

LEGAL DESCRIPTION

Of a 244.724 acres tract of land out of Section No. 153, T. & P. RR. Co. Survey, Abstract No. 1484, the Fractional Part of Section No. 130, T. & P. RR. Co. Survey (S. Choat Survey), Abstract No. 2609, the Southeast 1/4 of Section No. 130, M.E.P. & P. RR. Co. Survey (F. Brawley Survey), Abstract No. 208 and the Northeast 1/4 of Section No. 130, M.E.P. & P. RR. Co. Survey (L.C. Sullivan Survey), Abstract No. 1270, all in Parker County, Texas; being part of a certain 245.099 acres tract described in Document No. 202219022 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 with cap (PRICE SURVEYING) in the east line of said Section No. 153 and at the most southerly southwest corner of said 245.099 acres tract and in the east line of a certain 9.90 acres tract (Tract 1) described in Document No. 201601193 of said Official Public Records and at the northwest corner of a certain 20.44 acres tract described in Document No. 202130142 of said Official Public Records for the most southerly southwest and beginning corner of this tract. Whence the southwest corner of said S. Choat Survey is called to bear S. 00 deg. 27 min. 52 sec. E. 831.24 feet.

Thence N. 00 deg. 27 min. 52 sec. W. 457.42 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 9.90 acres tract for an ell corner of this and said 245.099 acres tract.

Thence N. 89 deg. 48 min. 43 sec. W. 336.85 feet to a found 1/2" iron rod at the northwest corner of said 9.90 acres tract for a corner of this and said 245.099 acres tract.

Thence S. 89 deg. 38 min. 38 sec. W. 452.83 feet to a found 3/8" iron rod at the northeast corner of a certain 11.0 acres tract (Tract 2) described in Document No. 201312173 of said Official Public Records for a corner of this and said 245.099 acres tract.

Thence N. 89 deg. 26 min. 09 sec. W. 507.14 feet to a found 3/8" iron rod at the northwest corner of said 11.0 acres tract for the most westerly southwest corner of this and said 245.099 acres tract.

Thence N. 00 deg. 35 min. 35 sec. W. 1381.08 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 80.75 acres tract described in Volume 2378, Page 1561 of said Official Public Records for a corner of this and said 245.099 acres tract.

Thence N. 01 deg. 06 min. 24 sec. W. 288.90 feet along the east line of said 80.75 acres tract to a t-post for a corner of this and said 245.099 acres tract.

Thence N. 00 deg. 52 min. 59 sec. W. 484.28 feet along the east line of said 80.75 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 54.717 acres tract described in Volume 2138, Page 1658 of said Official Public Records for the most westerly northwest corner of this and said 245.099 acres tract.

Thence N. 89 deg. 21 min. 53 sec. E. 1280.27 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 54.717 acres tract for an ell corner of this and said 245.099 acres tract.

Thence N. 00 deg. 08 min. 46 sec. E. 13.60 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 54.717 acres tract for a corner of this and said 245.099 acres tract.

Thence N. 00 deg. 15 min. 32 sec. W. 272.18 feet to a found 3/8" spike at an ell corner of said 54.717 acres tract for the most northerly northwest corner of this and said 245.099 acres tract.

Thence N. 83 deg. 51 min. 18 sec. E. 1.57 feet to a 3" steel post at a corner of said 54.717 acres tract and at the south end of Weatherby Lane (paved) for a corner of this and said 245.099 acres tract.

Thence S. 85 deg. 16 min. 15 sec. E. 17.03 feet along the south end of said Weatherby Lane to a 6" wood post for a corner of this and said 245.099 acres tract.

Thence N. 64 deg. 24 min. 27 sec. E. 22.29 feet along the south end of said Weatherby Lane to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 54.995 acres tract described in Document No. 201524897 of said Official Public Records for a corner of this and said 245.099 acres tract.

Thence S. 89 deg. 40 min. 53 sec. E. 407.68 feet to a found 3/8" iron rod at a corner in the south line of said 54.995 acres tract for a corner of this and said 245.099 acres tract.

Thence N. 89 deg. 34 min. 38 sec. E. 1029.79 feet to a 3" steel post at a corner in the south line of said 54.995 acres tract for a corner of this and said 245.099 acres tract.

Thence N. 89 deg. 49 min. 13 sec. E. 219.59 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner in the south line of said 54.995 acres tract for a corner of this and said 245.099 acres tract.

Thence N. 89 deg. 36 min. 33 sec. E. 767.08 feet to a 3" steel post at the southeast corner of a certain 0.717 acre tract described in Document No. 201614468 of said Official Public Records for an ell corner of this and said 245.099 acres tract.

Thence N. 00 deg. 09 min. 16 sec. E. 462.13 feet along the east line of said 0.717 acre tract to a found 3/8" iron rod in the south right of way line of Sarra Lane (paved) and at a corner of said 245.099 acres tract for a corner of this tract.

Thence N. 89 deg. 40 min. 16 sec. E. 562.54 feet along the south right of way line of said Sarra Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 245.099 acres tract and in the west line of a certain 113.684 acres tract described in Document No. 201606956 of said Official Public Records for the northeast corner of this tract. Whence a found "MAG" nail in said Sarra Lane at the northeast corner of said 245.099 acres tract bears

N. 00 deg. 28 min. 13 sec. E. 30.00 feet.

Thence S. 00 deg. 28 min. 13 sec. W. 2683.98 feet to a 2" steel post at the southwest corner of said 113.684 acres tract for a corner of this and said 245.099 acres tract.

Thence S. 00 deg. 54 min. 06 sec. E. 111.26 feet to a found 1/2" iron rod at the northeast corner of a certain 76.988 acres tract described in Volume 1338, Page 502 of the Real Records for the most easterly southeast corner of this and said 245.099 acres tract.

Thence N. 89 deg. 36 min. 42 sec. W. 1883.09 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 76.988 acres tract for an ell corner of this and said 245.099 acres tract.

Thence S. 00 deg. 28 min. 58 sec. E. 648.42 feet to a found 3/8" iron rod in the west line of said 76.988 acres tract and at the northeast corner of said 20.44 acres tract for the most southerly southeast corner of this and said 245.099 acres tract.

Thence N. 88 deg. 21 min. 13 sec. W. 1080.24 feet to the place of beginning.

ROAD LENGTHS

- KILKENNY ROAD - 7404'
- CLARE ROAD - 1724'
- ARLDW ROAD - 1546'
- W. KERRY COURT - 218'
- E. KERRY COURT - 218'
- GALWAY ROAD - 1204'
- ANTRIM COURT - 1111'
- WICKLOW COURT - 504'
- WEATHERBY LANE - 511'

NOTE: THERE IS A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROADS

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. 48367C0150C, DATED SEPTEMBER 26, 2008

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

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 232.0032. 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 I, 2022 SARRA LANE, LLC, the owner 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 SARRA RANCH. This plat being a subdivision of 244.724 acres out of Section No. 153, T. & P. RR. Co. Survey, Abstract No. 1484, the Fractional Part of Section No. 130, T. & P. RR. Co. Survey (S. Choat Survey), Abstract No. 2609, the SE/4 of Section No. 130, M.E.P. & P. RR. Co. Survey (F. Brawley Survey), Abstract No. 208 and the NE/4 of Section No. 130, M.E.P. & P. RR. Co. Survey (L.C. Sullivan Survey), Abstract No. 1270, all in Parker County, Texas. I, 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.

