

State of Texas
County of Parker

Whereas Koontz Enterprises, LLC, being the sole owner of a 50.066 acre tract of land, out of the H. BROWN SURVEY, ABSTRACT No. 79, Parker County, Texas, being all of that certain tract conveyed to Koontz Enterprises, LLC, as described in Clerk's File No. 202519417, Official Public Records, Parker County, Texas (O.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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid (US Survey Feet).

BEGINNING at a found 5/8" capped iron rod, on the north right-of-way of Sarra Lane, asphalt surface, the south line of a called 160 acre tract, Tract Two, conveyed in instrument to The Rena Mae Woody Living Trust, recorded in Clerk File No. 202407643, O.P.R.P.C.T., and described as First Tract in instrument recorded in Clerk File No. 202013662, O.P.R.P.C.T., for the southerly southwest corner of the remainder of said 160 acre tract, being the southeast corner of the herein described tract:

THENCE South 89° 27' 33" West, 1200.44 feet, with the north right-of-way of said Sarra Lane, to a found 5/8" iron rod, for the southeast corner of the remainder of a called 34.02 acre tract described in instrument to Jose and Marie Perez, and Rafael Perez, recorded in Clerk File No. 201731286, O.P.R.P.C.T., being the southwest corner of the herein described tract; from which a found 4" steel fence post for reference bears North 76° 06' East, 1.6 feet:

THENCE North 01° 01' 06" East, 1259.23 feet, to a found 3" steel fence post, for the northeast corner of said remainder of 34.02 acre tract, being the southeast corner of a called 18.02 acre tract described in instrument to Clark and Kelly Pfizenmaier, recorded in Clerk File No. 201406641, O.P.R.P.C.T., being an angle corner of the herein described tract:

THENCE North 01° 10' 59" East, 569.21 feet, with the east line of said 18.02 acre tract, to a found 5/8" capped iron rod, for the westerly southwest corner of the remainder of said 160 acre tract, being the northwest corner of the herein described tract:

THENCE with the north and east line of said Koontz tract the following courses and distances:

North 89° 27' 12" East, 1184.82 feet, to a found 5/8" capped iron rod, for the northeast corner of the herein described tract:

South 00° 34' 48" West, 1,828.18 feet, to the POINT OF BEGINNING and containing 50.078 acres more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@tss-e.com - 817-594-0400
Project ID: W2508058-P
Field Date: November 18, 2025
Revised Date: January 6, 2026



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 9001382500600-0 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): Vol. 279, Pg. 352 (Blanket); Vol. 281, Pg. 26 (Blanket); Vol. 300, Pg. 61 (Blanket); Vol. 304, Pg. 369 (Blanket); Vol. 317, Pg. 673 (Blanket); Vol. 664, Pg. 675 (50' wide Blanket); Vol. 1021, Pg. 750 (50' wide Blanket); Vol. 1035, Pg. 835 (50' wide Blanket); Vol. 1896, Pg. 132 (20' wide Blanket); D.R.P.C.T.; Clerk File No(s): 2022407643 (Blanket); 202308082 (Blanket); R.P.R.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 303, Pg. 407; Vol. 429, Pg. 78; Vol. 429, Pg. 80; Vol. 604, Pg. 643; Vol. 1035; Pg. 633; Vol. 1089, Pg. 1305; Vol. 1299, Pg. 40; D.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

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

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined

According to the F.I.R.M. Community Panel Map No. 48367C0250F, dated April 5, 2019, for up to date flood hazard information always visit the official F.E.M.A. 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 located, per Texas811 Ticket No. 2575986750. Always call 811 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) All corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), unless otherwise noted. Final lot corners are to be set at a later date, after construction, as agreed upon with owner.

7) U.E. = Utility Easement (dedicated by this plat)

8) Minimum Finished Floor Elevation shown for Lot 10 is two (2) feet above the 1% Annual Chance Flood Elevation, established by Letter Of Map Amendment determination on November 18, 2025, per FEMA Case No. 25-06-0155A.

Lot Curve Calls			
CURVE	RADIUS	ARC	CHORD BRG
C1	17.46'	17.93'	S 28°22'32" E
C2	80.09'	83.41'	S 30°26'59" E
C3	80.09'	89.68'	S 31°27'56" W
C4	80.09'	162.13'	N 58°27'41" W
C5	80.09'	86.61'	N 30°30'42" E
C6	17.46'	19.16'	N 32°28'39" E

Drainage Easement Calls		
LINE	BEARING	DISTANCE
L1	N 89°25'12" W	34.23'
L2	N 80°32'31" W	166.44'
L3	N 59°22'11" W	143.63'
L4	N 50°42'45" W	54.04'
L5	N 34°59'01" W	86.02'

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX. 76086

Engineer:
Jordan Bishop, P.E.
104 S Walnut St
Weatherford, TX. 76086

Owner(s):
Koontz Enterprises, LLC
788 FM 1032
Cisco, TX 76437

1" = 200'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202606400
03/09/2026 03:19 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet 11 Slide 253

The Rena Mae Woody Living Trust
Remainder of "Tract Two"
Called 160 Acres
CF# 202407643
(described as "First Tract"
in CF# 202013662)

