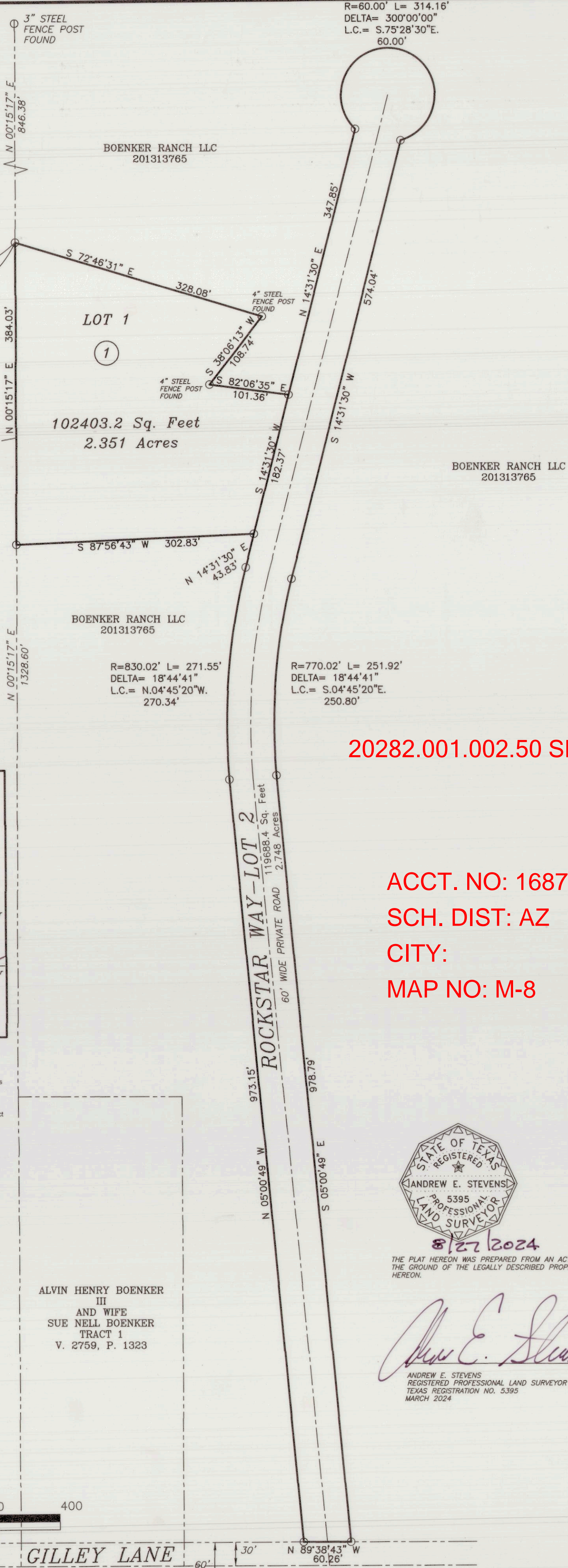


POINT OF BEGINNING

ALVIN HENRY BOENKER IV
AND WIFE
GLORIA JEAN BOENKER
TRACT 1
V. 2216, P. 24

AL BOENKER III
AND WIFE
SUE BOENKER
V. 2021, P. 365



20282.001.002.50 SP

ACCT. NO: 16877
SCH. DIST: AZ
CITY:
MAP NO: M-8

202423454 PLAT Total Pages: 1

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Boenker Ranch LLC, Alvin Henry Boenker IV is the owner of the herein described property to wit:

5.099 acres situated in the J.R. CLIFTON SURVEY, Abst. No. 282, Parker County, Texas being a portion of that certain tract of land described in deed to Boenker Ranch, LLC by deed recorded in document number 201313765, Official Public Records, Parker County, Texas. Said 5.099 acres being more particularly described, as follows:

