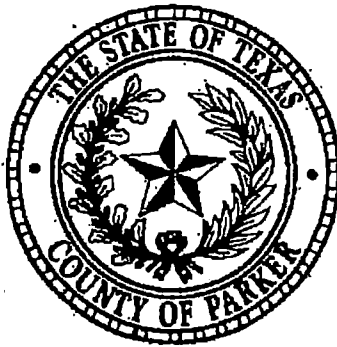




## PARKER COUNTY Sub-Division

### Filing Page for Plat Cabinet

Sub-Division Name Bluejack Ranch Phase II

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

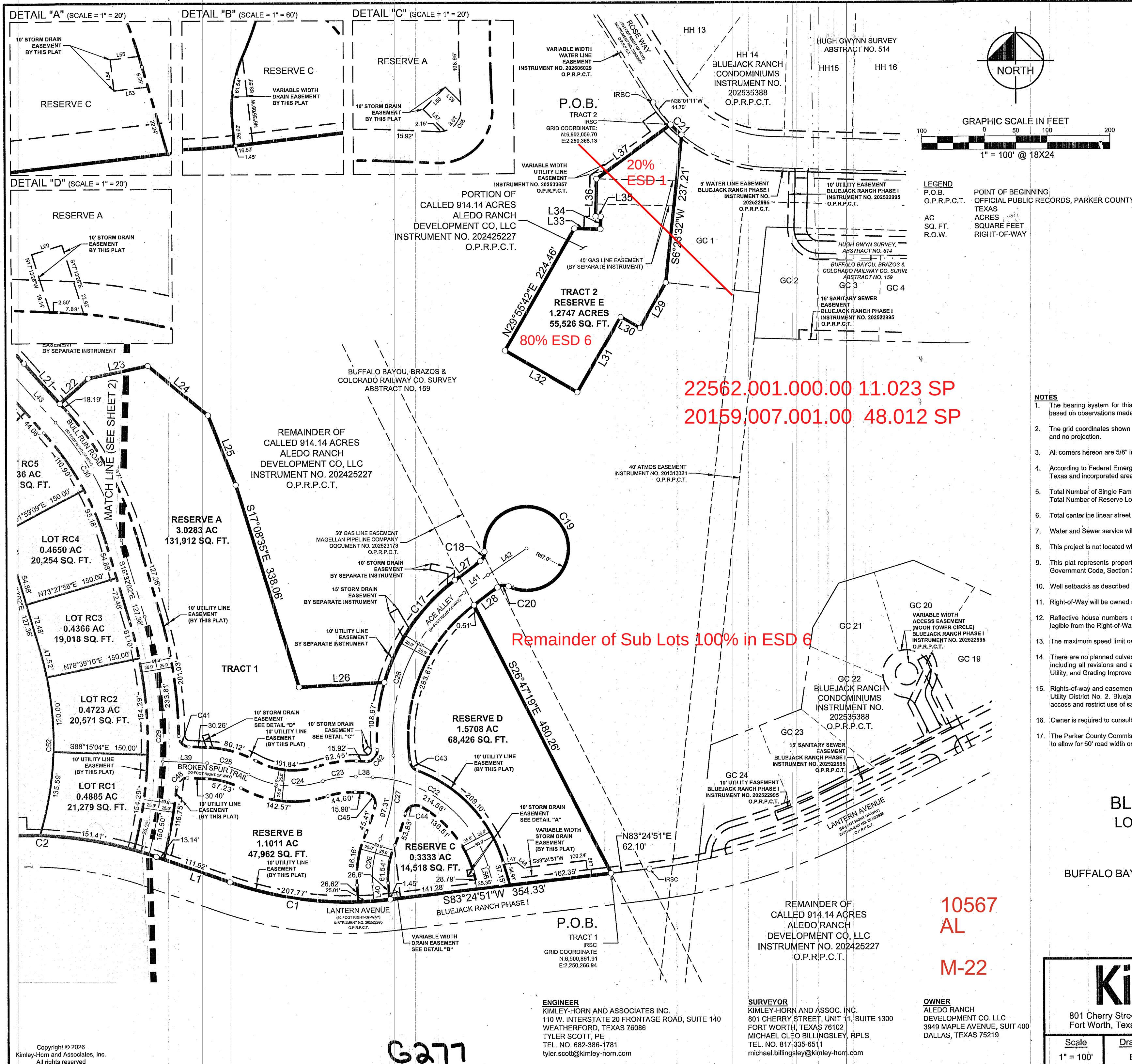
Filed in Plat Cabinet G slide # 277

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





**VICINITY MAP**  
N.T.S.  
KELLY ROAD  
HIGHWAY 377 S  
SITE  
PATE ROAD

**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**  
1. 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 March 2, 2026 with an applied combined scale factor of 1.00012.  
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.  
3. All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.  
4. 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.  
5. Total Number of Single Family Residential Lots = 28  
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.  
This project is not located within the ETJ of any incorporated municipality.  
8. 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.  
9. Well setbacks as described in Title 30 of the Texas Administrative Code (30 TAC) §290.41(c)(1).  
10. Right-of-Way will be owned and maintained by Cresson Crossroads Municipal Utility District No. 2 and Bluejack Ranch.  
11. 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.  
12. The maximum speed limit on residential roads will be 30 miles per hour unless posted otherwise.  
13. There are no planned culverts for future driveway connections. Reference the issue for Construction plans dated 02/06/2026 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 II" for the proposed drainage infrastructure.  
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15. Owner is required to consult with the Parker County Precinct Commissioner regarding drive entrance culverts.  
16. The Parker County Commissioners Court approved the variance from the Parker County Subdivision Rules and Regulations to allow for 50' road width on August 25, 2025.

