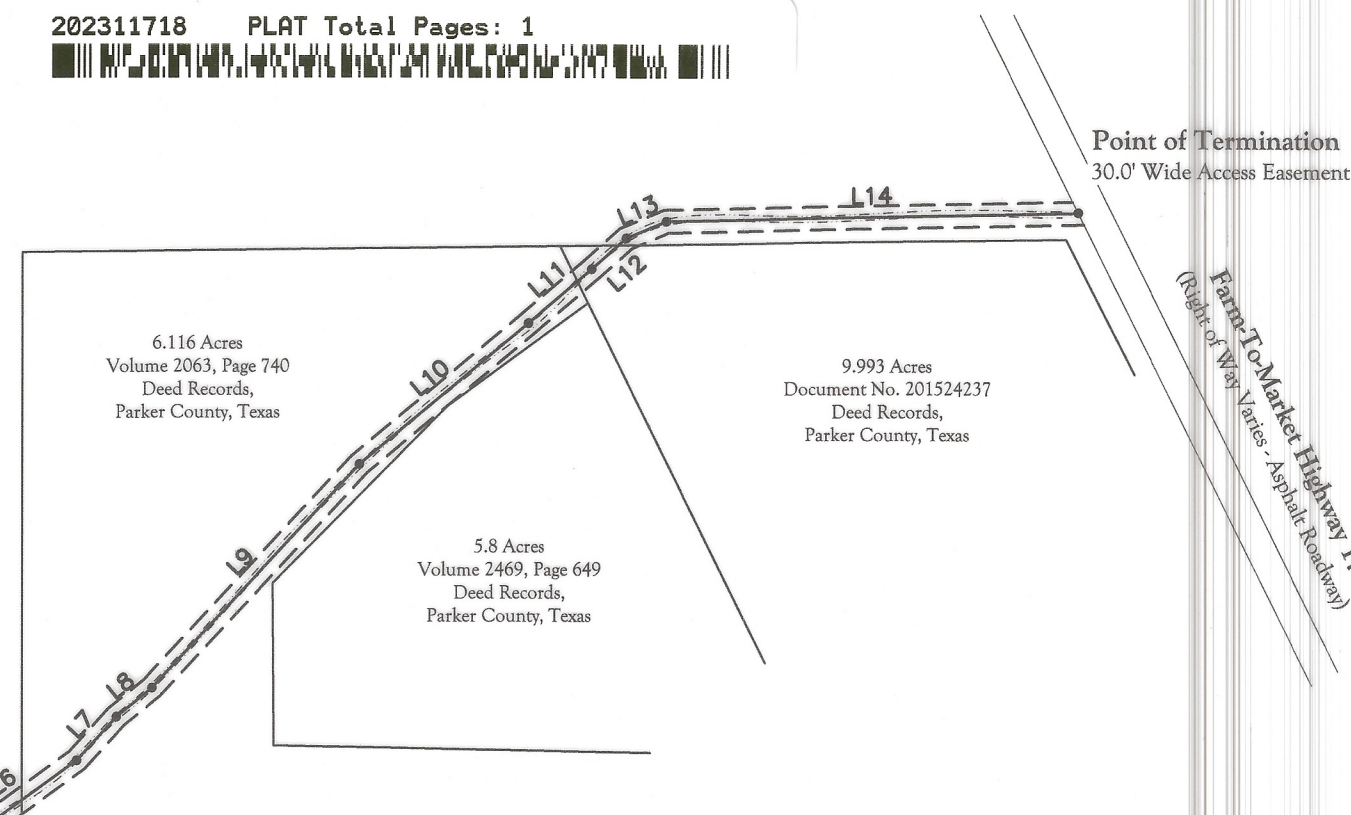
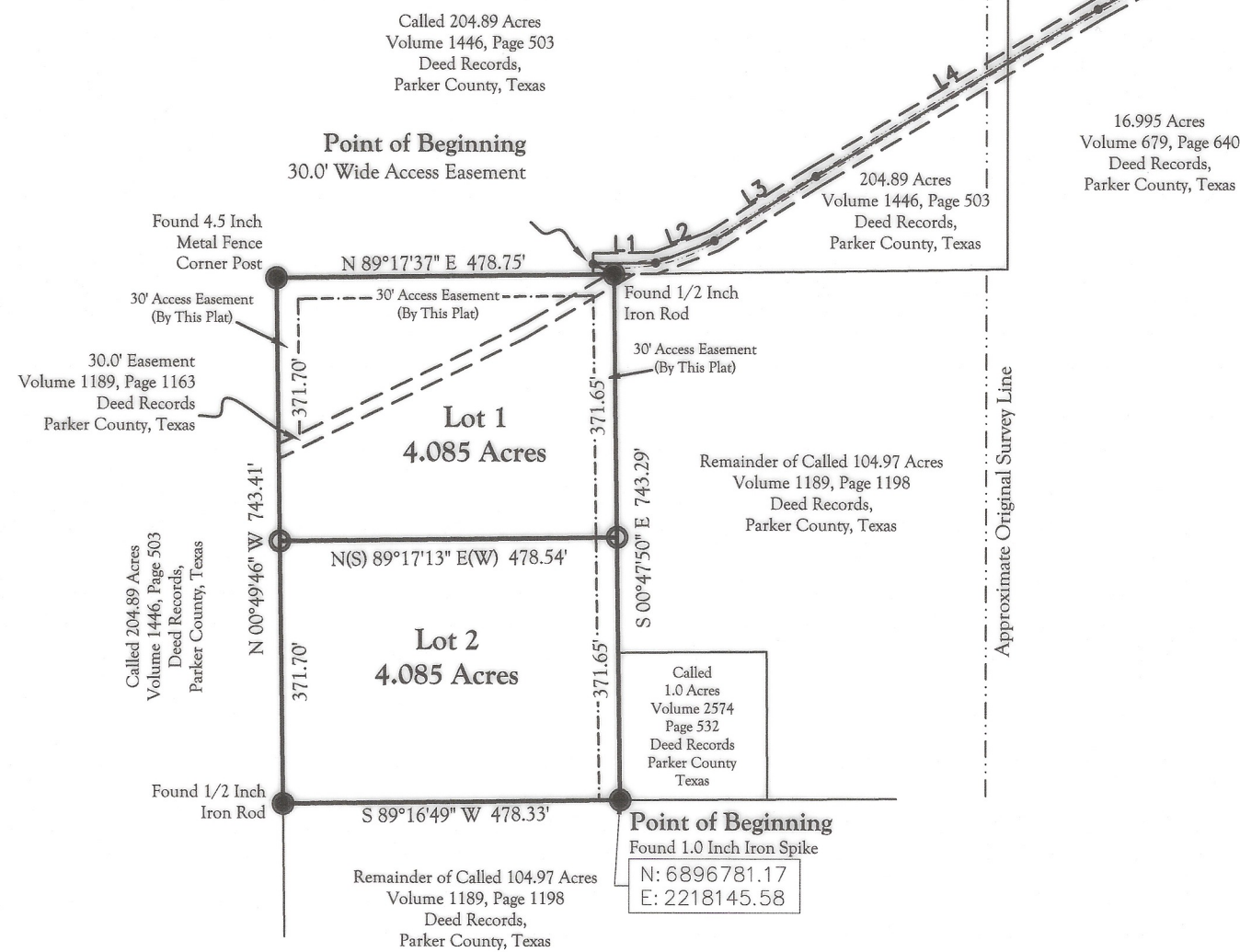


