



LOCATION MAP
SCALE 1"=2000'



STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Everardo D. Ramirez, LLC, acting by and through Everardo D. Ramirez, managing partner, authorized to so act is the owner of a tract of land out of the Texas AND PACIFIC RAILROAD COMPANY SURVEY, SECTION 25, Abstract No. 1422 situated about 14.3 miles North 55° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of Tract One, being a called 8.0 and all of Tract Two, being a called 22.00 acre tract of land described in the deed to Everardo D. Ramirez, LLC as recorded in Document No. 202201164 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

BEGINNING at a capped 1/2" iron rod found marked "HARLIN TX 2074" (whose Northing is 7003343.61 and whose Easting is 2245865.05) for the northwest corner of said Tract Two, the northeast corner of a called 92.583 acre tract of land described in the deed to Calhoun Acres, LP as recorded in Document No. 202125404 of said Official Public Records and being in the south right-of-way line of Veal Station Road;

THENCE North 89°32'43" East, along the north line of said Tract Two, and said south right-of-way line of Veal Station Road, to and along the north line of said tract One, a distance of 839.01 feet to a 1/2" iron rod found for the northeast corner of said Tract One and the easterly northwest corner of said Tract Two;

THENCE South 89°53'23" East, along the easterly north line of said Tract Two and said south right-of-way line of Veal Station Road, a distance of 303.69 feet to a 1/2" iron rod found for the northeast corner of said Tract Two and the northeast corner Lot 1, Block 1 of STEWART ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet D, Slide 494 of the Plat Records of Parker County, Texas

THENCE South 0°17'10" East, along the east line of said Tract Two and the west line of said Lot1, to and along a westerly line of said 92.583 acre tract, a distance of 1143.15 feet to a 5" steel fence post for the southeast corner of said 22.00 acre tract and a re-entrant corner of said 92.583 acre tract;

THENCE westerly and northerly along the common line of said Tract Two and said 92.583 acre tract the following:

South 89°40'36" West, a distance of 1143.42 feet to a 1/2" iron rod found;
North 0°21'00" West, a distance of 1142.73 feet to the POINT OF BEGINNING and containing

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Everado D. Ramirez, LLC do hereby adopt this plat designating the herein above described real property as

**LOTS 1 through 13
PECHE RANCH**

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 27 day of September, 2022.