**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. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | BSG      | MCB        | 03/27/2026 | 060019701   | 1 OF 7    |

G277

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.billingsley@kimley-horn.com

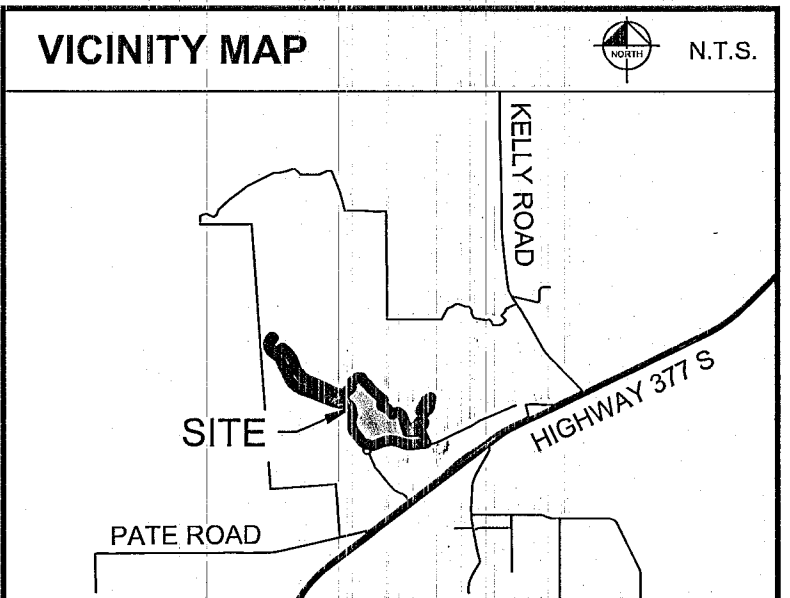
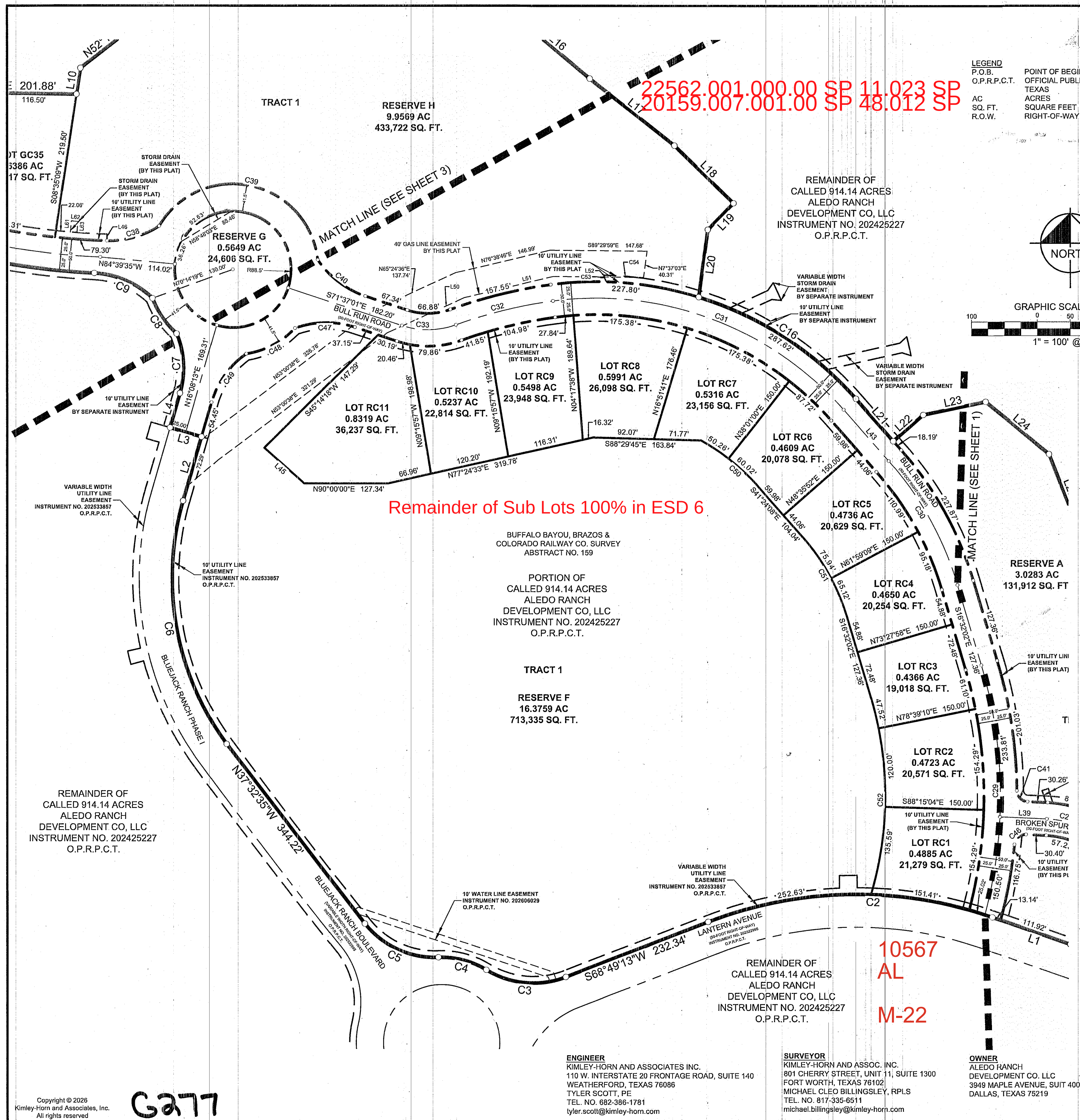
OWNER  
ALEDO RANCH  
DEVELOPMENT CO. LLC  
3949 MAPLE AVENUE, SUIT 400  
DALLAS, TEXAS 75219

