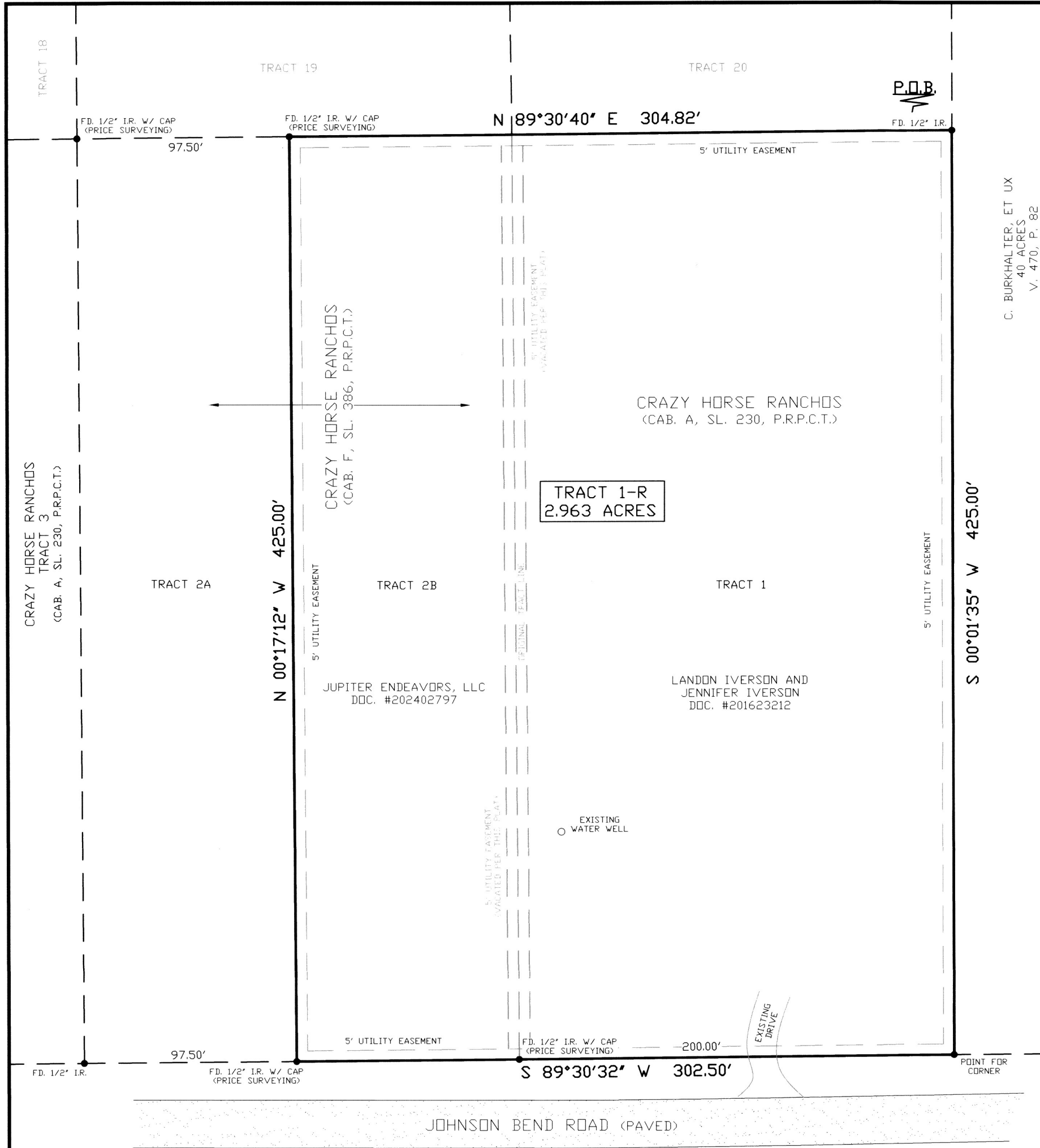




BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

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: 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 IS SUPPLIED BY
CSWR-TEXAS UDC
PO BOX 674535
DALLAS, TX 75267
PH. # 1-866-301-7725

