

State of Texas
County of Parker

Whereas PDG Business Ventures, LLC, being the sole owner of a 5.699 acre tract of land, being all of Lot 1 and a portion of Lot 2, Block 1 Green Estates, according to the plat recorded in Cabinet C, Slide 387, Plat Records, Parker County, Texas; being a portion of that certain tract conveyed to PDG Business Ventures, LLC, recorded in Clerk's File No. 202412636, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod in the east line of Longley Lane (paved, called 50 foot right-of-way in Volume 1528, Page 145, R.P.R.P.C.T., county maintained), being the northwest corner of that certain tract conveyed to Parker County, Texas as recorded in Volume 2777, Page 1870, R.P.R.P.C.T., and being in the west line of said Lot 2, for the southwest and beginning corner of this tract. Whence a found 1/2" iron rod at the southerly corner of said Lot 2 bears S 00°19'42" E 187.18 feet.

THENCE N 00°19'42" W, along the east line of said Longley Lane, at 467.08 feet pass the westerly common corner of said Lots 1 and 2, to a found 5/8" iron rod at the northwest corner of said Lot 1 same being the southwest corner of that certain Jaime tract described in Volume 2794, Page 831, R.P.R.P.C.T., for a total distance of 926.30 feet, to the northwest corner of this tract.

THENCE S 73°41'37" E 480.22 feet, along the common line of said Lot 1 and said Jaime tract, to a found 5/8" iron rod in the west line of Farm-to-Market Highway No. 51 (paved, called 120 foot right-of-way, TxDOT maintained), being the northeast corner of said Lot 1 and the southeast corner of said Jaime tract, for the northeast corner of this tract.

THENCE S 24°54'45" W 880.67 feet, along the west line of said FM Hwy 51, to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC.") at the northeast corner of said Parker County, Texas tract, being in the east line of said Lot 2, for the southeast corner of this tract.

THENCE N 85°05'13" W 84.94 feet, along the north line of said Parker County, Texas tract to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2102017-RP
Field Date: March 11, 2021
Revised Date: February 20, 2026



Surveyor's Notes

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C017SE, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

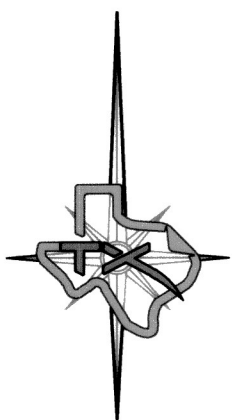
6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."

7) All easement corners for Golden Oak Circle are points, per property owner request.

LINE	BEARING	DISTANCE
LI	N 85°05'13" W	84.94'

LINE	BEARING	DISTANCE
E1	N 85°05'13" W	20.00'
E2	N 04°54'47" E	24.57'
E3	N 08°33'41" W	36.65'
E4	N 00°09'49" E	197.70'
E5	N 02°00'02" W	197.56'
E6	S 27°44'10" W	88.26'
E7	S 04°54'47" W	29.12'
E8	N 00°09'49" E	132.20'
E9	N 02°00'05" W	198.13'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
EC1	213.36'	173.10'	N 03°09'00" E	168.39'
EC2	262.90'	98.44'	N 15°39'56" E	97.86'
EC3	36.67'	64.59'	N 47°22'38" E	56.56'
EC4	173.53'	200.12'	S 49°07'28" E	189.22'
EC5	200.16'	169.84'	S 19°38'20" W	164.79'
EC6	73.57'	50.38'	S 24°19'56" W	49.40'
EC7	102.91'	80.13'	S 27°34'16" W	78.12'
EC8	282.90'	105.92'	S 15°39'56" W	105.31'
EC9	193.36'	161.20'	S 02°30'29" W	156.58'
EC10	81.58'	43.93'	N 70°04'46" W	43.40'
EC11	21.67'	38.17'	N 47°22'38" E	33.42'
EC12	158.53'	181.33'	S 49°23'41" E	171.61'
EC13	185.16'	155.61'	S 19°52'18" W	151.07'
EC14	88.57'	60.57'	S 24°21'26" W	59.40'
EC15	87.91'	69.43'	S 27°55'58" W	67.64'



Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
PDG Business Ventures, LLC
5005 Arbor Mill Dr
Fort Worth, TX 76135

1" = 100'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202606414
03/09/2026 03:42 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **G** Slide **255**

202606414 PLAT Total Pages: 1

Hector & Yolanda Jaime
V. 2794, P. 831

Billy Wilkerson
V. 1513, P. 194

Carlos Olvera
202224514

John Shaw
20181867
(Affidavit of Heirship)

Lane & Patsy Valentine
201712306

Legio I, LLC
201726921

Lane & Patsy Valentine
V. 2257, P. 437

Lot 1R, Block 1
5.699 Acres
(248,253 Sq. Ft.)

Golden Oaks Circle
0.538 Acres (23,454 Sq. Ft.)
Private Access & Utility Easement
(dedicated by this plat)

PDG Business Ventures, LLC
C.F.# 202412636

Farm-to-Market Highway No. 51
Paved - Called 120 Right-of-Way (TxDOT)

12835.001.001.00
12835.001.002.00

12835
WE

I-9

Now, Therefore, Know All Men By These Presents:

Sheet 1 of 1
Arch C (18" x 24")

That PDG Business Ventures, LLC, do(es) hereby adopt this plat designating the herein above described property as Lot 1R, Block 1, Green Estates, an addition to Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 24th day of February, 2026.

By:

PDG Business Ventures, LLC (Owner)
Jeremy May (Managing Member)

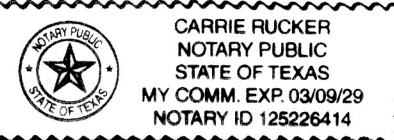
State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jeremy May, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of February, 2026.

Carrie Rucker

Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lot 1R, Green Estates, as shown hereon.

By:

The Huntington National Bank
Lienholder
Name (Representative) Matthew Walsh Signature [Signature] Title VP RM II

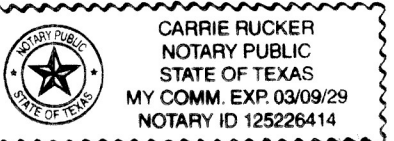
State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Matthew Walsh, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 24 day of February, 2026.

Carrie Rucker

Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 9 day of March, 2026.

County Judge

George A. Conley
Commissioner Precinct #1

[Signature]
Commissioner Precinct #6

[Signature]
Commissioner Precinct #2

[Signature]
Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) Sanitary sewer is to be provided by private on-site septic facilities (OSSF).

C) Water is to be provided by private water well.

D) 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 availability.

E) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

F) Owner is required to consult with Parker County Precinct Commissioner regarding drive entrance culverts. Owner should consult with TxDOT regarding requirements and permits for any entrances along FM HWY 51.

G) At time of plat, Longley Lane (county right-of-way) does not have a posted speed limit. Farm-to-Market Highway No. 51 has a posted speed limit of 65 miles per hour.

H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

I) The Parker County Commissioners' Court approved the waiver for a groundwater study on February 9, 2026.

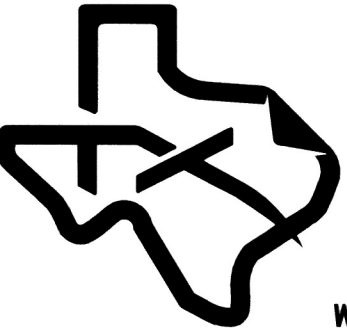
J) Golden Oaks Circle, the private right-of-way easement shown hereon, is a total of 1,368 linear feet.

Replat Lot 1R, Block 1 Green Estates

an addition to Parker County, Texas

Being a 5.699 acre tract of land, being all of Lot 1 and a portion of Lot 2, Block 1, Green Estates, according to the plat recorded in Cabinet C, Slide 387, Plat Records, Parker County, Texas

February 2026



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Vicinity Map (1" = 5,000')