EXECUTED THIS THE 21 DAY OF June, 2022

BY: [Signature]
TIM BUFFINGTON, Manager

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 TIM BUFFINGTON, 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 21 day of June, 2022

[Signature]
Signature



LIEN HOLDER STATEMENT

FIRST FINANCIAL BANK, N.A., 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]
Signature

[Signature]
Printed

[Signature]
Title

STATE OF TEXAS

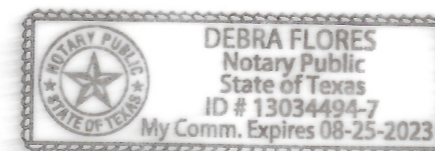
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day

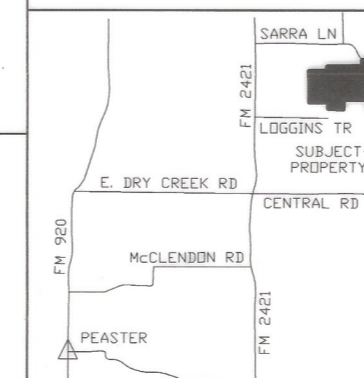
personally appeared Amber Allen, EVP known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 21 day of June, 2022

[Signature]
Signature



VICINITY MAP
(NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET F SLIDE 276

DATE 6/28/2022

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 27th DAY OF June, 2022.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

17268
PO
G-7 H-7

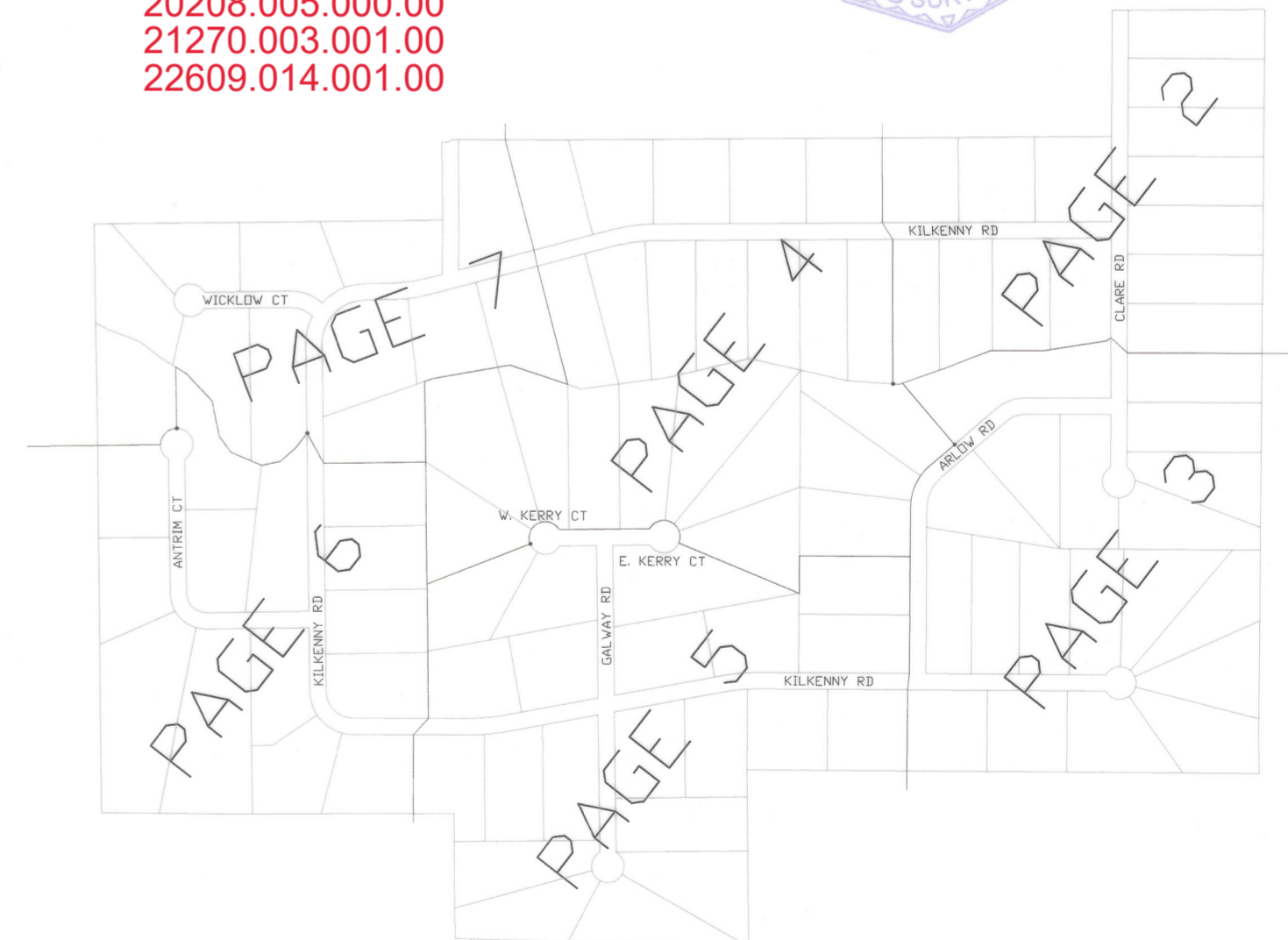
SURVEYOR'S CERTIFICATE

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 MAY 17, 2022.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN22559 22386.crd FN220530 FN220540



21484.003.002.00
20208.005.000.00
21270.003.001.00
22609.014.001.00



FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES OUT OF SECTION NO. 153, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1484, THE FRACTIONAL PART OF SECTION NO. 130, T. & P. RR. CO. SURVEY (S. CHOAT SURVEY), ABSTRACT NO. 2609, THE SE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (F. BRAWLEY SURVEY), ABSTRACT NO. 208 AND THE NE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (L.C. SULLIVAN SURVEY), ABSTRACT NO. 1270, PARKER COUNTY, TX

