

**OWNER'S CERTIFICATE**

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, 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 VINEYARD ESTATES. This plat being a subdivision of 23.111 acres out of the Fractional Part of Section No. 66, T. & P. R.R. Co. Survey (J. McLaughlin Survey), Abstract No. 1849, 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<sup>st</sup> DAY OF September, 2021

BY: [Signature]  
RYAN D. ZAMARRON, President

202140046 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON 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<sup>st</sup> day of September, 2021

[Signature]  
Signature



**LIEN HOLDER STATEMENT**

PBREI, LLC, 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

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

[Signature]  
Lila Deakle  
202140046  
10/12/2021 01:55 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

STATE OF TEXAS  
COUNTY OF Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lynn Boyer 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 22<sup>nd</sup> day of September, 2021

[Signature]  
Signature



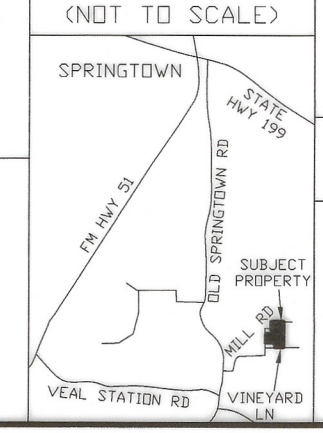
**SURVEYOR'S CERTIFICATE**

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 JUNE 28, 2021.

[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21885 21885C.dwg FN210702-05



**VICINITY MAP (NOT TO SCALE)**



**OWNER INFORMATION**

THE GABRIELA, DELACRUZ & WELLS COMPANY  
PO BOX 1195  
WEATHERFORD, TX 76086  
PH. 817-694-2067

**FILED FOR RECORD**

PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET F, SLIDE 65  
DATE 10/12/2021

**LEGAL DESCRIPTION**

Of a 23.111 acre tract of land out of the Fractional Part of Section No. 66, T. & P. R.R. Co. Survey (J. McLaughlin Survey), Abstract No. 1849, Parker County, Texas; being part of a certain 24.190 acres tract described in Document No. 202127889 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Mill Road (paved) and in a north line of said 24.190 acres tract and in the south line of a certain 2.859 acres tract described in Document No. 201829257 of said Official Public Records for the most westerly northwest corner of said 24.190 acres tract, and a found concrete nail at the most westerly northwest corner of said 2.859 acres tract, bears N. 89 deg. 51 min. 35 sec. W. 30.00 feet and a found concrete nail at the most westerly northwest corner of said 2.859 acres tract, bears N. 89 deg. 51 min. 35 sec. W. 30.00 feet and N. 00 deg. 49 min. 08 sec. E. 359.09 feet.

Thence S. 89 deg. 51 min. 35 sec. E. 316.61 feet to a found 1/2" iron rod with cap at the southeast corner of said 2.859 acres tract for an ell corner of this and said 24.190 acres tract.

Thence N. 00 deg. 52 min. 11 sec. E. 359.47 feet to a found 1/2" iron rod with cap at the northeast corner of said 2.859 acres tract for an ell corner of this and said 24.190 acres tract.

Thence N. 89 deg. 55 min. 19 sec. W. 7.09 feet along the north line of said 2.859 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Mill Road for a corner of this tract.

Thence along the east and south right of way line of said Mill Road the following courses and distances:

- Northerly along the arc of a 51 deg. 10 min. 08 sec. curve to the left with a radius of 111.97 feet, a central angle of 40 deg. 05 min. 15 sec., a chord of N. 17 deg. 19 min. 52 sec. E. 76.76 feet, and an arc length of 78.34 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 02 deg. 42 min. 45 sec. W. 249.46 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- Northeasterly along the arc of a 167 deg. 49 min. 28 sec. curve to the right with a radius of 34.14 feet, a central angle of 92 deg. 26 min. 39 sec., a chord of N. 43 deg. 30 min. 34 sec. E. 49.30 feet, and an arc length of 55.08 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract
- N. 89 deg. 43 min. 53 sec. E. 592.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 85 deg. 34 min. 50 sec. E. 30.80 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 24.190 acres tract for the northeast corner of this tract

Thence S. 00 deg. 06 min. 33 sec. E. 1394.70 feet along the east line of said 24.190 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Vineyard Lane (paved) for the southeast corner of this tract.

Thence S. 89 deg. 08 min. 00 sec. W. 474.32 feet along the north right of way line of said Vineyard Lane to a set 1/2" iron rod with cap (PRICE SURVEYING) in a west line of said 24.190 acres tract and in the east line of a certain 2.50 acres tract described in Volume 2734, Page 1793 of the Real Records for the most southerly southwest corner of this tract.

Thence N. 00 deg. 35 min. 52 sec. E. 275.29 feet to a found 1/2" iron rod at the northwest corner of said 2.50 acres tract for an ell corner of this and said 24.190 acres tract.

Thence S. 89 deg. 15 min. 17 sec. W. at 377.38 feet pass a 4" steel post at the northwest corner of said 2.50 acres tract and at the northeast corner of a certain 1.138 acres tract described in Document No. 20211589 of said Official Public Records and in all 518.11 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of said Mill Road and in the north line of said 1.138 acres tract and in a south line of said 24.190 acres tract for the most westerly southwest corner of this tract.

Thence N. 00 deg. 01 min. 37 sec. W. 181.50 feet along the east right of way line of said Mill Road to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence N. 01 deg. 00 min. 24 sec. E. 234.61 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 12 DAY OF October, 2021.

[Signature]  
COUNTY JUDGE

[Signature]  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4

**AMENDED PLAT**

**VINEYARD ESTATES**

BEING A SUBDIVISION OF 23.111 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 66, T. & P. R.R. CO. SURVEY (J. McLAUGHLIN SURVEY), ABSTRACT NO. 1849, PARKER COUNTY, TX

PLAT DATE: SEPTEMBER 20, 2021

**SURVEYOR**

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