By: Everardo D. Ramirez, LLC

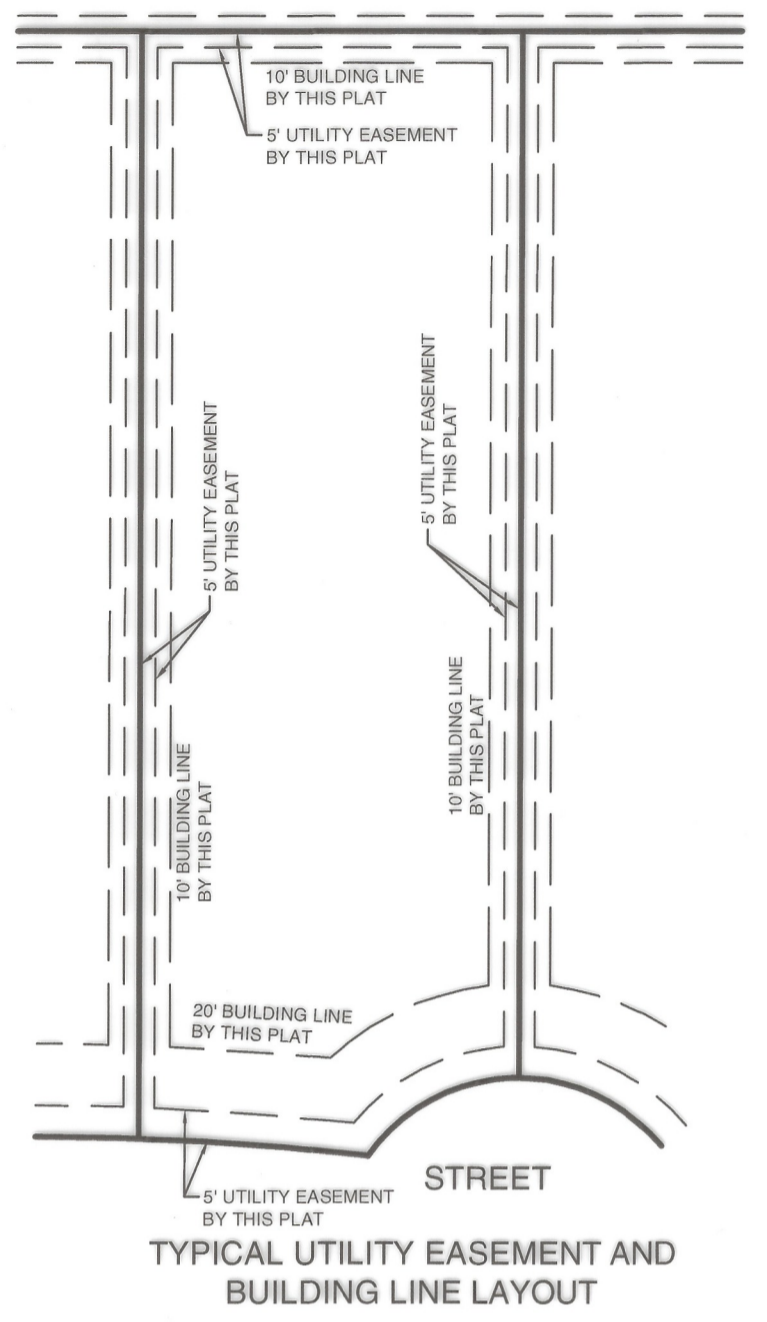
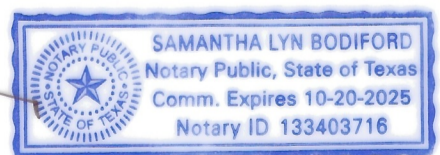
Everardo Ramirez
Everardo D. Ramirez
Managing Partner

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Everardo D. Ramirez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

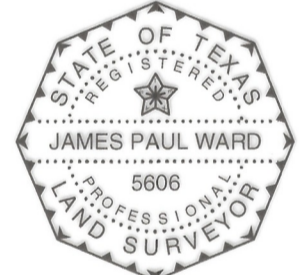
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of September 2022.

Samantha Lyn Bodiford
Notary Public State of Texas



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground May 20, 2022.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 24 DAY OF OCTOBER, 2022.

Absent
COUNTY JUDGE

George + Conley
COMMISSIONER PRECINCT #1

Ray Walden
COMMISSIONER PRECINCT #3

Chris Paul
COMMISSIONER PRECINCT #2

Steve Dye
COMMISSIONER PRECINCT #4

FINAL PLAT
LOTS 1 through 13
PECHE RANCH
an addition to Parker County, Texas being a part of the TEXAS & PACIFIC RAILROAD COMPANY SURVEY, SECTION 25, Abstract No. 1422 and being about 14.3 miles North 55° East of the courthouse in Weatherford, the county seat for Parker County, Texas.
30.0293 acres