PLAT DATE: JUNE 20, 2022

OWNER INFORMATION

2022 SARRA LANE, LLC
3470 MINERAL WELLS HWY
WEATHERFORD, TX 76088
817-480-7270

SURVEYOR

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

0.375 ACRE DEEDED TO PARKER COUNTY, TEXAS FOR RIGHT-OF-WAY PURPOSES BY SEPARATE CONVEYANCE

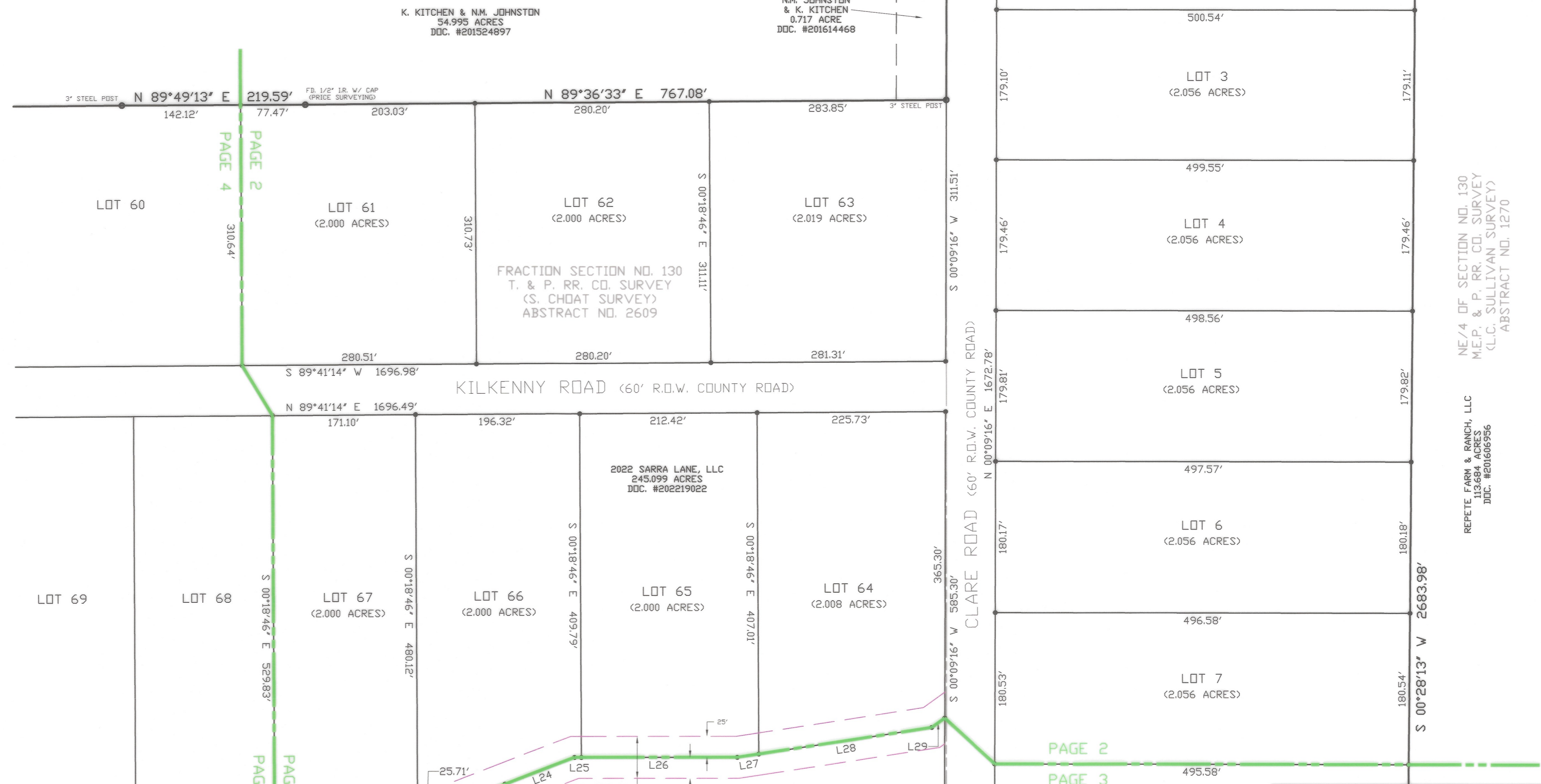
CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13°01'18"	440.00'	13°57'21"	S 82°24'05" W	106.91'	107.17'
C2	26°02'37"	220.00'	46°20'37"	S 66°12'28" W	173.14'	177.95'
C3	35°48'36"	160.00'	35°49'08"	N 72°42'39" W	98.40'	100.03'
C4	95°29'35"	60.00'	300°00'00"	S 00°37'13" E	60.00'	314.16'
C5	57°17'45"	100.00'	35°49'08"	S 72°42'39" E	61.50'	62.52'
C6	26°02'37"	220.00'	28°02'35"	S 13°20'22" W	106.61'	107.68'
C7	81°51'04"	70.00'	90°00'00"	N 45°40'55" W	28.99'	109.96'
C8	95°29'35"	60.00'	300°00'00"	S 89°19'05" W	60.00'	314.16'
C9	44°04'25"	130.00'	90°00'00"	S 45°40'55" E	183.85'	204.20'
C10	35°48'36"	159.98'	88°59'07"	S 45°10'29" E	224.24'	248.47'
C11	11°27'33"	500.00'	10°36'01"	N 85°01'57" E	92.37'	92.50'
C12	95°29'35"	60.00'	300°00'00"	N 89°22'47" E	60.00'	314.16'
C13	11°27'33"	500.00'	10°36'01"	N 85°02'58" E	92.66'	92.80'
C14	95°29'35"	60.00'	300°00'00"	N 00°21'58" E	60.00'	314.16'
C15	40°55'32"	140.00'	49°17'38"	N 25°00'47" E	116.77'	120.45'
C16	57°17'45"	100.00'	40°13'77"	N 69°47'24" E	68.83'	70.27'
C17	95°29'35"	60.00'	300°00'00"	S 89°50'44" E	60.00'	314.16'
C18	11°27'33"	500.00'	14°15'48"	S 82°33'20" W	124.15'	124.47'
C19	35°48'36"	160.00'	40°15'37"	S 69°47'24" W	110.13'	112.43'
C20	28°38'52"	200.00'	49°17'38"	S 25°00'47" W	166.81'	172.07'
C21	10°13'53"	560.00'	10°36'01"	S 85°02'58" W	103.93'	103.93'
C22	95°29'35"	60.00'	300°00'00"	N 00°37'13" W	60.00'	314.16'
C23	95°29'35"	60.00'	300°00'00"	S 00°37'13" E	60.00'	314.16'
C24	13°01'18"	440.00'	10°36'01"	S 85°01'57" W	81.29'	81.40'
C25	57°17'45"	100.00'	39°17'38"	N 45°10'29" E	140.14'	155.28'
C26	35°48'36"	160.00'	30°03'42"	N 44°20'35" W	226.40'	231.50'
C27	11°27'33"	500.00'	13°57'21"	N 82°24'06" E	121.49'	121.79'
C28	13°01'18"	440.00'	14°15'48"	N 82°33'20" E	109.25'	109.53'
C29	26°02'37"	220.00'	20°08'12"	S 79°18'41" W	76.92'	77.32'
C30	26°02'37"	220.00'	26°12'25"	S 36°08'22" W	99.75'	100.63'
C31	95°29'35"	60.00'	130°56'08"	S 83°54'43" W	109.17'	137.12'
C32	95°29'35"	60.00'	85°43'31"	S 24°25'07" E	81.63'	89.77'
C33	95°29'35"	60.00'	83°20'21"	N 71°02'57" E	79.78'	87.27'
C34	95°29'35"	60.00'	150°00'00"	N 13°41'07" W	113.91'	157.09'
C35	95°29'35"	60.00'	99°19'45"	S 44°39'21" W	84.34'	93.53'
C36	95°29'35"	60.00'	60°40'55"	S 30°20'28" E	60.62'	63.55'
C37	44°04'25"	130.00'	29°21'14"	S 15°21'33" E	65.88'	66.60'
C38	44°04'25"	130.00'	44°33'00"	S 52°18'40" E	98.55'	101.08'

