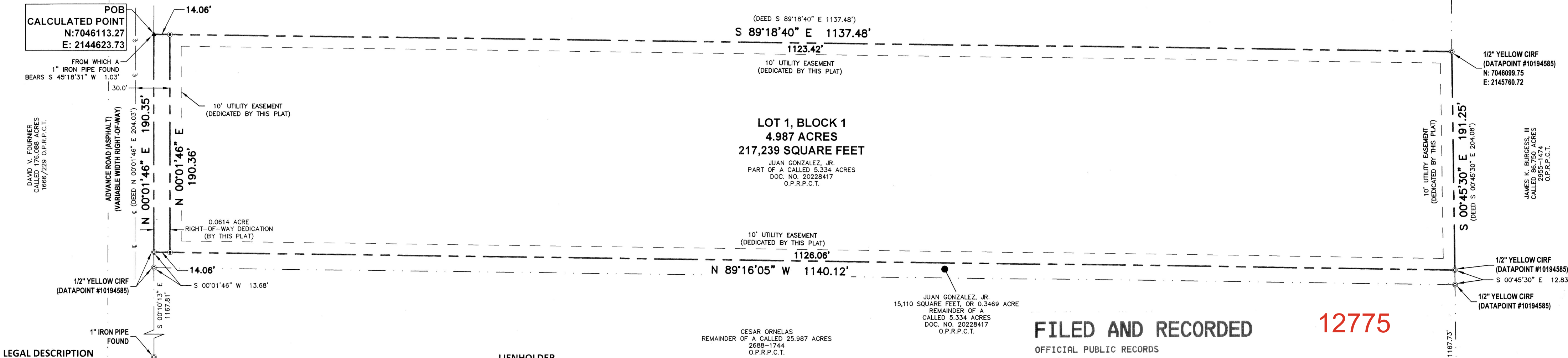


21283.036.003.00
21283.036.003.50



LEGAL DESCRIPTION

A 4.987 acre tract of land, situated in the Joseph M. Turner Survey, Abstract No. 1283, Parker County, Texas, being part of a called 5.334 acre tract described in a deed to Juan Gonzalez, Jr., as recorded in Document No. 20228417, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 4.987 acre tract more fully described by metes and bounds as follows;

BEGINNING at a calculated point on the east right-of-way line of Advance Road (variable width right-of-way) for the northwest corner of said 5.334 acre tract and for the southwest corner of a called 36.00 acre tract described in a deed to Parker County Sportsman Club as recorded in Document No. 20203687, O.P.R.P.C.T., from which a 1 inch iron pipe found bears S 45°18'31" W 1.03', a distance of 1.03 feet for reference;

THENCE S 89°18'40" E, along the north line of said 5.334 acre tract and the south line of said 36.00 acre tract, passing at a distance of 14.06 feet a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for reference, and continuing along said course a total distance of 1137.48 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) found for the northeast corner of said 5.334 acre tract, the southeast corner of said 36.00 acre tract and in the west line of a called 86.75 acre tract described in a deed to James K. Burgess, III as recorded in Volume 2955, Page 1474, O.P.R.P.C.T.;

THENCE S 00°45'30" W, along the east line of said 5.334 acre tract and the west line of said 86.75 acre tract, a distance of 191.25 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) found for the southeast corner of the herein described tract, from which a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) found bears S 00°45'30" E, a distance of 12.83 feet for reference and from which reference a 1" iron pipe found for the southeast corner of a called 25.987 acre tract as described in a deed to Cesar Ornelas as recorded in Volume 2688, Page 1744, O.P.R.P.C.T. bears S 00°02'40" E, a distance of 1167.73 feet;

THENCE N 89°16'05" W, over and across said 5.334 acre tract, passing at a distance of 1126.06 feet a calculated point for reference, and continuing along said course for a total distance of 1140.12 feet to a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) set for the southwest corner of the herein described tract, on said east right-of-way line, from which a 1/2" yellow capped iron rod stamped (DATAPOINT #10194585) found bears S 00°01'46" W, a distance of 13.68 feet for reference, and from which reference a 1" iron pipe found for the southwest corner of said 25.987 acre tract bears S 00°10'13" E, a distance of 1167.81 feet;

THENCE N 00°01'46" E, along the west line of said 5.334 acre tract and said east right-of-way line, a distance of 190.35 feet to the POINT OF BEGINNING, containing 217,239 Square Feet and/or 4.987 acres of land, more or less.

