

State of Texas
County of Parker

Whereas Arena Ranch, LLC, being the sole owner of a 12.004 acre tract of land, out of the J.M. HEFLEY SURVEY, ABSTRACT No. 609, Parker County, Texas; being all of that certain tract conveyed to Arena Ranch, LLC, as described in Clerk's File No.'s 20253203, Real Property Records, Parker County, Texas (R.P.R.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 5" steel fence post in the south and west right-of-way of Holbrook Road (paved surface), and at the northwest corner of said Arena Ranch, LLC tract, for the northwest and beginning corner of this tract; whence the southwest corner of said J.M. HEFLEY SURVEY, ABSTRACT No. 609 is calculated to bear S 02°19'51" E, 858.86 feet;

THENCE N 88°26'30" E, at 176.08 feet, passing a found 1/2" iron rod at a corner in the south line of a certain tract of land conveyed to Henderson in Clerk's File No. 201706343, R.P.R.C.T., and in the north line of said Arena Ranch, LLC tract, and in all 440.56 feet, to a found 1/2" iron rod at a common corner of said Arena Ranch, LLC and Henderson tracts, for a corner of this tract;

THENCE N 79°00'36" E, 154.74 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING, INC." in the south line of said Henderson tract, at the northeast corner of said Arena Ranch, LLC and at the northwest corner of a certain tract of land conveyed to Rice in CF# 202119929, R.P.R.C.T., for the northeast corner of this tract; WHENCE a found 1/2" iron rod at the southeast corner of said Henderson tract bears N 79°00'36" E, 27.63 feet;

THENCE S 03°04'19" E, at 54.90 feet, passing a found 1/2" capped iron rod in the south observed right-of-way of said road, at 476.49 feet, passing a found 1/2" capped iron rod at the westerly common corner of said Rice tract and of a certain tract of land conveyed to Correll in CF# 202119930, R.P.R.C.T., and in the east line of said Arena Ranch, LLC tract, at 901.15 feet, passing a found 1/2" capped iron rod in the east line of said Arena Ranch, LLC tract and at the southwest corner of said Correll tract, and in all 904.78 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING, INC." in the north line of a certain tract of land conveyed to Washita Valley Enterprises, Inc. in Volume 2886, Page 1083, R.P.R.C.T., and at the southeast corner of said Arena Ranch, LLC tract, for the southeast corner of this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said Washita Valley Enterprises, Inc. tract bears S 89°38'09" E, 10.83 feet;

THENCE N 89°38'09" W, 605.87 feet, with the north line of said Washita Valley Enterprises, Inc. tract to a set 1/2" capped iron rod stamped "TEXAS SURVEYING, INC." at the southerly common corner of said Arena Ranch, LLC tract and of a certain tract of land conveyed to Schoenberger in CF# 201318489, R.P.R.C.T., for the southwest corner of this tract; WHENCE a found 1/2" capped iron rod at the northwest corner of said Washita Valley Enterprises, Inc. tract bears N 89°38'09" W, 47.85 feet;

THENCE N 02°19'51" W, 858.86 feet, to the POINT OF BEGINNING, and containing 12.004 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@tse-e.com - 817-594-0400
Project ID: W2511018-P
Field Date: December 31, 2025
Revised Date: February 1, 2026



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 6000152502006 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
V. 2620, P. 505 - 50' Enterprise Gas Pipeline Easement (as shown)
V. 231, P. 459 - Texas Pipeline Company Easement (blanket in nature)
V. 2628, P. 704 - 30' Devon Gas Pipeline Easement Agreement (as shown)
R.P.R.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC". All Shared Access Easement corners are points.

William Schoenberger & Janet Warren
CF# 201318489
(described in V. 2204, P. 1690)