Beginning at a capped Stevens Surveying 1/2" iron set in the west line of said Boenker Ranch LLC tract from which a 3" steel fence post found for the northwest corner of said Boenker Ranch LLC tract bears North 00 degrees 15 minutes 17 seconds East, 846.38 feet; THENCE South 72 degrees 46 minutes 31 seconds East, 328.08 feet to a 4" steel fence post found; THENCE South 38 degrees 06 minutes 13 seconds West, 108.74 feet to a 4" steel fence post found; THENCE South 82 degrees 06 minutes 35 seconds East, 101.36 feet to a capped Stevens Surveying 1/2" iron set; THENCE North 14 degrees 31 minutes 30 seconds East, 347.85 feet to the beginning of a curve to the right whose radius is 60.00 feet and whose long chord bears South 75 degrees 28 minutes 30 seconds East, 60.00 feet; THENCE Along said curve through a delta angle of 300 degrees 00 minutes 00 seconds a distance of 314.16 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 14 degrees 31 minutes 30 seconds West, 574.04 feet to a capped Stevens Surveying 1/2" iron set at the beginning of a curve to the left whose radius is 770.02 feet and whose long chord bears South 04 degrees 45 minutes 20 seconds East, 250.80 feet; THENCE Along said curve in a southerly direction through a delta angle of 18 degrees 44 minutes 41 seconds a distance of 251.92 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 05 degrees 00 minutes 49 seconds West, 978.79 feet to a capped Stevens Surveying 1/2" iron set in the north line of Gilley Lane; THENCE North 89 degrees 38 minutes 43 seconds West, along the north line of said Gilley Lane, 60.26 feet to a capped Stevens Surveying 1/2" iron set; THENCE North 05 degrees 00 minutes 49 seconds West, 973.15 feet to the beginning of a curve to the right whose radius is 830.02 feet and whose long chord bears North 04 degrees 45 minutes 20 seconds East, 270.34 feet; THENCE Along said curve in a northerly direction through a delta angle of 18 degrees 44 minutes 41 seconds a distance of 271.55 feet to a capped Stevens Surveying 1/2" iron set; THENCE North 14 degrees 31 minutes 30 seconds West, 43.83 feet to a capped Stevens Surveying 1/2" iron set; THENCE South 87 degrees 56 minutes 43 seconds West, 302.83 feet to a capped Stevens Surveying 1/2" iron set; THENCE North 00 degrees 15 minutes 17 seconds East, 384.03 feet to the POINT OF BEGINNING and containing 5.099 acres of land.

Do hereby dedicate the same to be known as Lots 1&2, Block 1 ROCKSTAR ADDITION, an addition to Parker County, Texas and do hereby dedicate all easements thereon shown for the purpose and consideration therein expressed.

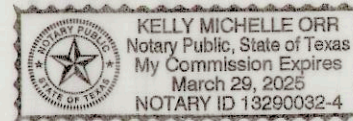
Alvin Henry Boenker IV

Date 8-23-24

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Alvin Henry Boenker IV, 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 therein stated.

Given under my hand and seal on this the 23 day of 8, 2024

Kelly Orr



I also certify the property subject of this plat is no within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Alvin Henry Boenker IV

Date 8-23-24

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202423454
09/10/2024 09:37 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F SLIDE 781
DATE Sep 10, 2024

FINAL PLAT
Lot 1 & Lot 2, Block 1
ROCKSTAR
ADDITION
Parker County, Texas,
Being a plat of 5.099
acre situated in the
J.R. CLIFTON SURVEY,
Abst. No. 282, Parker
County, Texas.

STEVENS LAND SURVEYING
OF TEXAS
P.O. Box 252
DENNIS, TEXAS 76439
(817) 696-9775
FIRM REGISTRATION # 10194023

CAPPED
CORLEET
PROBST &
BOYD 1/2"
IRON FOUND

ASHLEY N. OSBORN
BK. 2789, P. 1661