T. & P. R. R. Co.
ABSTRACT No. 1457

T. & P. R. R. Co.
S. CHOAT SURVEY
ABSTRACT No. 2609

Perez
Remainder of
Called 34.02 Acres
CF # 201731286

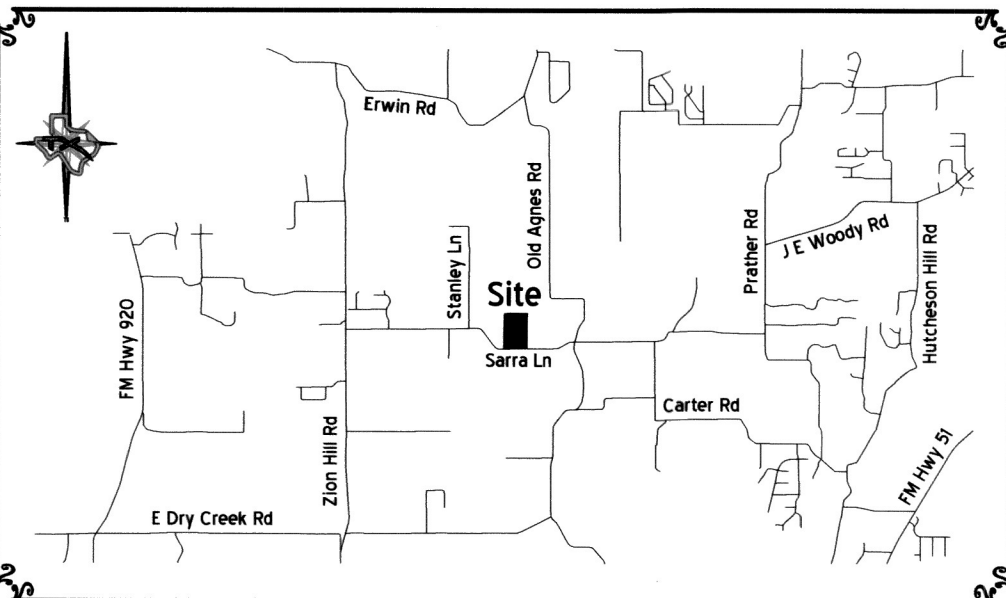
M. E. P. & P. R. R. Co.
L. C. SULLIVAN SURVEY
ABSTRACT No. 1270

2022 Sarra Lane, LLC
CF# 202219022

Lot 1
Sarra Ranch
Cab. F. SI. 276

Repete Farm & Ranch, LLC
CF# 201606956

20079.001.001.00



Vicinity Map (1" = 10,000')

202606400 PLAT Total Pages: 1
Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Koontz Enterprises, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 1-18, Trinity Oaks 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 22 day of January, 2026.

By:

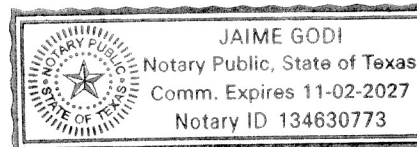
Koontz Enterprises, LLC (Owner)
Calvin Koontz (Manager)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Calvin Koontz 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 22 day of January, 2026.

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 02 day of March, 2026.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

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

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

D) The Parker County Commissioners' Court approved the groundwater study prepared by Musketeer Engineering Services, PLLC on January 26, 2026.

E) Water is to be provided by private water wells.

F) At time of plat, Sarra Lane has a posted speed limit of 40 miles per hour.

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

Lot #	Driveway Culvert (#, Size, Type)
1	18" Corrugated Metal Pipe (C.M.P.)
2	18" C.M.P.
3	18" C.M.P.
4	18" C.M.P.
5	18" C.M.P.
6	18" C.M.P.
7	18" C.M.P.
8	18" C.M.P.
9	18" C.M.P.
10	18" C.M.P.
11	18" C.M.P.
12	18" C.M.P.
13	18" C.M.P.
14	18" C.M.P.
15	18" C.M.P.
16	18" C.M.P.
17	18" C.M.P.
18	18" C.M.P.

18468
WE

H-7

Final Plat

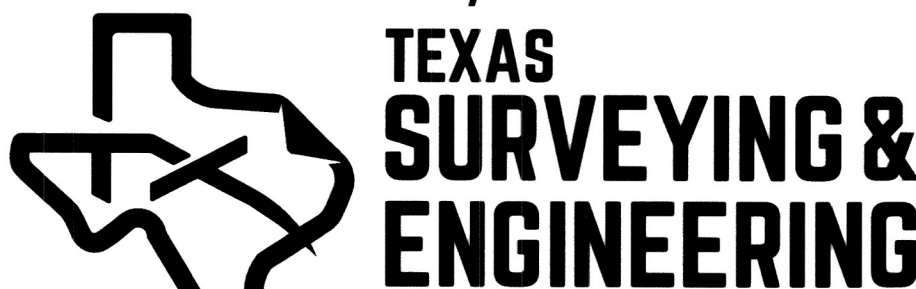
Lots 1-18

Trinity Oaks Estates

an addition to Parker County, Texas

Being a 50.066 acre tract of land, out of the H. Brown Survey, Abstract No. 79, Parker County, Texas

January 2026



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