



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 23rd DAY OF July, 2021

BY: Ryan D. Zamarron
RYAN D. ZAMARRON, President

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 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 23rd day of July, 2021

Signature: Krystle D. Bradford

KRISTLE D. BRADFORD
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132318357

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: Lynn Boyer
Printed: Member
Title: Lila Deakle

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 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 23rd day of July, 2021

Signature: Krystle D. Bradford

KRISTLE D. BRADFORD
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132318357

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.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21885 FN210702-05

DJR TRUST
4.000 ACRES
DOC. #201629945

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. 4836/C0275E, DATED SEPTEMBER 26, 2008

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

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 19
DATE _____

LEGAL DESCRIPTION

Of a 23.111 acres 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 this tract. Whence a found 60D nail at the most westerly northwest corner of said 24.190 acres tract, the same being the southwest 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 J. McLaughlin Survey 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. 202111589 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. 02 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.

202129383 PLAT Total Pages: 1

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 23rd DAY OF July, 2021.

Signature: George A. Conley
COMR. PRECINCT #1

Signature: Chris H. Hester
COMR. PRECINCT #2

Signature: Sam W. Holden
COMR. PRECINCT #3

Signature: David L. Jones
COMR. PRECINCT #4

COUNTY JUDGE

SURVEYOR

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

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

PLAT DATE: JULY 20, 2021