

LEGAL DESCRIPTION

Of a 16.807 acres tract of land out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, Parker County, Texas; being part of a certain 17.367 acres tract described in Document No. 202201253 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod at the southeast corner of said 17.367 acres tract and at the southwest corner of a certain 14 acres tract described in Volume 1741, Page 132 of the Real Records, and in the north line of a certain 17.18 acres tract described in Document No. 202100117 of said Official Public Records for the southeast and beginning corner of this tract. Whence the southeast corner of said J.H. Lewis Survey is called to bear N. 89 deg. 23 min. 18 sec. E. 1529.58 feet.

Thence S. 89 deg. 59 min. 53 sec. W. 703.16 feet to an 8" wood post in the east line of Jupiter Trail (paved) and in the north line of said 17.18 acres tract for the southwest corner of this and said 17.367 acres tract.

Thence N. 00 deg. 00 min. 36 sec. E. 41.73 along the west line of said 17.367 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Jupiter Trail for a corner of this tract.

Thence along the east right of way line of said Jupiter Trail the following courses and distances:

- N. 40 deg. 12 min. 51 sec. E. 14.41 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 04 deg. 24 min. 55 sec. E. 77.18 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 00 deg. 00 min. 35 sec. W. 926.78 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Old Agnes Road (paved) for the northwest corner of this tract

Thence S. 89 deg. 54 min. 13 sec. E. 697.01 feet along the south right of way line of said Old Agnes Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 17.367 acres tract and in the west line of said 14 acres tract for the northeast corner of this tract. Whence a found 1/2" iron rod with cap at the northeast corner of said 17.367 acres tract bears N. 00 deg. 29 min. 10 sec. E. 11.39 feet.

Thence S. 00 deg. 29 min. 10 sec. W. 1055.31 feet to the place of beginning.

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 JANUARY 11, 2022.

Philip E. Colvin, Jr.
 Philip E. Colvin, Jr., R.P.L.S. No. 6258
 JN211824 171184.crd
 FN220112 FN220410 FN220413



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
 ON THIS THE 11th DAY OF April, 2022.

22325.001.003.00
 22325.001.003.50

George A. Cooley
 COMR. PRECINCT #1

Chad Cant
 COMR. PRECINCT #2

James Holden
 COMR. PRECINCT #3

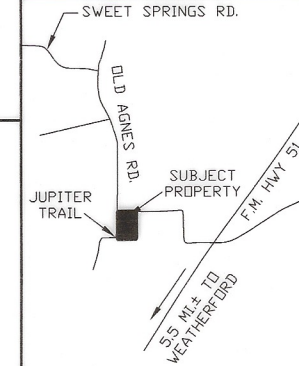
[Signature]
 COMR. PRECINCT #4

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. 48367C0275E,
 DATED SEPTEMBER 26, 2008

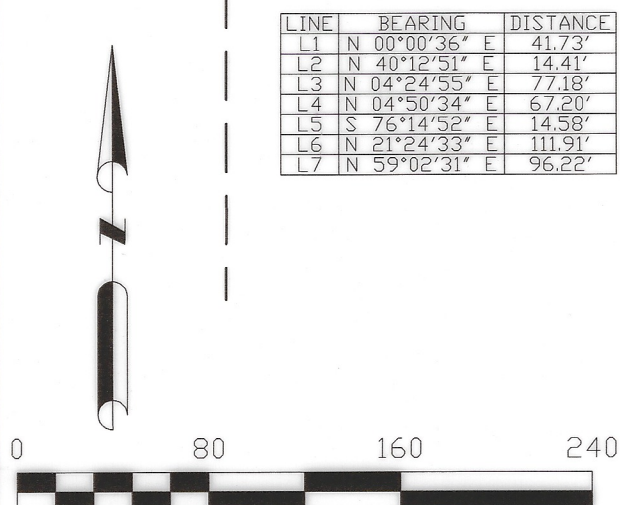
NOTE: ALL CORNERS ARE SET 1/2" IRON ROD
 WITH CAP MARKED "PRICE SURVEYING" UNLESS
 OTHERWISE NOTED

VICINITY MAP
 (NOT TO SCALE)



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F, SLIDE 211
 DATE 4-22-22

DEVELOPER
 THE GABRIELA, DELACRUZ & WELLS COMPANY
 PO BOX 1195
 WEATHERFORD, TX 76086
 PH. 817-694-2067



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 MAINTAIN NO LESS THAN 2.0 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (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.

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: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.003E. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED PRIVATE WATER WELLS

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

OWNER'S CERTIFICATE

That we, THE GABRIELA, DELACRUZ & WELLS COMPANY and 3 RING GILLEY WAGON, LLC., 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 CALLISTO FIELDS. This plat being a subdivision of 16.807 acres out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325, Parker County, Texas. We, 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.

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

EXECUTED THIS THE 6th DAY OF April, 2022

BY: *[Signature]*
 RYAN D. ZAMARRON, President of The Gabriela, Delacruz & Wells Company

BY: *[Signature]*
 RYAN D. ZAMARRON, President of 3 Ring Gilley Wagon, LLC

STATE OF TEXAS
 COUNTY OF Parker

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

GIVEN under my hand and seal of office this 6th day of April, 2022

Krystle D. Bradford
 Signature
 KRISTLE D. BRADFORD
 Notary Public, State of Texas
 Comm. Expires 01-16-2024
 Notary ID 132318357

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

[Signature] 4/6/22
 JOHN FEMRITE, President DATE

STATE OF TEXAS
 COUNTY OF Parker

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

GIVEN under my hand and seal of office this 6th day of April, 2022

Krystle D. Bradford
 Signature
 KRISTLE D. BRADFORD
 Notary Public, State of Texas
 Comm. Expires 01-16-2024
 Notary ID 132318357

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
 202215427
 04/22/2022 02:38 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

FINAL PLAT

CALLISTO FIELDS
 LOT 1 THRU LOT 8

BEING A SUBDIVISION OF 16.807 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 PARKER COUNTY, TX

PLAT DATE: APRIL 5, 2022

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