NOTES

- ALL DISTANCES CONTAINED HEREIN ARE (GRID) U.S. SURVEY FEET AND BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING NOVEMBER 20, 2024.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID (U.S. SURVEY FEET), BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SCHEDULE B OF A CURRENT TITLE COMMITMENT; THEREFORE, ALL EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN HEREIN. EASEMENTS, RECORDED DEED REFERENCES AND OTHER RECORD INFORMATION SHOWN ON THIS SURVEY ARE BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY THE SURVEYOR, AND DOES NOT CONSTITUTE A FULL TITLE ABSTRACT.
- 1/2" IRON ROD SETS WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48367C0125F, EFFECTIVE DATE APRIL 5, 2019, THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AND IS NOT LOCATED WITH A 100-YEAR FLOODPLAIN.
- SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
- WATER SOURCE BY PRIVATE WATER WELL.
- OWNER IS REQUIRED TO CONSULT WITH THE PARKER COUNTY PRECINCT COMMISSIONER REGARDING DRIVE ENTRANCE CULVERTS.
- THE EXISTING WIDTH OF ADVANCED ROAD IS APPROXIMATELY 18 FEET FROM EDGE TO EDGE OF THE PAVEMENT, WITH A SPEED LIMIT OF 40 MPH AT THE TIME OF THE FIELD SURVEY.
- REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE ERRECTED BY THE LANDOWNER'S DRIVEWAY SO THEY ARE VISIBLE AND READABLE FROM THE PUBLIC ROAD.
- WAIVER OF GROUNDWATER STUDY WAS APPROVED IN THE COMMISSIONERS COURT ON MARCH 10, 2025.

Note: The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintains no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District. Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regards to a lot on which a well has already been drilled. If at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

LIENHOLDER

Cesar Ornelas
6500 Advanced Road,
Poolville, TX 76487

Signature of Lienholder

This the 12 day of February, 2026.

Patricia Mackie
Notary Public in and for The State of Texas

THE STATE OF TEXAS {}

COUNTY OF Parker {}

The owner of the land shown on this plat and whose name is Juan Gonzalez, Jr., subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner

THE STATE OF TEXAS {}

COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Juan Gonzalez Jr. Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13 day of February, 2026.

AMBER MERRITT
Notary Public, State of Texas
Comm. Expires 04-09-2029
Notary ID 133027712

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this the 23 day of January, 2026.

Pat Deen, County Judge

George A. Conley
Commissioner Precinct #1

Jacob Holt
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Mike Hale
Commissioner Precinct #4

A-249

PARKER COUNTY SPORTSMAN CLUB
CALLED 36.00 ACRES
202036875
O.P.R.P.C.T.

(DEED S 89°18'40" E 1137.48')
S 89°18'40" E 1137.48'
1123.42'

10' UTILITY EASEMENT
(DEDICATED BY THIS PLAT)

LOT 1, BLOCK 1
4.987 ACRES
217,239 SQUARE FEET

JUAN GONZALEZ, JR.
PART OF A CALLED 5.334 ACRES
DOC. NO. 20228417
O.P.R.P.C.T.

10' UTILITY EASEMENT
(DEDICATED BY THIS PLAT)

1126.06'
N 89°16'05" W 1140.12'

CESAR ORNELAS
REMAINDER OF A CALLED 25.987 ACRES
2688-1744
O.P.R.P.C.T.

JUAN GONZALEZ, JR.
15,110 SQUARE FEET, OR 0.3469 ACRE
REMAINDER OF A
CALLED 5.334 ACRES
DOC. NO. 20228417
O.P.R.P.C.T.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202605052
02/24/2025 01:53 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE STATE OF TEXAS {}

COUNTY OF Parker {}

I being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any incorporated City or Town.

Signature of Owner

THE STATE OF TEXAS {}

COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Juan Gonzalez Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13 day of February, 2026.