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C39	44°04'25"	130.00'	16°05'45"	S 82°38'03" E	36.40'	36.52'
C40	35°48'36"	159.98'	33°17'02"	S 17°19'26" E	91.63'	92.94'
C41	35°48'36"	159.98'	41°20'15"	S 54°38'05" E	112.94'	115.42'
C42	35°48'36"	159.98'	14°21'50"	S 28°07'11" W	72.65'	78.04'
C43	11°27'33"	500.00'	3°41'26"	N 88°29'15" E	32.20'	32.21'
C44	11°27'33"	500.00'	6°54'35"	N 83°11'14" E	60.26'	60.30'
C45	95°29'35"	60.00'	74°31'11"	S 28°07'11" W	72.65'	78.04'
C46	95°29'35"	60.00'	46°50'02"	S 38°33'25" E	47.69'	49.04'
C47	95°29'35"	60.00'	88°21'23"	N 73°50'53" E	83.63'	92.53'
C48	95°29'35"	60.00'	90°17'25"	N 15°28'31" W	85.07'	94.55'
C49	11°27'33"	500.00'	7°51'22"	N 83°33'38" E	68.90'	68.96'
C50	11°27'33"	500.00'	2°46'39"	N 88°58'39" E	24.24'	24.24'
C51	95°29'35"	60.00'	95°31'08"	S 77°23'36" E	88.84'	100.03'
C52	95°29'35"	60.00'	40°39'31"	N 34°31'05" E	41.69'	42.58'
C53	95°29'35"	60.00'	38°13'24"	N 04°25'22" W	39.29'	40.03'
C54	95°29'35"	60.00'	28°37'42"	N 36°50'35" W	26.61'	26.94'
C55	95°29'35"	60.00'	38°38'33"	N 68°59'03" W	39.70'	40.47'
C56	95°29'35"	60.00'	61°19'42"	S 61°01'49" W	61.20'	64.22'
C57	95°29'35"	60.00'	150°00'00"	S 14°50'44" E	115.91'	157.08'
C58	95°29'35"	60.00'	95°01'32"	N 42°38'30" E	88.49'	99.51'
C59	95°29'35"	60.00'	54°58'29"	N 36°21'30" W	55.39'	57.37'
C60	28°38'52"	200.00'	14°27'08"	S 42°26'02" W	90.31'	90.45'
C61	28°38'52"	200.00'	28°13'47"	S 21°05'34" W	97.55'	98.54'
C62	28°38'52"	200.00'	6°36'42"	S 03°40'19" W	23.07'	23.08'
C63	57°17'45"	100.00'	126°48'29"	N 65°58'32" E	107.30'	132.73'
C64	95°29'35"	60.00'	42°35'46"	N 01°16'25" E	43.59'	44.61'
C65	95°29'35"	60.00'	30°27'07"	N 35°15'02" W	31.52'	31.89'
C66	95°29'35"	60.00'	34°12'29"	N 67°34'50" W	35.29'	35.82'
C67	95°29'35"	60.00'	65°56'09"	S 52°59'41" W	65.30'	69.05'
C68	95°29'35"	60.00'	75°00'42"	N 68°07'35" W	73.06'	78.35'
C69	95°29'35"	60.00'	42°03'14"	S 53°20'27" W	43.06'	44.04'
C70	95°29'35"	60.00'	53°20'34"	S 05°38'33" W	53.86'	55.86'
C71	95°29'35"	60.00'	40°01'55"	S 41°02'41" E	41.07'	41.92'
C72	95°29'35"	60.00'	89°33'35"	N 74°09'34" E	84.53'	93.79'
C73	11°27'33"	500.00'	5°39'24"	N 86°33'04" E	49.34'	49.36'
C74	11°27'33"	500.00'	8°17'57"	N 79°34'24" E	72.36'	72.42'
C75	13°01'18"	440.00'	11°51'12"	N 78°21'02" E	90.86'	91.03'
C76	13°01'18"	440.00'	2°24'36"	N 88°28'56" E	18.51'	18.51'

Lot	Proposed 100-Year Floodplain Elevation (ft)	Minimum Finished Floor Elevation (ft)
5	1030.5	1031.5
6	1030.5	1031.5
7	1030.5	1031.5
41	1071.0	1072.0
46	1071.0	1071.0
46	1067.0	1068.0
47	1067.0	1068.0
48	1067.0	1068.0
49	1067.0	1068.0
50	1068.0	1069.0
51	1070.0	1071.0
64	1033.0	1034.0
65	1036.0	1037.0
66	1036.0	1037.0
67	1036.0	1037.0
68	1039.0	1040.0
69	1041.5	1042.5
70	1044.0	1045.0
71	1047.0	1048.0
72	1048.0	1050.0
73	1050.0	1051.0
74	1051.0	1052.0
75	1053.5	1054.5
76	1056.0	1057.0
77	1060.5	1061.5
78	1060.5	1061.5
79	1060.5	1061.5
80	1062.5	1063.5
80	1061.0	1062.0
81	1060.0	1061.0
82	1048.0	1049.0
83	1046.0	1046.0
100	1050.0	1051.0
101	1046.0	1046.0
102	1041.0	1042.0
103	1038.0	1039.0

* The proposed 100-year floodplain elevations are based on proposed conditions shown on Exhibit 6 of the drainage report.

LINE	BEARING	DISTANCE
L1	N 00°08'46" E	13.60'
L2	N 83°51'15" E	1.57'
L3	N 85°15'15" E	17.03'
L4	N 64°24'27" E	22.29'
L5	S 00°54'06" E	111.26'
L6	N 70°38'55" E	395.32'
L7	N 70°38'55" E	293.52'
L8	N 80°03'42" E	245.23'
L9	N 80°03'42" E	43.93'
L10	S 71°37'31" E	225.20'
L11	N 71°37'31" E	51.93'
L12	N 82°37'42" E	139.44'
L13	N 82°37'42" E	183.94'
L14	N 76°51'43" E	39.80'
L15	N 76°51'43" E	266.75'
L16	S 77°12'52" E	192.63'
L17	S 77°12'52" E	177.70'
L18	S 86°13'47" E	76.54'
L19	S 86°13'47" E	90.17'
L20	S 86°13'47" E	23.28'
L21	N 70°31'57" E	12.08'
L22	N 70°31'57" E	170.17'
L23	N 68°58'20" E	86.04'
L24	N 68°58'20" E	89.08'
L25	EAST	8.24'
L26	EAST	186.64'
L27	N 81°17'49" E	26.06'
L28	N 81°17'49" E	209.26'
L29	S 54°15'36" E	19.31'
L30	S 61°59'26" E	50.53'
L31	S 69°27'13" E	125.32'
L32	S 52°39'53" E	100.15'
L33	S 58°28'42" E	62.02'
L34	S 58°28'42" E	35.46'
L35	S 58°28'42" E	10.88'
L36	S 43°10'01" E	137.84'
L37	S 12°02'11" E	130.63'
L38	S 35°33'05" E	72.08'
L39	S 66°56'24" E	122.99'
L40	N 78°01'47" E	70.69'
L41	N 48°31'04" E	72.73'
L42	N 38°10'17" E	69.67'
L43	N 54°48'05" W	22.25'
L44	S 54°48'05" E	22.25'