LOT 1 AND LOT 2 OF AGUILAR'S WAY

LINE	BEARING	DISTANCE
L1	N 89°02'08" E	89.04'
L2	N 69°28'15" E	88.98'
L3	N 57°36'04" E	170.27'
L4	N 59°21'04" E	464.71'
L5	N 60°51'04" E	278.56'
L6	N 54°01'25" E	143.41'
L7	N 42°16'27" E	76.84'
L8	N 51°05'33" E	59.71'
L9	N 42°53'57" E	396.83'
L10	N 50°07'58" E	286.87'
L11	N 49°34'18" E	108.58'
L12	N 48°18'16" E	60.23'
L13	N 67°18'36" E	56.65'
L14	N 88°55'30" E	537.01'



A 30.0 FOOT WIDE ACCESS EASEMENT DESCRIBED IN DOCUMENT NO. 202237444 OF THE DEED RECORDS, PARKER COUNTY, TEXAS, BEING APPROXIMATELY 0.45 ACRES OUT OF THE L&G.N.R.R.CO SURVEY, ABSTRACT NO. 1776, 1.49 ACRES OUT OF THE T.&P.R.R.CO. SURVEY, ABSTRACT NO. 1510, PARKER COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 204.89 ACRE TRACT RECORDED IN VOLUME 1445, PAGE 503, OF THE DEED RECORDS, PARKER COUNTY, TEXAS, AND OF A CALLED 16.995 ACRE TRACT RECORDED IN VOLUME 679, PAGE 640, OF THE DEED RECORDS, PARKER COUNTY, TEXAS, AND OF A CALLED 9.993 ACRE TRACT RECORDED IN DOCUMENT NO. 201524237, OF THE DEED RECORDS, PARKER COUNTY, TEXAS, AND OF A CALLED 6.116 ACRE TRACT DESCRIBED IN VOLUME 2063, PAGE 740, OF THE DEED RECORDS, PARKER COUNTY, TEXAS.