10567  
AL  
M-22

22562.001.000.00 11.023 SP  
20159.007.001.00 48.012 SP

Remainder of Sub Lots 100% in ESD 6

DWG NAME: KIMLEY-HORN\N\060019701-BLUEJACK RANCH\HOWGIP\PLATS\060019701-BLUEJACK RANCH PH II.FP(REV1).DWG PLOTTED BY: GARVEY, BRIAN 4/30/2026 11:51:41 AM LAST SAVED: 4/30/2026 10:30 AM



**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

**GRAPHIC SCALE IN FEET**  
1" = 100' @ 18X24

| 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**
- 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 March 2, 2026 with an applied combined scale factor of 1.00012.
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LOTS GC35-GC51 AND RC1-RC11,  
RESERVES A-H  
59.0346 ACRES  
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801 Cherry Street, Unit 11, # 1300  
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   | 2 OF 7    |

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES INC.  
110 W. INTERSTATE 20 FRONTAGE ROAD, SUITE 140  
WEATHERFORD, TEXAS 76086  
TYLER SCOTT, PE  
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**OWNER**  
ALEDO RANCH  
DEVELOPMENT CO. LLC  
3949 MAPLE AVENUE, SUIT 400  
DALLAS, TEXAS 75219

DWG NAME: KIMLEY-HORN\_NCTW\_FTWTLV\_SURVEY060019701-BLUEJACK RANCH/DWG/PLAT/060019701-BLUEJACK RANCH PH II\_FINAL.PLT PLOTTED BY: GARVEY, BRIAN 4/30/2026 11:51 AM LAST SAVED 4/30/2026 10:30 AM

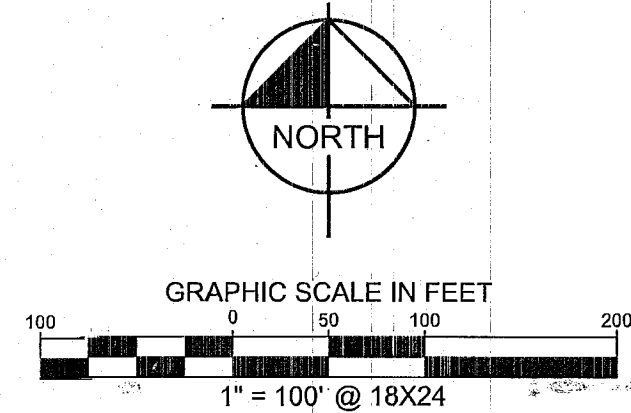
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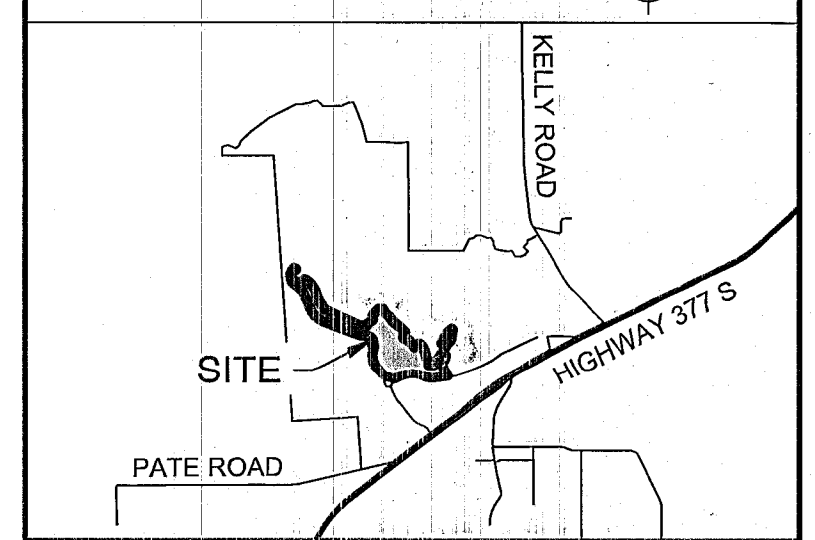
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REMAINDER OF  
CALLED 914.14 ACRES  
ALEDO RANCH  
DEVELOPMENT CO, LLC  
INSTRUMENT NO. 202425227  
O.P.R.P.C.T.