K. KITCHEN & N.M. JOHNSTON
54.995 ACRES
DCC. #201524697

N.M. JOHNSTON & K. KITCHEN
0.717 ACRE
DCC. #201614468

FRACTION SECTION NO. 130
T. & P. RR. CO. SURVEY
(S. CHDQT SURVEY)
ABSTRACT NO. 2609

NE/4 OF SECTION NO. 130
M.E.P. & P. RR. CO. SURVEY
(L.C. SULLIVAN SURVEY)
ABSTRACT NO. 1270

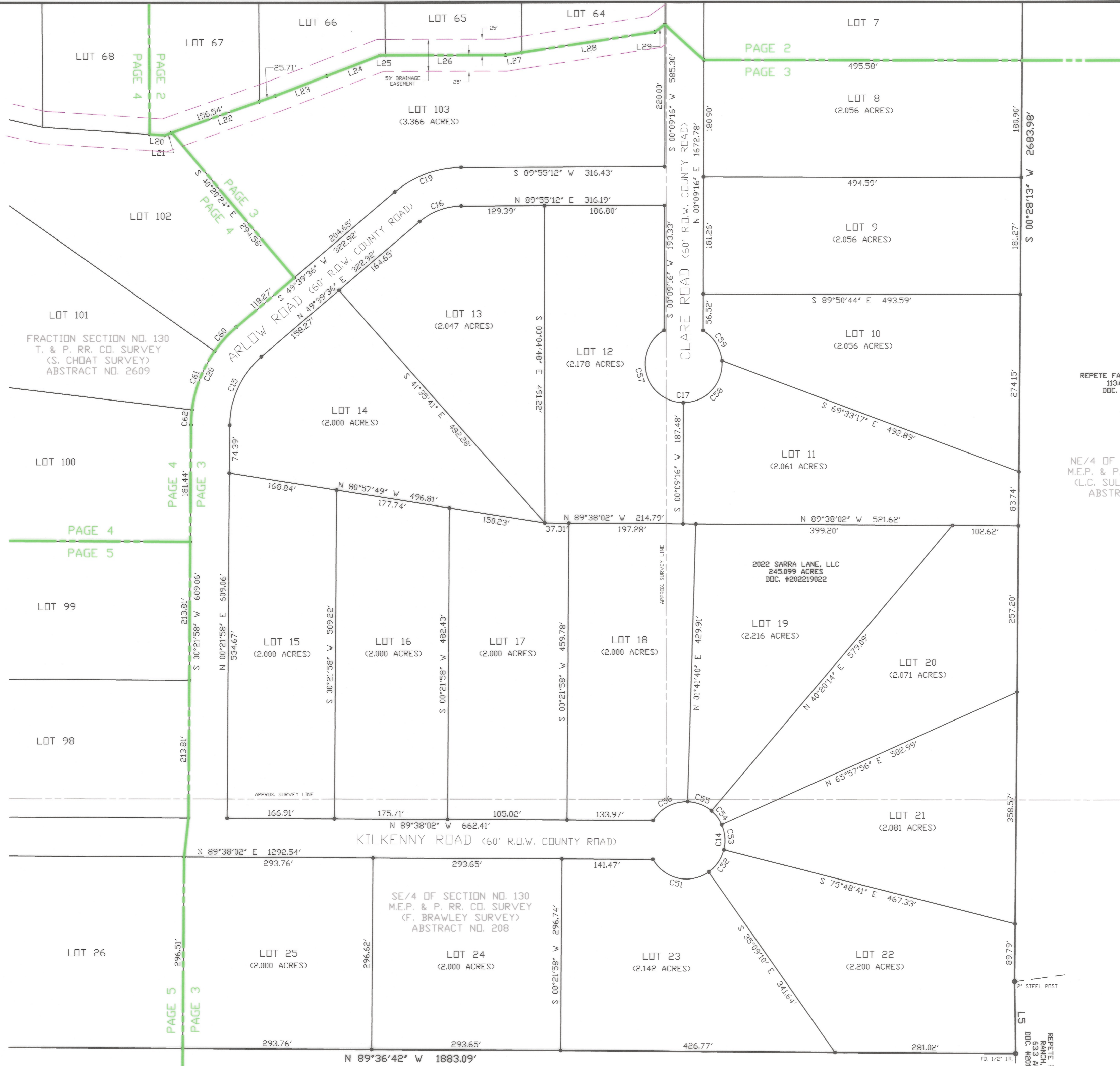
REPETE FARM & RANCH, LLC
113.684 ACRES
DCC. #201606956

FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES OUT OF SECTION NO. 153, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1484, THE FRACTIONAL PART OF SECTION NO. 130, T. & P. RR. CO. SURVEY (S. CHDQT SURVEY), ABSTRACT NO. 2609, THE SE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (F. BRAWLEY SURVEY), ABSTRACT NO. 208 AND THE NE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (L.C. SULLIVAN SURVEY), ABSTRACT NO. 1270, PARKER COUNTY, TX

PLAT DATE: JUNE 20, 2022

F276



REPETE FARM & RANCH, LLC
113.684 ACRES
DDC. #201606956

NE/4 OF SECTION NO. 130
M.E.P. & P. RR. CO. SURVEY
(L.C. SULLIVAN SURVEY)
ABSTRACT NO. 1270

2022 SARRA LANE, LLC
245.099 ACRES
DDC. #202219022

SE/4 OF SECTION NO. 130
M.E.P. & P. RR. CO. SURVEY
(F. BRAWLEY SURVEY)
ABSTRACT NO. 208

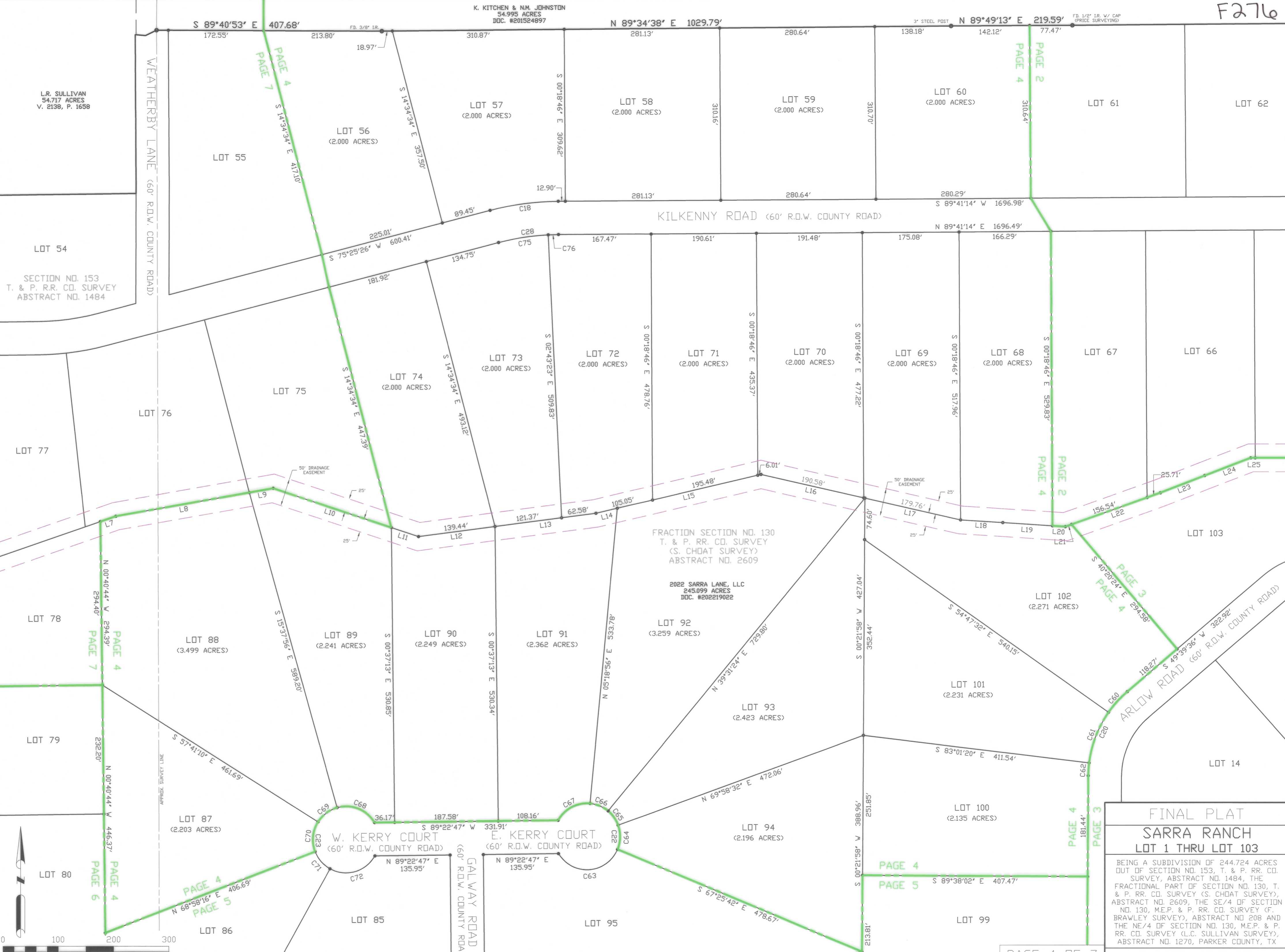
HENRY CARR, JR
76.988 ACRES
V. 1338, P. 502