J.P. GILLIAND SURVEY
ABSTRACT No. 544

W. CUTBIRTH SURVEY
ABSTRACT No. 266

Washita Valley Enterprises, Inc.
V. 2886, P. 1083

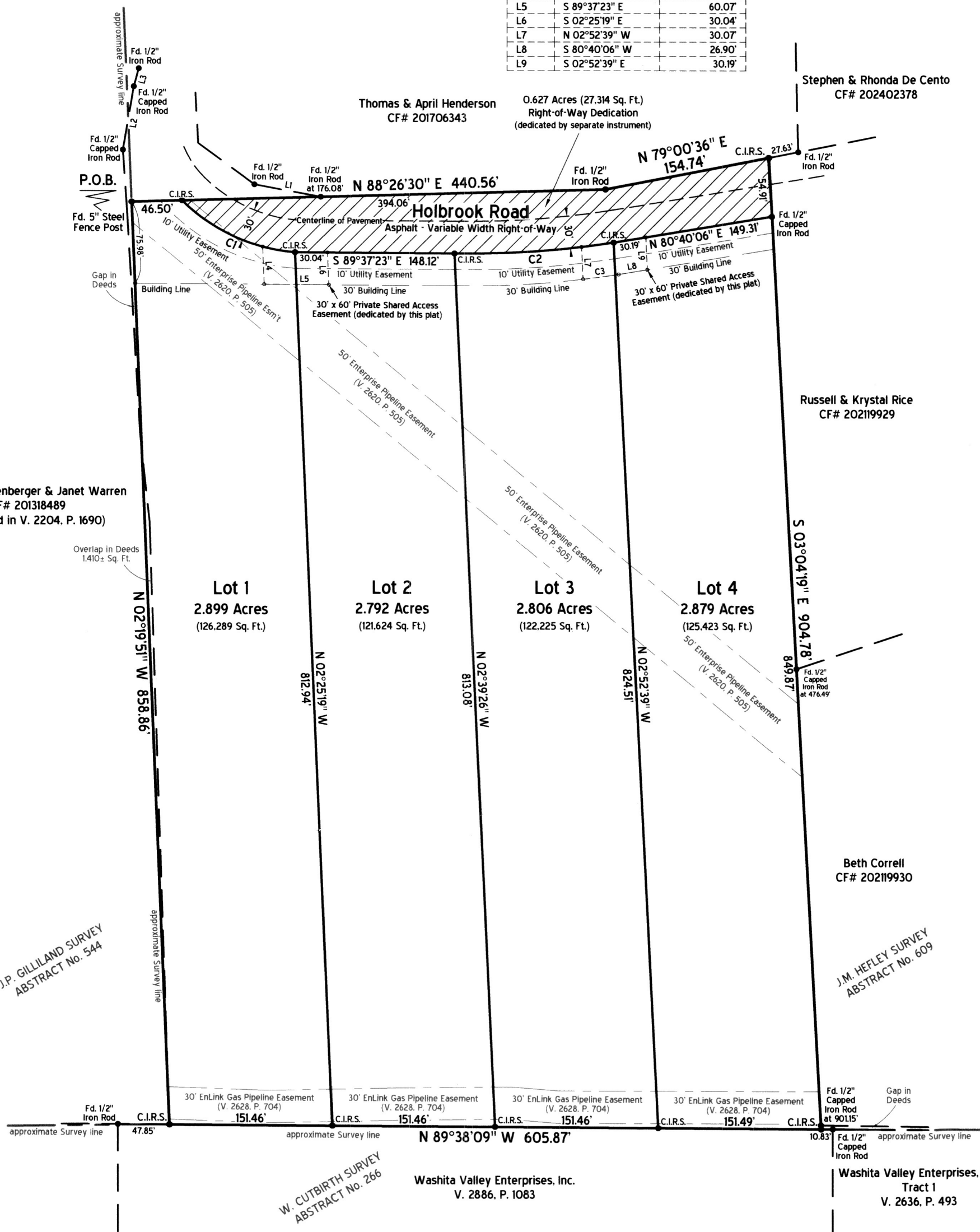
Beth Correll
CF# 202119930

J.M. HEFLEY SURVEY
ABSTRACT No. 609

Washita Valley Enterprises, Inc.
Tract 1
V. 2636, P. 493

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	168.74'	118.43'	S 65°28'28" E	116.02'
C2	860.65'	148.30'	N 86°00'33" E	148.12'
C3	890.65'	33.40'	S 82°08'24" W	33.39'

LINE	BEARING	DISTANCE
L1	N 79°32'12" W	62.94'
L2	N 09°51'28" E	59.74'
L3	N 15°24'18" E	17.43'
L4	N 02°25'19" W	34.98'
L5	S 89°37'23" E	60.07'
L6	S 02°25'19" E	30.04'
L7	N 02°52'39" W	30.07'
L8	S 80°40'06" W	26.90'
L9	S 02°52'39" E	30.19'



Now, Therefore, Know All Men By These Presents:

That Arena Ranch, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1-4, Sterling Fields, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 3rd day of February, 2026.