Remainder of Sub Lots 100% in ESD 6



**VICINITY MAP**



**LINE TYPE LEGEND**

|  |                         |
|--|-------------------------|
|  | BOUNDARY LINE           |
|  | ADJACENT PROPERTY LINE  |
|  | EXISTING EASEMENT LINE  |
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**LEGEND**

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

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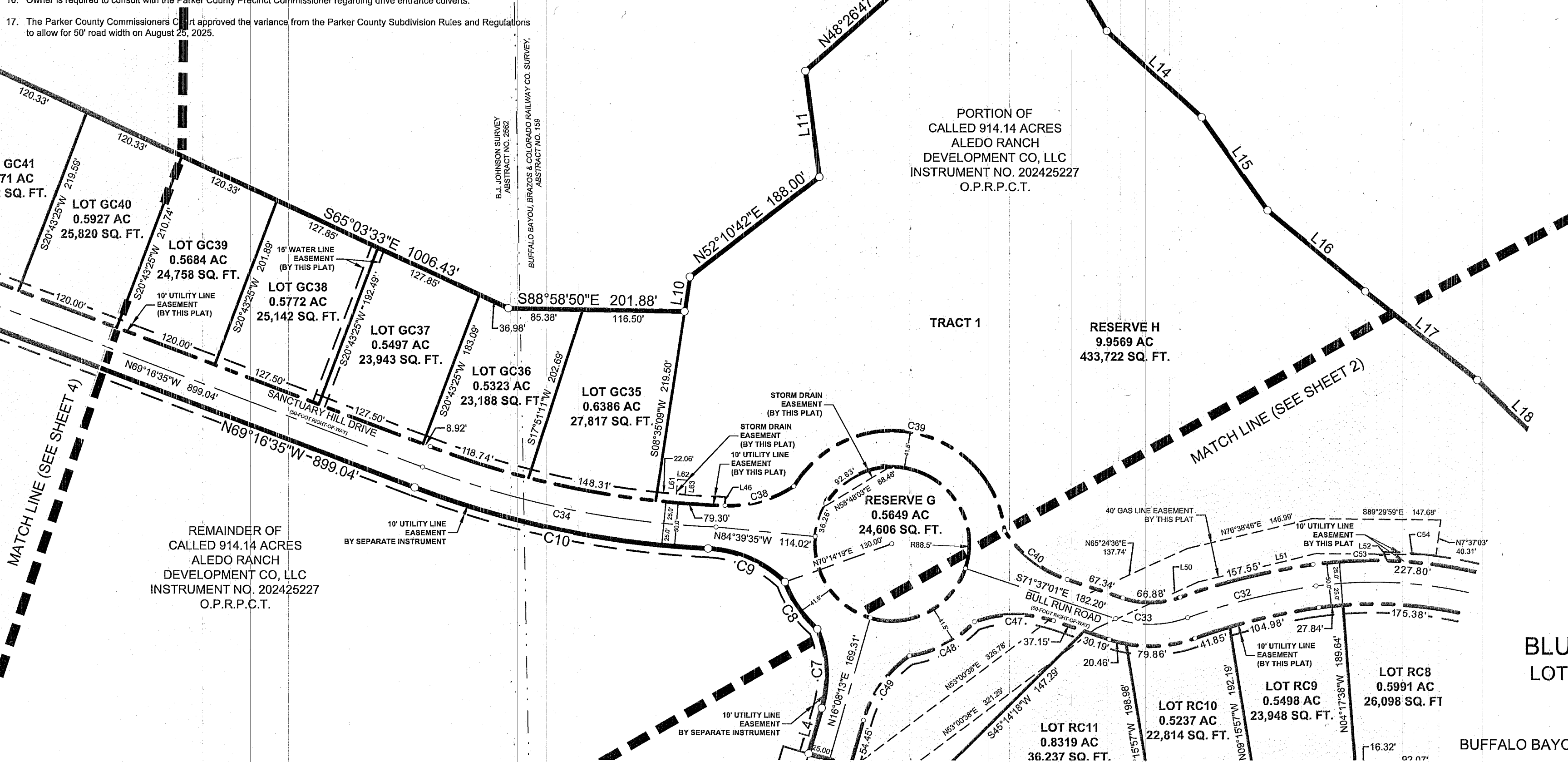
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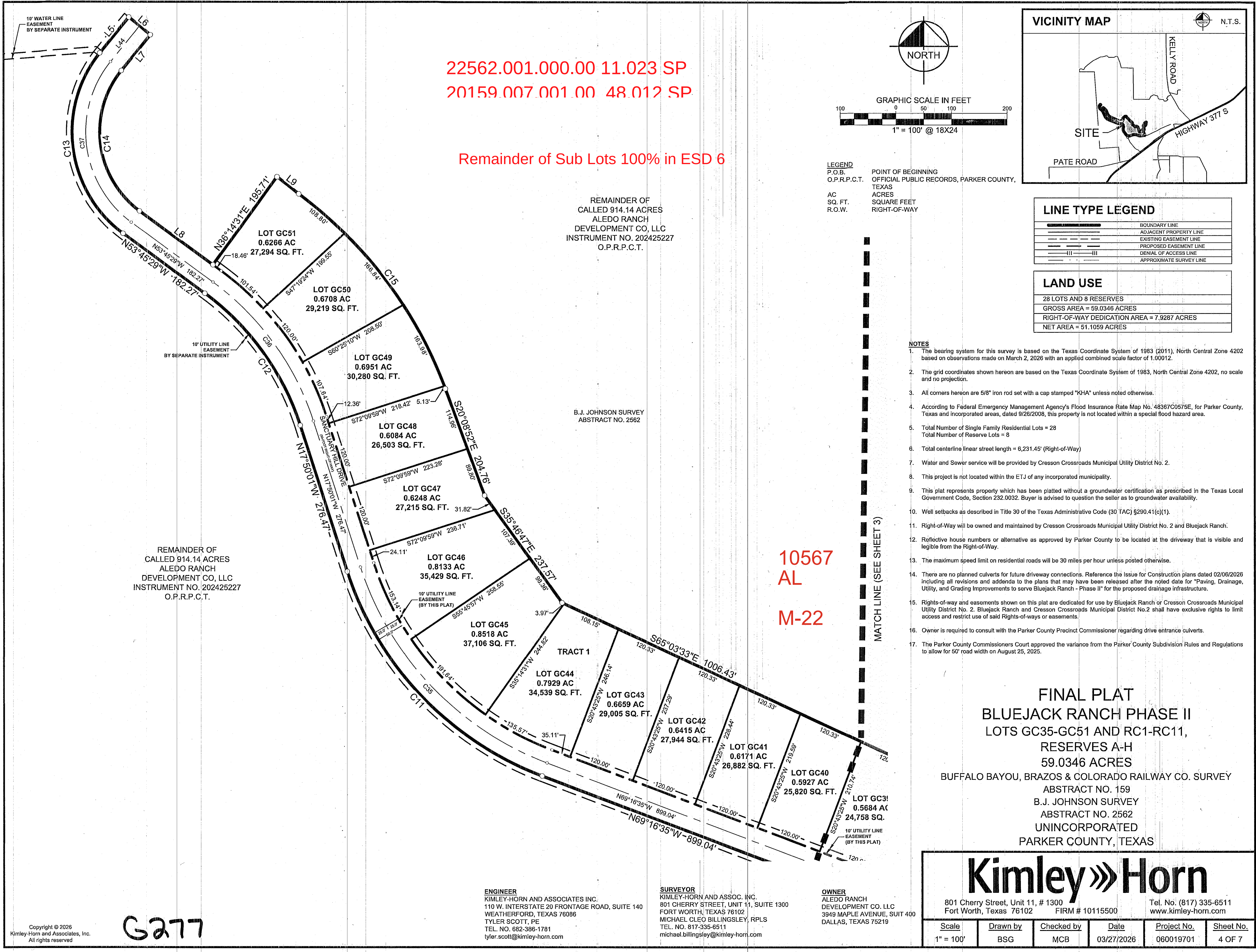
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|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | BSG      | MCB        | 03/27/2026 | 060019701   | 3 OF 7    |



