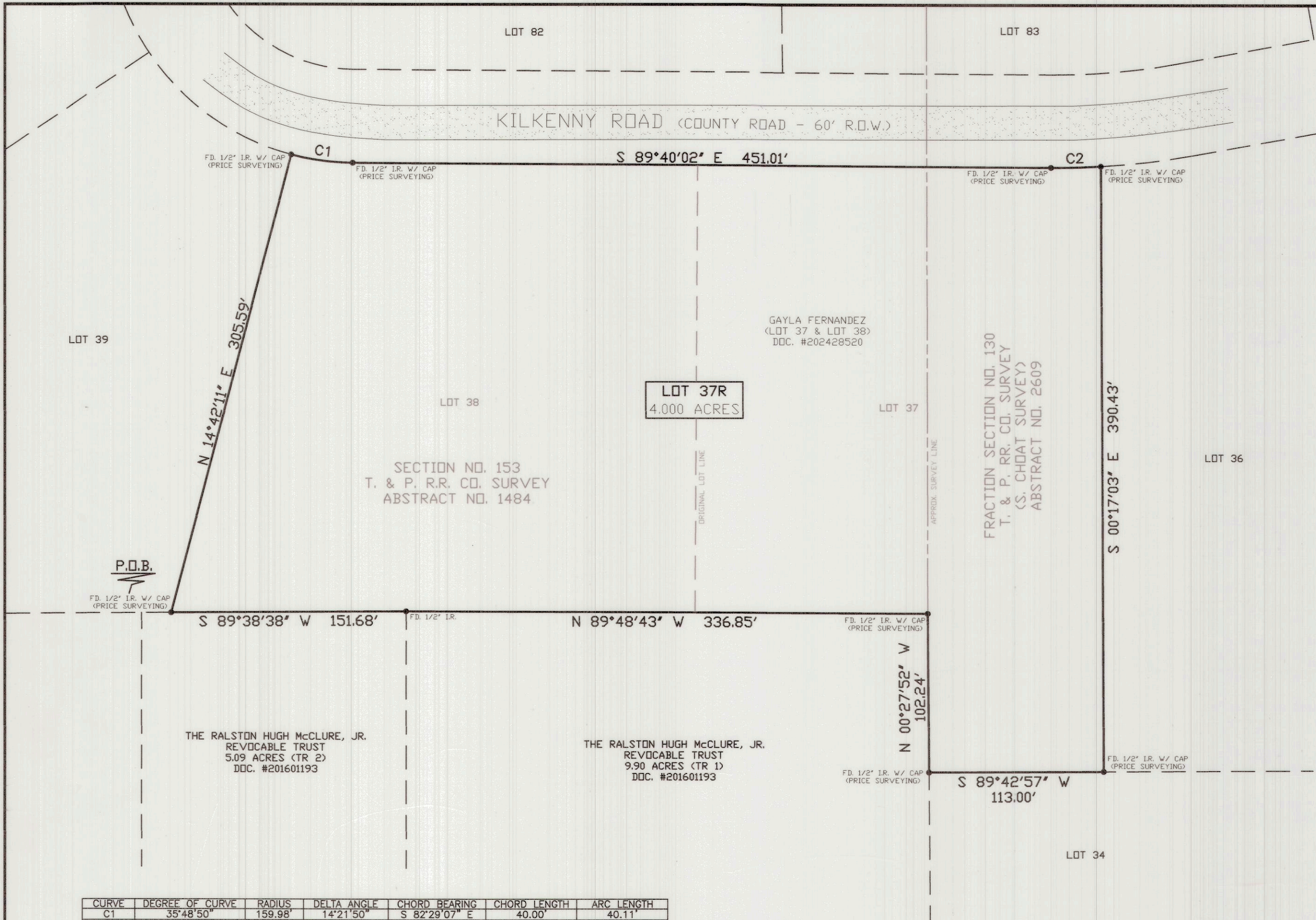


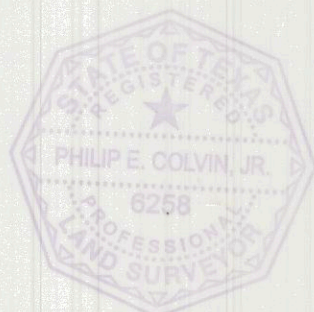


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	35°48'50"	159.98'	14°21'50"	S 82°29'07" E	40.00'	40.11'
C2	11°27'33"	500.00'	3°41'26"	N 88°29'15" E	32.20'	32.21'

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JULY 31, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25800 22386.crd FN250802



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0150E,
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: SPEED LIMIT ON KILKENNY ROAD IS 30 MPH

NOTE: 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 THE GROUNDWATER AVAILABILITY.