By:

Anthony Tissera
Arena Ranch, LLC (Owner)
Anthony Tissera (President)

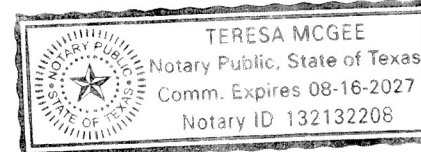
State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared

Anthony Tissera known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of February, 2026.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,
this the 2nd day of February, 2026.

County Judge

George A. Corley
Commissioner Precinct #1
Jim Wald
Commissioner Precinct #3

Timothy
Commissioner Precinct #2
Tim Stal
Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.
- C) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- D) 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 availability.
- E) Water is to be provided by private water wells.
- F) At time of plat, Holbrook Road has a posted speed limit of 35 miles per hour.
- G) At time of plat, no culverts or drive entrances installed at this site. Owners are required to consult with their County Precinct Commissioner about drive entrances and culvert requirements.
- H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- I) The Parker County Commissioners' Court approved the waiver for a groundwater study on December 22, 2025.
- J) Lots 1 and 2 shall share one drive entrance, and Lots 3 and 4 shall share one drive entrance, each via a 30 by 60 foot Private Shared Access Easement (as shown). Lot owners shall share equally in maintenance costs for their respective drive entrance.

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SP

20609.003.000.00

J-5

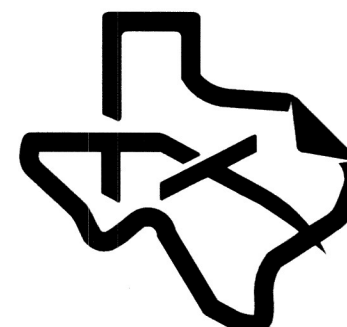
Final Plat
Lots 1-4

Sterling Fields

an addition to Parker County, Texas

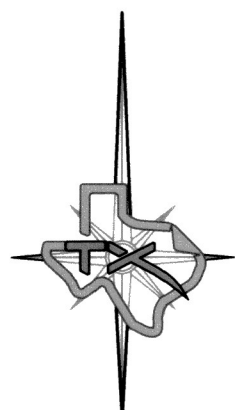
Being a 12.004 acre tract of land out of the J.M. Hefley Survey, Abstract No. 609, Parker County, Texas

February 2026



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
weatherford@tse-e.com

Owner(s):
Arena Ranch, LLC
5900 Balcones Dr, Ste# 8344
Austin, TX 78731

1" = 100'

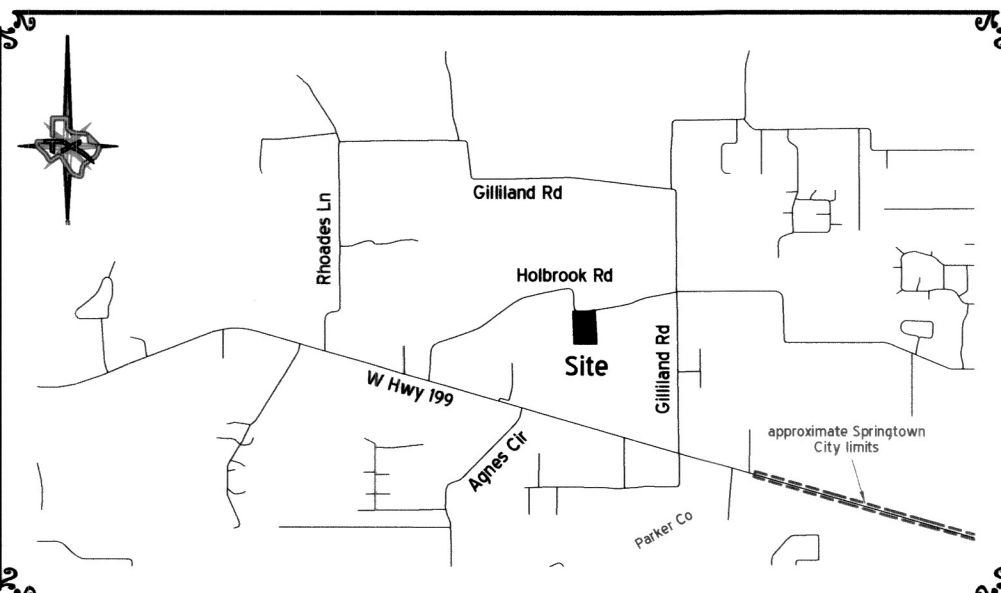


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202605056
02/24/2026 02:06 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 250



Vicinity Map (1" = 5,000')