10567  
AL  
M-22

6277



| 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'  |             |         |            |               |         |         |

| LOT TABLE |        |         |
|-----------|--------|---------|
| LOT NO.   | ACRES  | SQ. FT. |
| LOT GC35  | 0.6386 | 27,817  |
| LOT GC36  | 0.5323 | 23,188  |
| LOT GC37  | 0.5497 | 23,943  |
| LOT GC38  | 0.5772 | 25,142  |
| LOT GC39  | 0.5684 | 24,758  |
| LOT GC40  | 0.5927 | 25,820  |
| LOT GC41  | 0.6171 | 26,882  |
| LOT GC42  | 0.6415 | 27,944  |
| LOT GC43  | 0.6659 | 29,005  |
| LOT GC44  | 0.7929 | 34,539  |
| LOT GC45  | 0.8518 | 37,106  |
| LOT GC46  | 0.8133 | 35,429  |
| LOT GC47  | 0.6248 | 27,215  |
| LOT GC48  | 0.6084 | 26,503  |
| LOT GC49  | 0.6951 | 30,280  |
| LOT GC50  | 0.6708 | 29,219  |
| LOT GC51  | 0.6266 | 27,294  |
| LOT RC1   | 0.4885 | 21,279  |
| LOT RC2   | 0.4723 | 20,571  |
| LOT RC3   | 0.4366 | 19,018  |