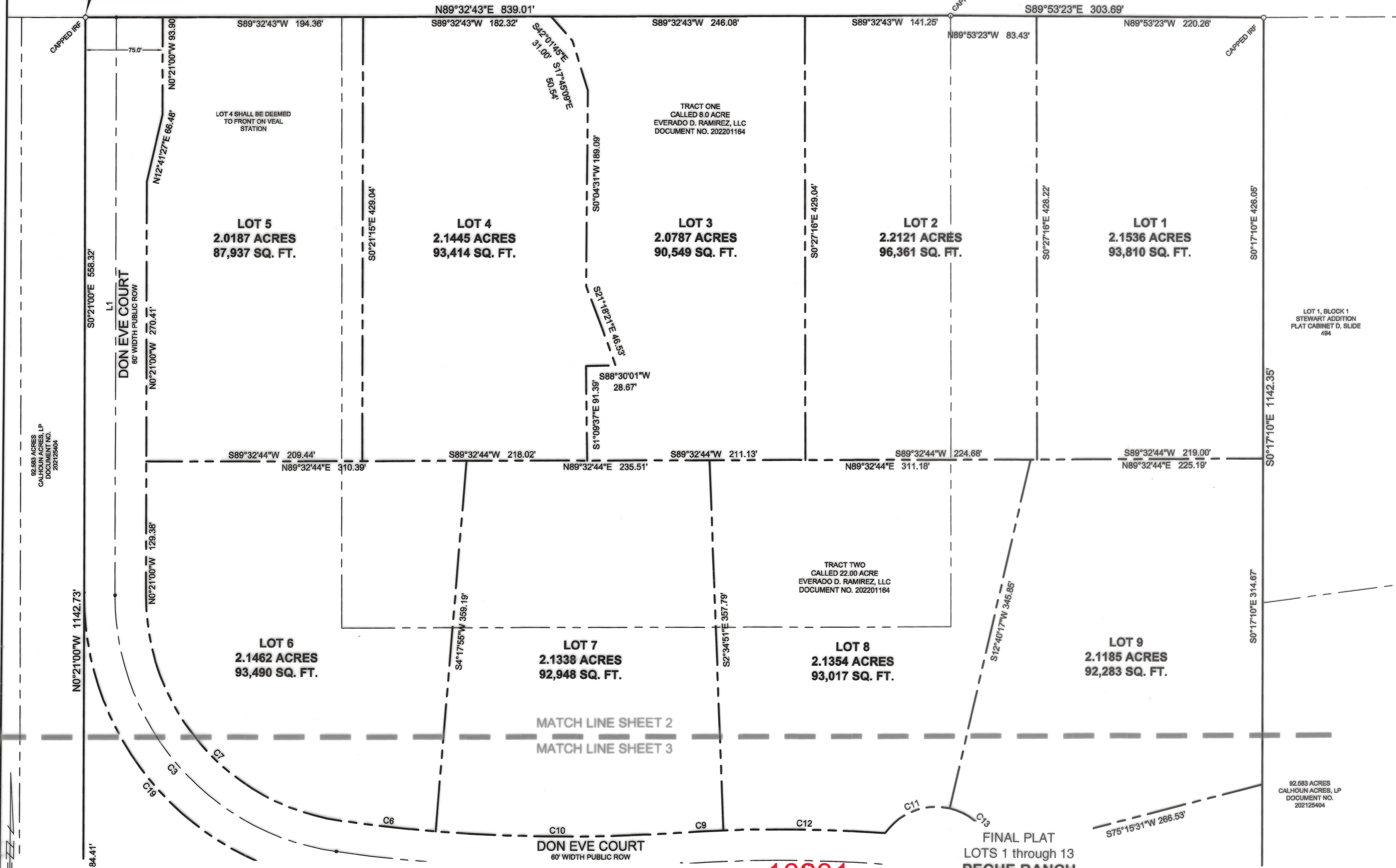
OWNER:
EVERARDO D. RAMIREZ, LLC
2824 JACKSBORO HIGHWAY
FORT WORTH TX 76114

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

F 358

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

VEAL STATION ROAD
VARIABLE WIDTH ROW



21422.006.000.10
21422.006.000.00
21422.006.000.50

WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS.
SEPTIC WILL BE PROVIDED BY INDIVIDUAL ON SITE SEWER FACILITIES.
ALL STREET ARE TO BE PRIVATE ROADS MAINTAINED BY AN HOA.

16231
AZ
M-10

an addition to Parker County, Texas being a part
of the TEXAS & PACIFIC RAILROAD COMPANY
SURVEY, SECTION 25, Abstract No. 1422 and
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courthouse in Weatherford, the county seat for
Parker County, Texas.
30.0293 acres

OWNER:
EVERADO D. RAMIREZ, LLC
2824 JACKSBORO HIGHWAY
FORT WORTH TX 76114

SHEET 2 OF 3

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