NOTE: WAIVER FOR THE GROUNDWATER STUDY WAS
APPROVED BY PARKER COUNTY COMMISSIONERS COURT
ON SEPTEMBER 8, 2025

NOTE: WATER SOURCE IS PRIVATE WATER WELL

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE PLACED SO THAT THEY ARE VISIBLE AND
LEGIBLE AT ALL TIMES FROM PUBLIC ROADS

NOTE: A MINIMUM CULVERT SIZE OF 16" DIAMETER WILL BE
REQUIRED FOR ANY NEW DRIVES

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 22 DAY OF September, 2025.

Forrest Corley
COMR. PRECINCT #1

Jimmy Walden
COMR. PRECINCT #3

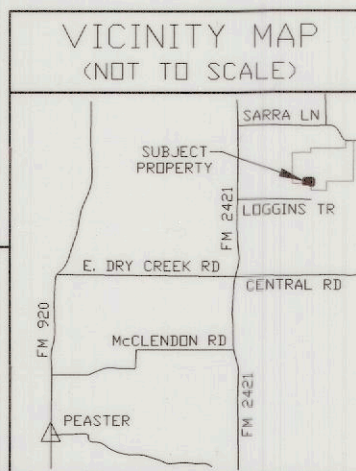
Paul
COUNTY JUDGE

Jack Fox
COMR. PRECINCT #2

Shirley
COMR. PRECINCT #4

17268.001.037.00
17268.001.038.00

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET G, SLIDE 170
DATE 9/22/25



LEGAL DESCRIPTION

202525683

PLAT Total Pages: 1

Of a 4.000 acres tract of land, being all of Lot 37 and Lot 38 of Sarra Ranch, according to plat recorded in Cabinet F, Slide 276 of the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 38 for the most westerly southwest and beginning corner of this tract.

Thence N. 14 deg. 42 min. 11 sec. E. 305.59 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Kilkenney Road (paved) for the northwest corner of this tract and said Lot 38.

Thence along the south right of way line of said Kilkenney Road the following courses and distances:

- Easterly along the arc of a 35 deg. 48 min. 50 sec. curve to the left with a radius of 159.98 feet, a central angle of 14 deg. 21 min. 50 sec., a chord of S. 82 deg. 29 min. 07 sec. E. 40.00 feet and an arc length of 40.11 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- S. 89 deg. 40 min. 02 sec. E. 451.01 feet to a found 1/2" iron rod with cap (PRICE SURVEYING)
- Easterly along the arc of a 11 deg. 27 min. 33 sec. curve to the left with a radius of 500.00 feet, a central angle of 03 deg. 41 min. 26 sec., a chord of N. 88 deg. 29 min. 15 sec. E. 32.20 feet and an arc length of 32.21 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the northeast corner of this tract and said Lot 37

Thence S. 00 deg. 17 min. 03 sec. E. 390.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract and said Lot 37.

Thence S. 89 deg. 42 min. 57 sec. W. 113.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most southerly southwest corner of this tract and said Lot 37.

Thence N. 00 deg. 27 min. 52 sec. W. 102.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract and said Lot 37.

Thence N. 89 deg. 48 min. 43 sec. W. 336.85 feet to a found 1/2" iron rod for a corner of this tract and said Lot 38.

Thence S. 89 deg. 38 min. 38 sec. W. 151.68 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, GAYLA FERNANDEZ, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 37R of SARRA RANCH, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 16 DAY OF September, 2025

BY: *Gayla Fernandez*
GAYLA FERNANDEZ

17268
PO

STATE OF TEXAS

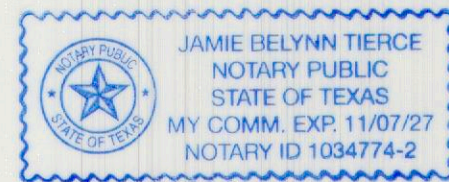
COUNTY OF Parker

H-7

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GAYLA FERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 16 day of September, 2025

Jamie Belynn Tierce
Signature



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202525683
09/22/2025 03:56 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER

GAYLA FERNANDEZ
P.O. BOX 1594
WEATHERFORD, TX 76086
303-523-6376

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

REPLAT

SARRA RANCH
LOT 37R

BEING A REPLAT OF ALL OF
LOT 37 AND LOT 38 OF SARRA
RANCH, ACCORDING TO PLAT
RECORDED IN CABINET F, SLIDE
276 OF THE PLAT RECORDS OF
PARKER COUNTY, TEXAS

PLAT DATE: AUGUST 11, 2025