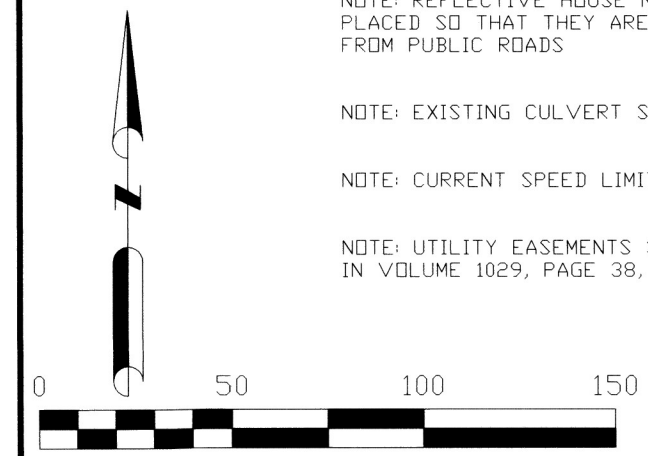
NOTE: SEWER SERVICE IS ON-SITE. SEWER FACILITIES SUBJECT
TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE
PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES
FROM PUBLIC ROADS

NOTE: EXISTING CULVERT SIZE IS 18"

NOTE: CURRENT SPEED LIMIT ON JOHNSON BEND ROAD IS 35 MPH

NOTE: UTILITY EASEMENTS SHOWN PER RESTRICTIONS RECORDED
IN VOLUME 1029, PAGE 38, OFFICIAL RECORDS, PARKER COUNTY



LEGAL DESCRIPTION

Of a 2.963 acres tract of land, being all of Tract 1 of Crazy Horse Ranchos, according to plat recorded in Cabinet A, Slide 230 and all of Tract 2B of Crazy Horse Ranchos, according to plat recorded in Cabinet F, Slide 386, both in the Plat 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 northeast corner of said Tract 1 for the northeast and beginning corner of this tract.
Thence S. 00 deg. 01 min. 35 sec. W. 425.00 feet to a point in the north line of Johnson Bend Road (paved) for the southeast corner of this and said Tract 1.
Thence S. 89 deg. 30 min. 32 sec. W. at 200.00 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Tract 1 and at the southeast corner of said Tract 2B and in all 302.50 feet along the north line of said Johnson Bend Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Tract 2B for the southwest corner of this tract.
Thence N. 00 deg. 17 min. 12 sec. W. 425.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Tract 2B for the northwest corner of this tract.
Thence N. 89 deg. 30 min. 40 sec. E. 304.82 feet to the place of beginning.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 9 DAY OF March, 2026.

George A. Conlay
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #3

[Signature]
COUNTY JUDGE

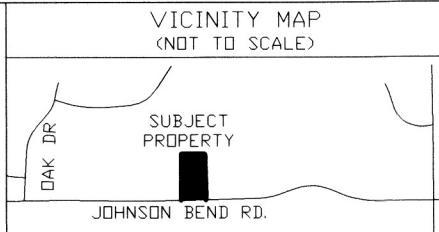
[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #4

11620.001.001.00
11620.001.002.10

11620
PE
G-12

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET A, SLIDE 254
DATE 3-9-2026



OWNERS
JUPITER ENDEAVORS, LLC,
LONDON IVERSON AND
JENNIFER IVERSON
302 JOHNSON BEND ROAD
WEATHERFORD, TX 76088
817-597-0722

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202606413
03/09/2026 03:34 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT
CRAZY HORSE RANCHOS TRACT 1-R
BEING A REPLAT OF ALL OF TRACT 1 OF CRAZY HORSE RANCHOS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 230 AND ALL OF TRACT 2B OF CRAZY HORSE RANCHOS, ACCORDING TO PLAT RECORDED IN CABINET F, SLIDE 386, BOTH IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS
PLAT DATE: FEBRUARY 2, 2026

OWNER'S CERTIFICATE

That we, JUPITER ENDEAVORS, LLC, LONDON IVERSON AND JENNIFER IVERSON, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as TRACT 1-R of CRAZY HORSE RANCHOS. We, by the recordation of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

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

EXECUTED THIS THE 4th DAY OF March, 2026

BY: Landon Iverson
LONDON IVERSON, Individually and as Managing Member
of JUPITER ENDEAVORS, LLC

BY: Jennifer Iverson
JENNIFER IVERSON

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 LONDON IVERSON and JENNIFER IVERSON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4th day of March, 2026

Marisa Lopez
Signature



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 AUGUST 8, 2022.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251211 211450.crd FN251163