| LOT TABLE |         |                |
|-----------|---------|----------------|
| LOT NO.   | ACRES   | SQ. FT.        |
| LOT RC4   | 0.4650  | 20,254         |
| LOT RC5   | 0.4736  | 20,629         |
| LOT RC6   | 0.4609  | 20,078         |
| LOT RC7   | 0.5316  | 23,156         |
| LOT RC8   | 0.5991  | 26,098         |
| LOT RC9   | 0.5498  | 23,948         |
| LOT RC10  | 0.5237  | 22,814         |
| LOT RC11  | 0.8319  | 36,237         |
|           | R.O.W.  | 7.9287 345,374 |
| RESERVE A | 3.0283  | 131,912        |
| RESERVE B | 1.1011  | 47,962         |
| RESERVE C | 0.3333  | 14,518         |
| RESERVE D | 1.5708  | 68,426         |
| RESERVE E | 1.2747  | 55,526         |
| RESERVE F | 16.3759 | 713,335        |
| RESERVE G | 0.5649  | 24,606         |
| RESERVE H | 9.9569  | 433,722        |

22562.001.000.00 11.023 SP  
20159.007.001.00 48.012 SP

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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    |

TRACT 1: LOTS GC35-51, RC1-RC11, RESERVES A, B, C, D, F, G, AND H

WHEREAS ALEDO RANCH DEVELOPMENT CO, LLC is the owner of a 57.756 acre (2,516,022 square foot) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railway Co. Survey, Abstract No. 159 and the B.J. Johnson Survey, Abstract No. 2562, 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 57.756 acre (2,516,022 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the north right-of-way line of Lantern Avenue (50' right-of-way) as described in the plat for Bluejack Ranch Phase I, an addition to Parker County, Texas, recorded in Instrument No. 202522995 of the said Official Public Records of Parker County, Texas from which a 5/8-inch iron rod with cap stamped "KHA" set for reference in the north right-of-way line of said Lantern Avenue bears North 83 degrees 24 minutes 51 seconds East, a distance of 62.10 feet;

THENCE With the north right-of-way line of said Lantern Avenue the following six (6) courses and distances:

- South 83 degrees 24 minutes 51 seconds West, a distance of 354.33 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right having a radius of 575.00 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 257.05 feet;
- Northwesterly, with said tangent curve to the right, an arc length of 259.24 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
- 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 having a radius of 625.00 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 431.89 feet;
- Westerly, with said tangent curve to the left, an arc length of 440.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
- South 88 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 right having a radius of 137.00 feet, a central angle of 52 degrees 38 minutes 45 seconds, and a chord that bears North 84 degrees 51 minutes 24 seconds West, a chord distance of 121.50 feet;
- Northwesterly, with said tangent curve to the right, an arc length of 125.88 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the intersection of the north right-of-way line of said Lantern Avenue and the northeast right-of-way line of Bluejack Ranch Boulevard (variable width right-of-way) as described in said Bluejack Ranch Phase I, said 5/8-inch iron rod with cap stamped "KHA" also being the beginning of a reverse curve to the left having a radius of 130.00 feet, a central angle of 33 degrees 36 minutes 36 seconds, and a chord that bears North 75 degrees 20 minutes 20 seconds West, a chord distance of 75.17 feet;

THENCE With a northeast right-of-way line of said Bluejack Ranch Boulevard the following five (5) courses and distances:

- Northwesterly, with said reverse curve to the left, 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 right having a radius of 137.00 feet, a central angle of 53 degrees 23 minutes 49 seconds, and a chord that bears North 55 degrees 26 minutes 44 seconds West, a chord distance of 123.11 feet;
- Northwesterly, with said reverse curve to the right, an arc length of 127.88 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
- North 37 degrees 32 minutes 35 seconds West, a distance of 344.22 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right having a radius of 425.00 feet, a central angle of 52 degrees 28 minutes 34 seconds, and a chord that bears North 10 degrees 06 minutes 04 seconds West, 375.79 feet;
- Northerly, with said non-tangent curve to the right, an arc length of 389.25 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
- 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 the most northerly northeast corner of said Bluejack Ranch Phase I;

THENCE North 73 degrees 51 minutes 47 seconds West, with a northeast right-of-way line of said Bluejack Ranch Boulevard, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the most northerly northwest corner of said Bluejack Ranch Phase I;

THENCE North 16 degrees 08 minutes 13 seconds East, a distance of 54.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left having a radius of 137.00 feet, a central angle of 38 degrees 39 minutes 23 seconds, and a chord that bears North 03 degrees 11 minutes 29 seconds West, a chord distance of 90.69 feet;

THENCE Northerly, with said tangent curve to the left, an arc length of 92.43 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right having a radius of 130.00 feet, a central angle of 29 degrees 03 minutes 53 seconds, and a chord that bears North 34 degrees 17 minutes 38 seconds West, a chord distance of 65.24 feet;

THENCE Northwesterly, with said non-tangent curve to the right, an arc length of 65.95 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the left having a radius of 137.00 feet, a central angle of 41 degrees 12 minutes 50 seconds, and a chord that bears North 66 degrees 40 minutes 30 seconds West, a chord distance of 96.44 feet;