FINAL PLAT	
SARRA RANCH	
LOT 1 THRU LOT 103	
BEING A SUBDIVISION OF 244.724 ACRES OUT OF SECTION NO. 153, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1484, THE FRACTIONAL PART OF SECTION NO. 130, T. & P. RR. CO. SURVEY (S. CHOAT SURVEY), ABSTRACT NO. 2609, THE SE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (F. BRAWLEY SURVEY), ABSTRACT NO. 208 AND THE NE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (L.C. SULLIVAN SURVEY), ABSTRACT NO. 1270, PARKER COUNTY, TX	
PLAT DATE: JUNE 20, 2022	REPETE FARM & RANCH, LLC 6.33 ACRES DDC. #201830453

F276

K. KITCHEN & N.M. JOHNSTON
54,995 ACRES
DOC. #201524897

3" STEEL POST N 89°49'13" E 219.59'
FD. 1/2" IR. W/ CAP (PRICE SURVEYING)



L.R. SULLIVAN
54.717 ACRES
V. 2138, P. 1658

SECTION NO. 153
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 1484

KILKENNY ROAD (60' R.O.W. COUNTY ROAD)

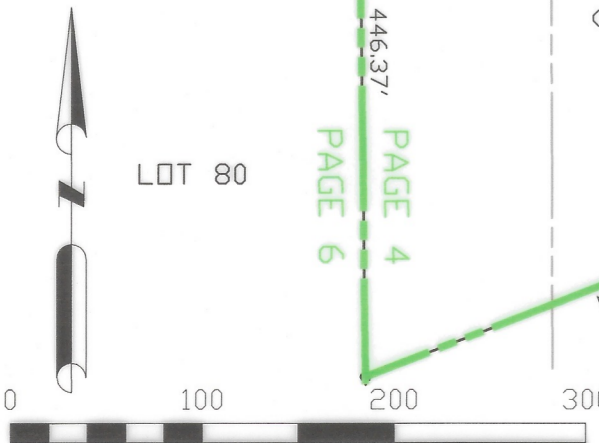
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T. & P. R.R. CO. SURVEY
(S. CHDAT SURVEY)
ABSTRACT NO. 2609

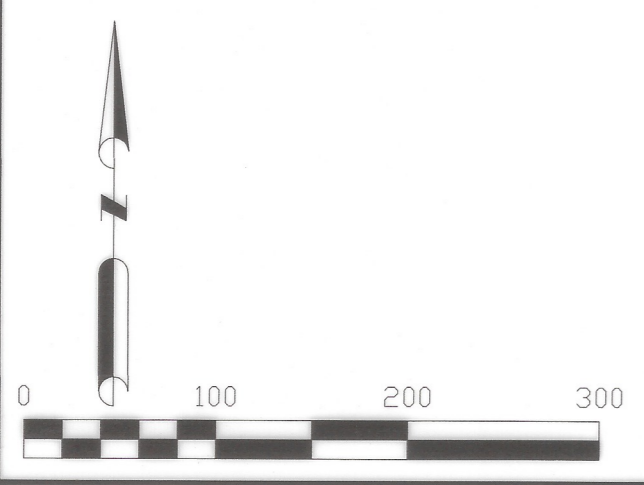
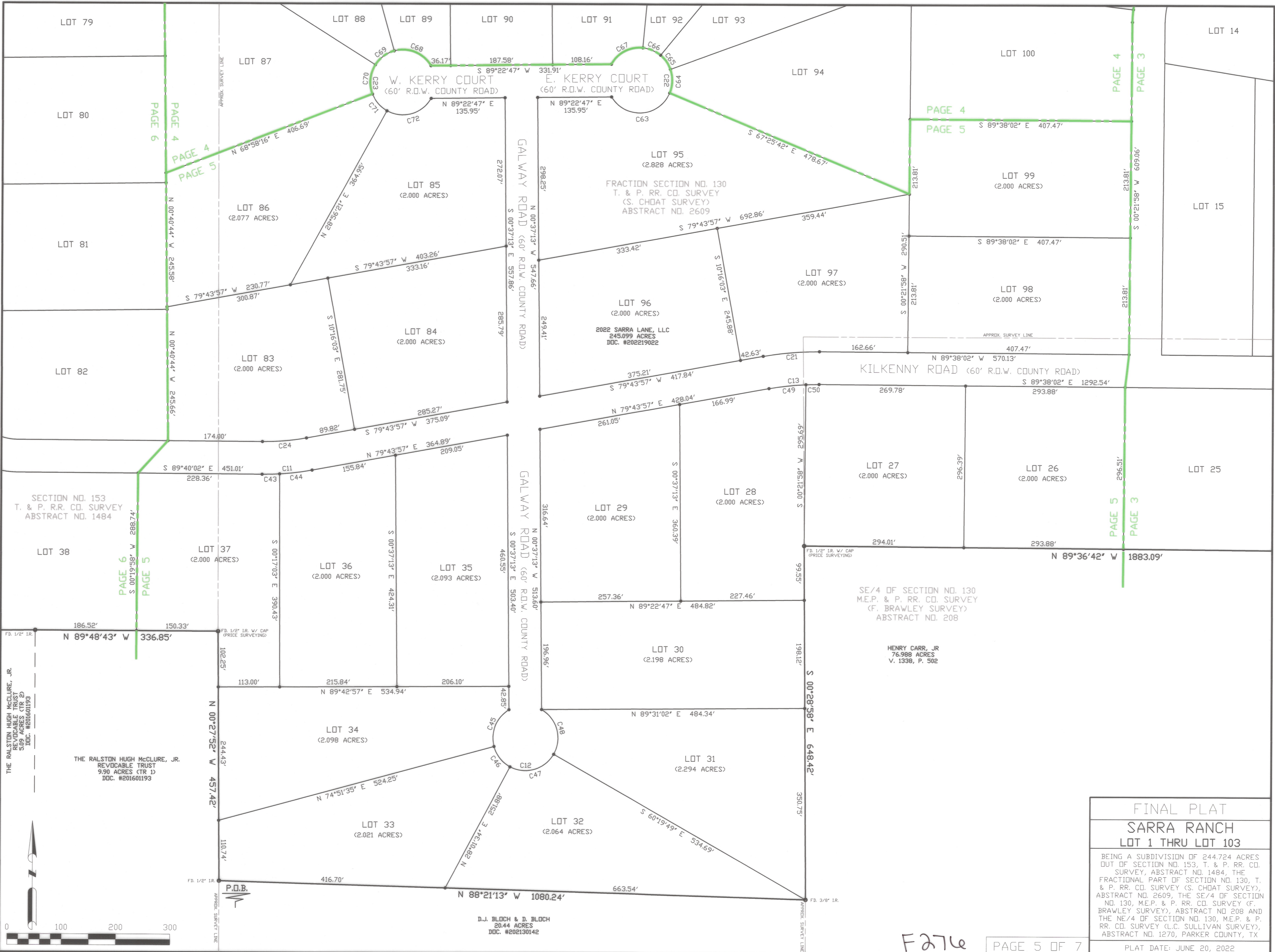
2022 SARRA LANE, LLC
245.099 ACRES
DOC. #202219022

FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES
OUT OF SECTION NO. 153, T. & P. R.R. CO.
SURVEY, ABSTRACT NO. 1484, THE
FRACTIONAL PART OF SECTION NO. 130, T.
& P. R.R. CO. SURVEY (S. CHDAT SURVEY),
ABSTRACT NO. 2609, THE SE/4 OF SECTION
NO. 130, M.E.P. & P. R.R. CO. SURVEY (F.
BRAWLEY SURVEY), ABSTRACT NO. 208 AND
THE NE/4 OF SECTION NO. 130, M.E.P. & P.
R.R. CO. SURVEY (L.C. SULLIVAN SURVEY),
ABSTRACT NO. 1270, PARKER COUNTY, TX

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PLAT DATE: JUNE 20, 2022





D.J. BLOCH & D. BLOCH
20.44 ACRES
DOC. #202130142

FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES
OUT OF SECTION NO. 153, T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1484, THE
FRACTIONAL PART OF SECTION NO. 130, T.
& P. RR. CO. SURVEY (S. CHDAT SURVEY),
ABSTRACT NO. 2609, THE SE/4 OF SECTION
NO. 130, M.E.P. & P. RR. CO. SURVEY (F.
BRAWLEY SURVEY), ABSTRACT NO. 208 AND
THE NE/4 OF SECTION NO. 130, M.E.P. & P.
RR. CO. SURVEY (L.C. SULLIVAN SURVEY),
ABSTRACT NO. 1270, PARKER COUNTY, TX

PLAT DATE: JUNE 20, 2022

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THE RALSTON HUGH McCLURE, JR.
REVOCABLE TRUST
509 ACRES (TR 2)
DOC. #201601193

THE RALSTON HUGH McCLURE, JR.
REVOCABLE TRUST
9.90 ACRES (TR 1)
DOC. #201601193

SE/4 OF SECTION NO. 130
M.E.P. & P. RR. CO. SURVEY
(F. BRAWLEY SURVEY)
ABSTRACT NO. 208

HENRY CARR, JR
76.988 ACRES
V. 1338, P. 502

FRACTION SECTION NO. 130
T. & P. RR. CO. SURVEY
(S. CHDAT SURVEY)
ABSTRACT NO. 2609

SECTION NO. 153
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1484

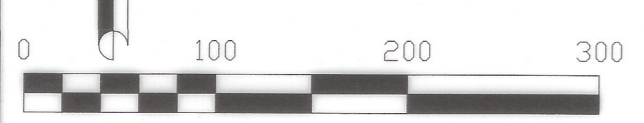
FD. 1/2" IR.

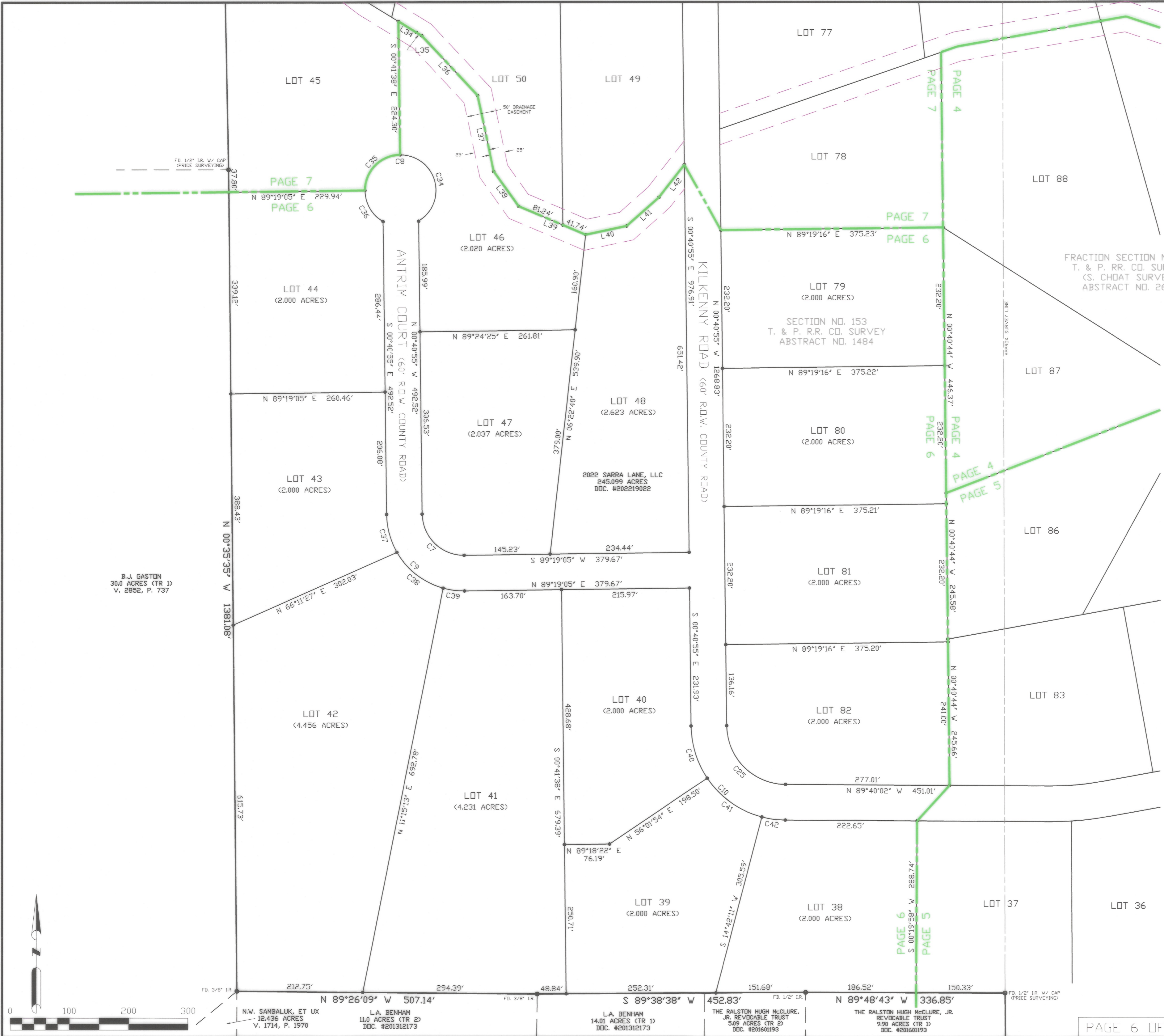
FD. 1/2" IR. W/ CAP
(PRICE SURVEYING)

FD. 1/2" IR. W/ CAP
(PRICE SURVEYING)

FD. 3/8" IR.