BEING MORE PARTICULARLY DESCRIBED AS LYING 15.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING: AT A POINT IN SAID 204.89 ACRES FROM WHICH A 1/2 IRON ROD FOUND IN THE COMMON LINE OF SAID 204.89 ACRES AND A 8.17 ACRES TRACT DESCRIBED IN VOLUME 2596, PAGE 787, OF THE DEED RECORDS, PARKER COUNTY, TEXAS BEARS S 63°58'25" E 33.34 FEET;

THENCE CROSSING THE SAID 204.89, 16.995, 9.993 AND 6.116 ACRE TRACTS THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°02'08" E 89.04 FEET TO A POINT;  
 THENCE N 69°28'15" E 88.98 FEET TO A POINT;  
 THENCE N 57°36'04" E 170.27 FEET TO A POINT;  
 THENCE N 59°21'04" E 464.71 FEET TO A POINT;  
 THENCE N 60°51'04" E 278.56 FEET TO A POINT;  
 THENCE N 54°01'25" E 143.41 FEET TO A POINT;  
 THENCE N 42°16'27" E 76.84 FEET TO A POINT;  
 THENCE N 51°05'33" E 59.71 FEET TO A POINT;  
 THENCE N 42°53'57" E 396.83 FEET TO A POINT;  
 THENCE N 50°07'58" E 286.87 FEET TO A POINT;  
 THENCE N 49°34'18" E 108.58 FEET TO A POINT;  
 THENCE N 48°18'16" E 60.23 FEET TO A POINT;  
 THENCE N 67°18'36" E 56.65 FEET TO A POINT;  
 THENCE N 88°55'30" E 537.01 FEET TO THE POINT OF TERMINATION,  
 FROM WHICH A 5/8 IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.993 ACRE TRACT BEARS S 25°04'42" W 37.85 FEET, SAID POINT ALSO FOUND IN THE WEST BOUNDARY LINE OF FM HIGHWAY NO. 171.

THE TOTAL LENGTH OF THE HEREIN DESCRIBED EASEMENT BEING 2818.05 FEET AND CONTAINING 1.94 ACRES OF LAND, MORE OR LESS.

\*GENERAL NOTES\*

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) 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 GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

\*FLOODPLAIN NOTE\*

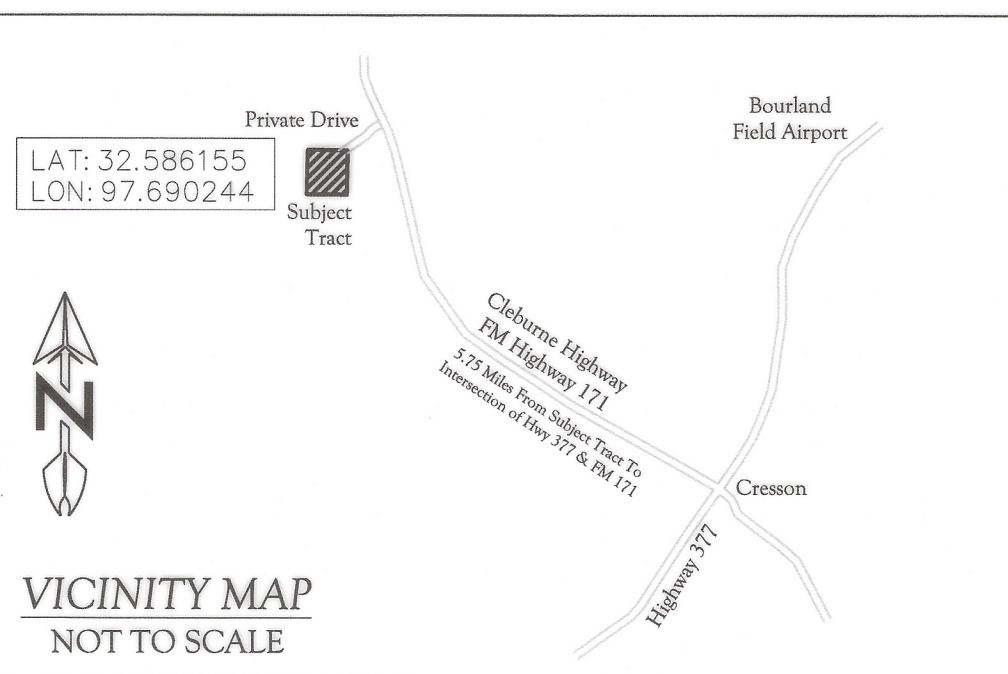
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0550F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