THENCE Northwesterly, with said non-tangent curve to the left, an arc length of 98.55 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right having a radius of 1,097.77 feet, a central angle of 18 degrees 00 minutes 20 seconds, and a chord that bears North 78 degrees 16 minutes 45 seconds West, a chord distance of 343.57 feet;

THENCE Northwesterly, with said reverse curve to the right, an arc length of 344.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 69 degrees 16 minutes 35 seconds West, a distance of 899.04 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right having a radius of 585.00 feet, a central angle of 51 degrees 26 minutes 34 seconds, and a chord that bears North 43 degrees 33 minutes 18 seconds West, a chord distance of 507.77 feet;

THENCE Northwesterly, with said tangent curve to the right, an arc length of 525.24 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 17 degrees 50 minutes 01 second West, a distance of 276.50 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left having a radius of 475.00 feet, a central angle of 35 degrees 55 minutes 28 seconds, and a chord that bears North 35 degrees 47 minutes 45 seconds West, a chord distance of 292.91 feet;

THENCE Northwesterly, with said tangent curve to the left, an arc length of 297.83 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 53 degrees 45 minutes 29 seconds West, a distance of 182.30 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right having a radius of 225.00 feet, central angle of 92 degrees 51 minutes 27 seconds, and a chord that bears North 07 degrees 19 minutes 46 seconds West, a chord distance of 326.03 feet;

THENCE Northerly, with said tangent curve to the right, an arc length of 384.85 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 39 degrees 05 minutes 58 seconds East, a distance of 82.68 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 50 degrees 54 minutes 02 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 39 degrees 05 minutes 58 seconds West, a distance of 82.68 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left having a radius of 175.00 feet, a central angle of 92 degrees 51 minutes 27 seconds, and a chord that bears South 07 degrees 19 minutes 46 seconds East, a chord distance of 253.58 feet;

THENCE Southeasterly, with said tangent curve to the left, an arc length of 283.62 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 53 degrees 45 minutes 29 seconds East, a distance of 183.81 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 36 degrees 14 minutes 31 seconds East, a distance of 195.71 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 51 degrees 42 minutes 41 seconds East, a distance of 49.33 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner; the beginning of a non-tangent curve to the right having a radius of 759.79 feet, a central angle of 25 degrees 20 minutes 04 seconds, and a chord that bears South 32 degrees 48 minutes 54 seconds East, a chord distance of 333.23 feet;

THENCE Southeasterly, with said non-tangent curve to the right, an arc length of 335.96 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 20 degrees 08 minutes 52 seconds East, a distance of 204.76 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 35 degrees 46 minutes 47 seconds East, a distance of 237.57 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 65 degrees 03 minutes 33 seconds East, a distance of 1,006.43 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 88 degrees 58 minutes 50 seconds East, a distance of 201.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 08 degrees 35 minutes 09 seconds East, a distance of 40.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 52 degrees 10 minutes 42 seconds East, a distance of 188.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 07 degrees 26 minutes 24 seconds West, a distance of 122.56 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 48 degrees 26 minutes 47 seconds East, a distance of 230.19 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 110.55 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 30 degrees 34 minutes 25 seconds East, a distance of 123.26 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 47 degrees 41 minutes 06 seconds East, a distance of 147.02 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 35 degrees 24 minutes 38 seconds East, a distance of 131.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 50 degrees 09 minutes 18 seconds East, a distance of 145.44 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 51 degrees 41 minutes 09 seconds East, a distance of 164.07 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 45 degrees 47 minutes 12 seconds East, a distance of 125.33 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 44 degrees 12 minutes 48 seconds West, a distance of 56.14 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 07 degrees 37 minutes 03 seconds West, a distance of 103.62 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right having a radius of 525.00 feet, a central angle of 31 degrees 23 minutes 22 seconds, and a chord that bears South 57 degrees 05 minutes 49 seconds East, a chord distance of 284.04 feet;

THENCE Southeasterly, with said non-tangent curve to the right, an arc length of 287.62 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 41 degrees 24 minutes 08 seconds East, a distance of 85.85 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 48 degrees 35 minutes 52 seconds East, a distance of 60.46 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 78 degrees 07 minutes 14 seconds East, a distance of 97.29 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 50 degrees 17 minutes 14 seconds East, a distance of 124.77 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 21 degrees 32 minutes 59 seconds East, a distance of 119.80 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 17 degrees 08 minutes 35 seconds East, a distance of 338.06 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 86 degrees 58 minutes 29 seconds East, a distance of 136.30 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a non-tangent curve to the right having a radius of 312.00 feet, a central angle of 36 degrees 59 minutes 46 seconds, and a chord that bears North 34 degrees 46 minutes 44 seconds East, a chord distance of 197.98 feet;

THENCE Northeasterly, with said non-tangent curve to the right, an arc length of 201.46 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 53 degrees 16 minutes 37 seconds East, a distance of 50.85 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the left having a radius of 67.00 feet, a central angle of 67 degrees 31 minutes 19 seconds, and a chord that bears North 24 degrees 30 minutes 58 seconds East, a chord distance of 16.36 feet;