P.O.B.



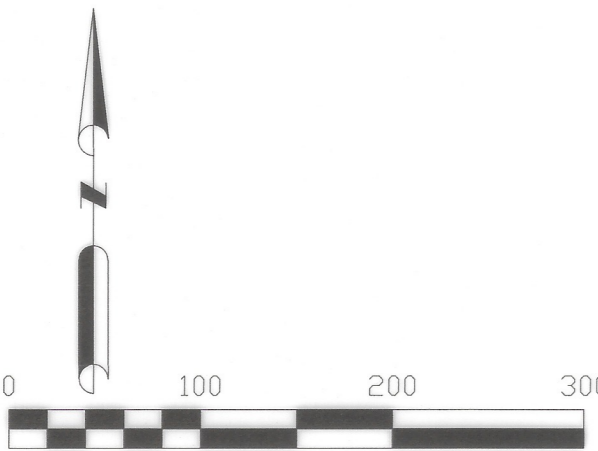


FRACTION SECTION NO. 130
T. & P. RR. CO. SURVEY
(S. CHDAT SURVEY)
ABSTRACT NO. 2609

SECTION NO. 153
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1484

2022 SARRA LANE, LLC
245.099 ACRES
DDC. #202219022

B.J. GASTON
30.0 ACRES (TR 1)
V. 2852, P. 737



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FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES
OUT OF SECTION NO. 153, T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1484, THE
FRACTIONAL PART OF SECTION NO. 130, T.
& P. RR. CO. SURVEY (S. CHDAT SURVEY),
ABSTRACT NO. 2609, THE SE/4 OF SECTION
NO. 130, M.E.P. & P. RR. CO. SURVEY (F.
BRAWLEY SURVEY), ABSTRACT NO 208 AND
THE NE/4 OF SECTION NO. 130, M.E.P. & P.
RR. CO. SURVEY (L.C. SULLIVAN SURVEY),
ABSTRACT NO. 1270, PARKER COUNTY, TX

PLAT DATE: JUNE 20, 2022

N.W. SAMBALUK, ET UX
12.436 ACRES
V. 1714, P. 1970

L.A. BENHAM
11.0 ACRES (TR 2)
DDC. #201312173

L.A. BENHAM
14.01 ACRES (TR 1)
DDC. #201312173

THE RALSTON HUGH McCLURE,
JR. REVOCABLE TRUST
5.09 ACRES (TR 2)
DDC. #201601193

THE RALSTON HUGH McCLURE, JR.
REVOCABLE TRUST
9.90 ACRES (TR 1)
DDC. #201601193

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

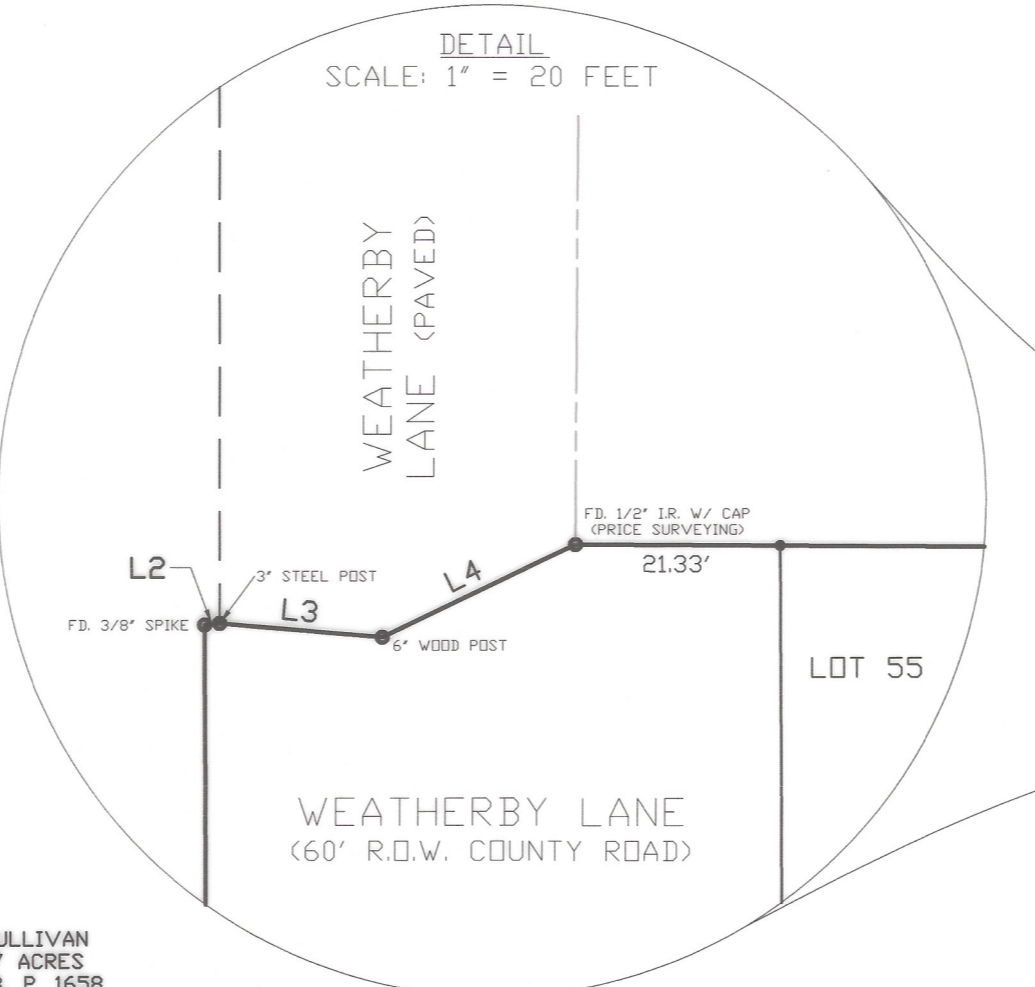
Lila Deakle

202224332
06/28/2022 08:40 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

K. KITCHEN & N.M. JOHNSTON
54.995 ACRES
DOC. #201524897

L.R. SULLIVAN
54.717 ACRES
V. 2138, P. 1658

L.R. SULLIVAN, ET UX
80.75 ACRES
V. 2378, P. 1561



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FINAL PLAT
SARRA RANCH
LOT 1 THRU LOT 103

BEING A SUBDIVISION OF 244.724 ACRES OUT OF SECTION NO. 153, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1484, THE FRACTIONAL PART OF SECTION NO. 130, T. & P. RR. CO. SURVEY (S. CHDAT SURVEY), ABSTRACT NO. 2609, THE SE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (F. BRAWLEY SURVEY), ABSTRACT NO. 208 AND THE NE/4 OF SECTION NO. 130, M.E.P. & P. RR. CO. SURVEY (L.C. SULLIVAN SURVEY), ABSTRACT NO. 1270, PARKER COUNTY, TX

PLAT DATE: JUNE 20, 2022

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