00'	86°50'55"	S44°04'16"E	23.37'	25.77'
C2	625.00'	40°25'33"	S89°02'00"W	431.89'	440.98'	C42	17.00'	96°14'04"	N44°23'14"E	25.31'	28.55'
C3	137.00'	52°38'45"	N84°51'24"W	121.50'	125.88'	C43	17.00'	60°35'15"	S39°02'14"E	17.15'	17.98'
C4	130.00'	33°36'36"	N75°20'20"W	75.17'	76.26'	C44	17.00'	105°47'05"	S66°19'48"W	27.12'	31.39'
C5	137.00'	53°23'49"	N65°26'44"W	123.11'	127.68'	C45	17.00'	100°40'57"	S37°09'16"E	26.18'	29.87'
C6	425.00'	52°28'34"	N10°06'04"W	375.79'	389.25'	C46	17.00'	86°21'57"	N49°19'18"E	23.27'	25.63'
C7	137.00'	38°39'23"	N03°11'29"W	90.69'	92.43'	C47	137.00'	38°39'23"	N89°03'17"E	90.69'	92.43'
C8	130.00'	29°03'53"	N34°17'38"W	65.24'	65.95'	C48	130.00'	37°40'49"	N62°15'36"E	83.96'	85.49'
C9	137.00'	41°12'50"	N66°40'30"W	96.44'	98.55'	C49	137.00'	38°39'23"	N35°27'55"E	90.69'	92.43'
C10	1097.77'	18°00'20"	N78°16'45"W	343.57'	344.98'	C50	325.00'	10°34'52"	S46°41'34"E	59.93'	60.02'
C11	585.00'	51°26'34"	N43°33'18"W	507.77'	525.24'	C51	325.00'	13°23'16"	S34°42'29"E	75.77'	75.94'
C12	475.00'	35°55'28"	N35°47'45"W	292.97'	297.83'	C52	525.00'	13°05'46"	S04°47'57"E	119.74'	120.00'
C13	225.00'	92°51'27"	N07°19'46"W	326.03'	364.65'	C53	28.50'	22°09'16"	S22°39'13"E	10.95'	11.02'
C14	175.00'	92°51'27"	S07°19'46"E	253.58'	283.62'	C54	535.00'	6°27'03"	N85°36'28"W	60.20'	60.24'
C15	759.79'	25°20'04"	S32°48'54"E	333.23'	335.96'	C55	7.00'	96°14'04"	S44°23'14"W	10.42'	11.76'
C16	525.00'	31°23'22"	S57°05'49"E	284.04'	287.62'						
C17	312.00'	36°59'46"	N34°46'44"E	197.98'	201.46'						
C18	17.00'	57°31'19"	N24°30'58"E	16.36'	17.07'						
C19	67.00'	299°56'22"	S34°16'31"E	67.06'	350.74'						
C20	17.00'	62°25'04"	S84°29'09"W	17.62'	18.52'						
C21	225.00'	6°05'51"	S46°46'09"E	23.93'	23.94'						
C22	200.00'	71°24'41"	N51°47'24"W	233.45'	249.27'						
C23	150.00'	20°26'43"	S82°16'54"W	53.24'	53.53'						
C24	150.00'	46°40'41"	N84°36'07"W	118.85'	122.20'						
C25	150.00'	26°13'58"	N74°22'45"W	68.08'	68.68'						
C26	150.00'	28°12'29"	N10°09'18"E	73.11'	73.85'						
C27	260.00'	30°05'32"	N09°12'46"E	134.99'	136.55'						
C28	287.00'	59°06'37"	N23°43'19"E	283.13'	296.09'						
C29	700.00'	31°27'22"	S00°48'21"E	379.50'	384.31'						
C30	500.00'	24°52'06"	S28°58'05"E	215.32'	217.02'						
C31	500.00'	56°15'01"	S69°31'38"E	471.40'	490.88'						
C32	710.00'	12°16'53"	N76°12'25"E	151.90'	152.19'						
C33	125.00'	38°19'00"	N89°13'29"E	82.05'	83.59'						
C34	1072.77'	18°26'14"	N78°29'42"W	343.72'	345.21'						
C35	560.00'	51°26'34"	N43°33'18"W	486.08'	502.79'						
C36	500.00'	35°55'28"	N35°47'45"W	308.39'	313.50'						
C37	200.00'	92°51'27"	N07°19'46"W	289.81'	324.13'						
C38	137.00'	35°02'07"	N74°15'59"E	82.47'	83.77'						
C39	130.00'	142°54'15"	S78°08'21"E	246.50'	324.24'						
C40	137.00'	38°39'23"	S52°17'19"E	90.69'	92.43'						

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FINAL PLAT
BLUEJACK RANCH PHASE II
LOTS GC35-GC51 AND RC1-RC11,
RESERVES A-H
59.0346 ACRES

BUFFALO BAYOU, BRAZOS & COLORADO RAILWAY CO. SURVEY
ABSTRACT NO. 159
B.J. JOHNSON SURVEY
ABSTRACT NO. 2562
UNINCORPORATED
PARKER COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	MCB	03/27/2026	060019701	5 OF 7

G277

ENGINEER
KIMLEY-HORN AND ASSOCIATES INC.
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140
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tyler.scott@kimley-horn.com

SURVEYOR
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801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
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michael.billingsley@kimley-horn.com

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

THENCE South 66 degrees 15 minutes 01 seconds West, a distance of 167.10 feet to a six-inch iron pin with cap stamped "R-1" set for corner, square foot or 57.756 acres of land.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Printed Name and Title

Notary Public, State of Texas

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

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

County Judge

George A. Conley
Commissioner Precinct #1

Sam Walden
Commissioner Precinct #3


Commissioner Precinct #2


Commissioner Precinct #4

STATE OF TEXAS
REGISTERED
★
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR


Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

BUFFALO BAYOU, BRAZOS & COLORADO RAILWAY CO. SURVEY
 ABSTRACT NO. 159
 B.J. JOHNSON SURVEY
 ABSTRACT NO. 2562
 UNINCORPORATED
 PARKER COUNTY, TEXAS

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	BSG	MCB	03/27/2026	060019701	6 OF 7

MH I HORSESHOE HOLDINGS, LLC
a Delaware limited liability company

By: *[Signature]*
Name: Russell Valdez
Title: Authorized person

STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Russell Valdez
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 30 day of April, 2026.

Gianna Smith
Notary Public, State of Texas



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Official Public Record Filed
Recorded on: 05/12/2026 08:43:45 AM
Doc # 202613376
Lila Deakle, County Clerk
Parker County Texas



FINAL PLAT
BLUEJACK RANCH PHASE II
LOTS GC35-GC51 AND RC1-RC11,
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59.0346 ACRES
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