THENCE Northeasterly, with said tangent curve to the left, an arc length of 17.07 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the right having a radius of 67.00 feet, a central angle of 299 degrees 56 minutes 22 seconds, and a chord that bears South 34 degrees 16 minutes 31 seconds East, a chord distance of 67.06 feet;

THENCE Southeasterly, with said reverse curve to the right, an arc length of 350.74 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left having a radius of 17.00 feet, a central angle of 62 degrees 25 minutes 04 seconds, and a chord that bears South 84 degrees 29 minutes 09 seconds West, a chord distance of 17.62 feet;

THENCE Westerly, with said reverse curve to the left, an arc length of 18.52 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 53 degrees 16 minutes 37 seconds West, a distance of 48.75 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 26 degrees 47 minutes 19 seconds East, a distance of 480.26 feet to the POINT OF BEGINNING and containing 2,516,022 square feet or 57.756 acres of land.

TRACT 2: RESERVE E

WHEREAS ALEDO RANCH DEVELOPMENT CO, LLC is the owner of a 1.275 acre (55,526 square foot) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railway Co. Survey, Abstract No. 159, 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 1.275 acre (55,526 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the southwest right-of-way line of Rose Way (50' right-of-way) as described in the plat for Bluejack Ranch Phase I, an addition to Parker County, Texas recorded in Instrument No. 202522995 of said Official Public Records of Parker County, Texas and for the beginning of a non-tangent curve to the left having a radius of 225.00 feet, a central angle of 06 degrees 05 minutes 51 seconds, and a chord that bears South 46 degrees 46 minutes 09 seconds East, a chord distance of 23.93 feet from which a 5/8-inch iron rod with cap stamped "KHA" set in the southwest right-of-way line of said Rose Way bears North 38 degrees 01 minute 11 seconds West, a distance of 44.70 feet;

THENCE Southeasterly, with the southwest right-of-way line of said Rose Way and with said non-tangent curve to the left, an arc length of 23.94 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of Lot GC 1 of Bluejack Ranch Condominiums, an addition to Parker County, Texas recorded in Instrument No. 202535388 of said Official Public Records of Parker County, Texas;

THENCE South 06 degrees 23 minutes 32 seconds West, with the west line of said Lot GC 1, a distance of 237.21 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the southwest corner of said Lot GC 1;

THENCE South 29 degrees 55 minutes 42 seconds West, a distance of 83.71 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 60 degrees 04 minutes 18 seconds West, a distance of 35.67 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 29 degrees 55 minutes 42 seconds West, a distance of 138.69 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 59 degrees 55 minutes 14 seconds West, a distance of 133.54 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 29 degrees 55 minutes 42 seconds East, a distance of 224.46 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 88 degrees 24 minutes 10 seconds East, a distance of 41.30 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 01 degree 35 minutes 50 seconds East, a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 88 degree 24 minutes 10 seconds West, a distance of 8.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 01 degree 35 minutes 50 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 53 degrees 56 minutes 30 seconds East, a distance of 147.08 feet to the POINT OF BEGINNING and containing 55,526 square feet or 1.275 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 GC35-51, RC1-RC11, RESERVES A-H, BLUEJACK RANCH PHASE II ADDITION, an addition to the Parker County, Texas and do hereby dedicate to the rights-of-way and easements as shown hereon. This property is not located in the ETJ of any city or town.

Executed this 30 day of April, 2026.

BY:

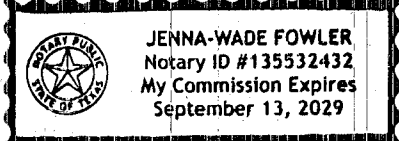
Authorized Signature  
Leonard Andy Mitchell  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF DALLAS

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

Notary Public, State of Texas



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.billingsley@kimley-horn.com

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

LIENHOLDER:

KELLY RANCH ESTATES, LLC  
a Nevada limited liability company

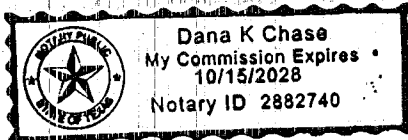
By: C. Ryan Voorhes, Owner

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 C. Ryan Voorhes, 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 01 day of May, 2026.

Dana K Chase  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

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

this the 11th day of May, 2026.

George A Conlay  
Commissioner Precinct #1  
James Halden  
Commissioner Precinct #3

Jacob Huth  
Commissioner Precinct #2  
Michael Cleo Billingsley  
Commissioner Precinct #4

22562.001.000.00 11.023 SP  
20159.007.001.00 48.012 SP

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 06/10/2025 and that all corners are shown hereon.



Michael Cleo Billingsley  
Registered Professional Land Surveyor  
No. 6558

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   | 6 OF 7    |

G 277

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



22562.001.000.00 11.023 SP  
20159.007.001.00 48.012 SP

10567  
AL  
  
M-22

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  
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RESERVES A-H  
59.0346 ACRES  
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