\*SURVEYORS NOTES\*

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
 Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://pels.texas.gov> Email: [info@pels.texas.gov](mailto:info@pels.texas.gov) Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MAY 26, 2018 AND APRIL 2023. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE NO. 5959  
 140 HACKBERRY POINTE DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE NO. 361-813-1888



OWNER/DEVELOPER  
 Joana A Fraide  
 Jose R Aguilar  
 Jose Gilberto  
 1900 Kent Drive B  
 Arlington, Texas 76010  
 Phone No. 817-721-7726

SURVEYOR  
 Justin Rene Parenteau, RPLS  
 State of Texas License No. 5959  
 140 Hackberry Pointe Drive  
 Weatherford, Texas 76087  
 Phone No. 361-813-1888  
 justin@noctuamaps.com

CABINET F, SLIDE 476

WE, Joana A Fraide, Jose R Aguilar, Jose Gilberto, ARE THE SOLE OWNER OF: 8.17 ACRES OF LAND SITUATED IN THE L&G.N.R.R.CO SURVEY, ABSTRACT NO. 1776, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 8.17 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202237444 OF THE DEED RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1.0 INCH IRON SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 8.17 ACRES, ALSO BEING THE SOUTH COMMON CORNER OF A 1.0 ACRES TRACT OF LAND DESCRIBED IN VOLUME 2574, PAGE 532 THE DEED RECORDS, PARKER COUNTY, TEXAS AND THE TRACT DESCRIBED HEREIN;  
 THENCE WITH THE COMMON LINE OF SAID CALLED 8.17 ACRES AND THE REMAINDER OF A CALLED 104.97 ACRES OF LAND DESCRIBED IN VOLUME 1189, PAGE 1198 OF THE DEED RECORDS, PARKER COUNTY, TEXAS, S 89°16'49" W - 478.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EASTERN CORNER OF A 204.89 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1446, PAGE 503 OF THE DEED RECORDS, PARKER COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;  
 THENCE WITH THE COMMON LINE OF SAID 204.89 ACRES AND THE TRACT DESCRIBED HEREIN, N 00°49'46" W - 743.41 FEET TO A 4.5 INCH METAL FENCE CORNER POST FOUND, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;  
 THENCE WITH THE COMMON LINE OF SAID 204.89 ACRES AND THE TRACT DESCRIBED HEREIN, N 89°17'37" E - 478.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID 104.976 ACRES, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,  
 THENCE WITH THE COMMON LINE OF SAID REMAINDER OF CALLED 104.976 ACRES, S 00°47'50" E - 743.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.17 ACRES OF LAND.

OWNERS CERTIFICATE:  
 THAT WE, Joana A Fraide, Jose R Aguilar, Jose Gilberto, THE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS  
**LOT 1 AND LOT 2 OF AGUILAR'S WAY**  
 8.17 ACRES OF LAND SITUATED IN THE L&G.N.R.R.CO SURVEY, ABSTRACT NO. 1776, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 8.17 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202237444 OF THE DEED RECORDS, PARKER COUNTY, TEXAS.

BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

*Joana Aguilar Fraide*  
 OWNER - SIGNATURE  
*Joana Aguilar Fraide*  
 OWNER - PRINTED  
*Jose R Aguilar*  
 OWNER - SIGNATURE  
*Jose R Aguilar*  
 OWNER - PRINTED  
*G.P.*  
 OWNER - SIGNATURE  
*JOSE GILBERTO AGUILAR*  
 OWNER - PRINTED

THE STATE OF TEXAS  
 COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOANA, JOSE R, JOSE G 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 26 DAY OF APRIL, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
  
 LAURA JESSICA FLORES  
 Notary Public, State of Texas  
 Comm. Expires 06-03-2023  
 Notary ID 130247641

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 202311718  
 05/08/2023 02:22 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

COMMISSIONERS COURT BLOCK  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 8th DAY OF May, 2023  
 COUNTY JUDGE  
*George A Conley*  
 COMMISSIONER PRECINCT #1  
*Justin Parenteau*  
 COMMISSIONER PRECINCT #2  
*Justin Parenteau*  
 COMMISSIONER PRECINCT #3  
*Justin Parenteau*  
 COMMISSIONER PRECINCT #4

21776.001.003.00