Marisa Lopez
Notary Public in and for State of Texas

Marisa Leigh Lopez
My Commission Expires 8/13/2029
Notary ID 135527960

THE STATE OF TEXAS {}

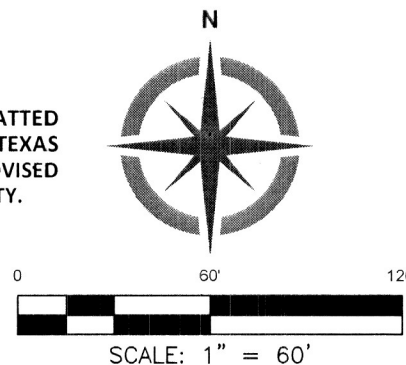
COUNTY OF BEXAR {}

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

TIM C. PAPPAS
PROFESSIONAL
LAND SURVEYOR
5543

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION § 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

OWNER:
JUAN GONZALEZ
6502 ADVANCE RD.
POOLVILLE, TX. 76487
956-740-2881
juan50101@hotmail.com



DATAPoint
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

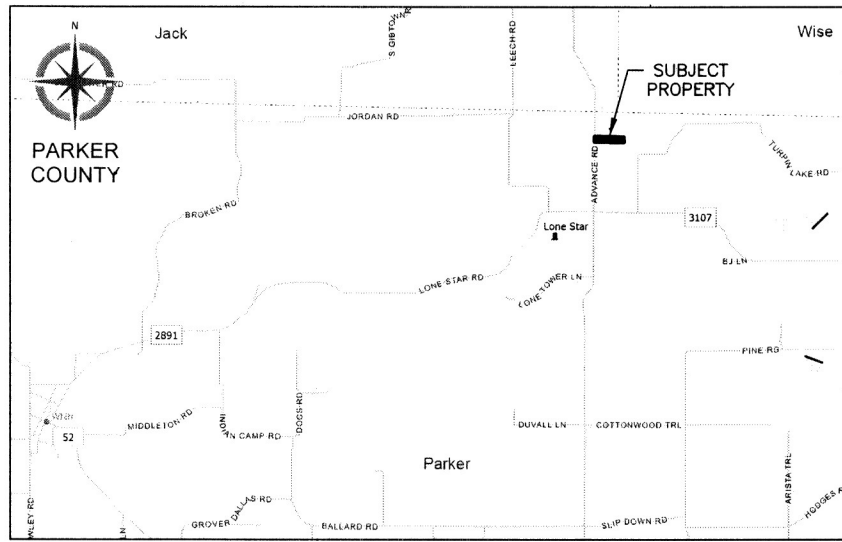
DRAWN BY: ZM/JF
CHECKED BY: TP
PROJECT # 24-11-4958
DATE: 02/12/2026
DATE: 02/12/2026
REV. 0
SHEET 1 OF 1

ABBREVIATIONS

IRF IRON ROD FOUND
CIRS CAPPED IRON ROD SET
N.C.B. NEW CITY BLOCK
O.P.R. OFFICIAL PUBLIC RECORDS
D.P.R. DEED AND PLAT RECORDS
P.C.T. PARKER COUNTY TEXAS
DOC. DOCUMENT NUMBER
VOL. VOLUME
PG. PAGE
R.O.W. RIGHT-OF-WAY
GAS (G) GAS
ELEC (E) ELECTRIC
TELE (T) TELEPHONE
CATV (TV) CABLE TELEVISION
ESMT. EASEMENT

LEGEND

▲ CALCULATED POINT
● FOUND MONUMENT
□ FOUND FENCE POST
⊙ SET 1/2" CAPPED IRON ROD STAMPED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED
— SUBJECT TRACT BOUNDARY
--- ADJOINER TRACT BOUNDARY
— CENTERLINE ROAD
— OVERHEAD ELECTRIC
— BARBED WIRE FENCE
⊕ POWER POLE



LOCATION MAP
SCALE: NTS

FINAL PLAT

LOT 1, BLOCK 1, GONZALEZ ADDITION

A 4.987 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH M. TURNER SURVEY, ABSTRACT NO. 1283, PARKER COUNTY, TEXAS, BEING PART OF A CALLED 5.334 ACRE TRACT DESCRIBED IN A DEED TO JUAN GONZALEZ, JR., AS RECORDED IN DOCUMENT NO. 20228417, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

PLAT PREPARED: FEBRUARY 12, 2026