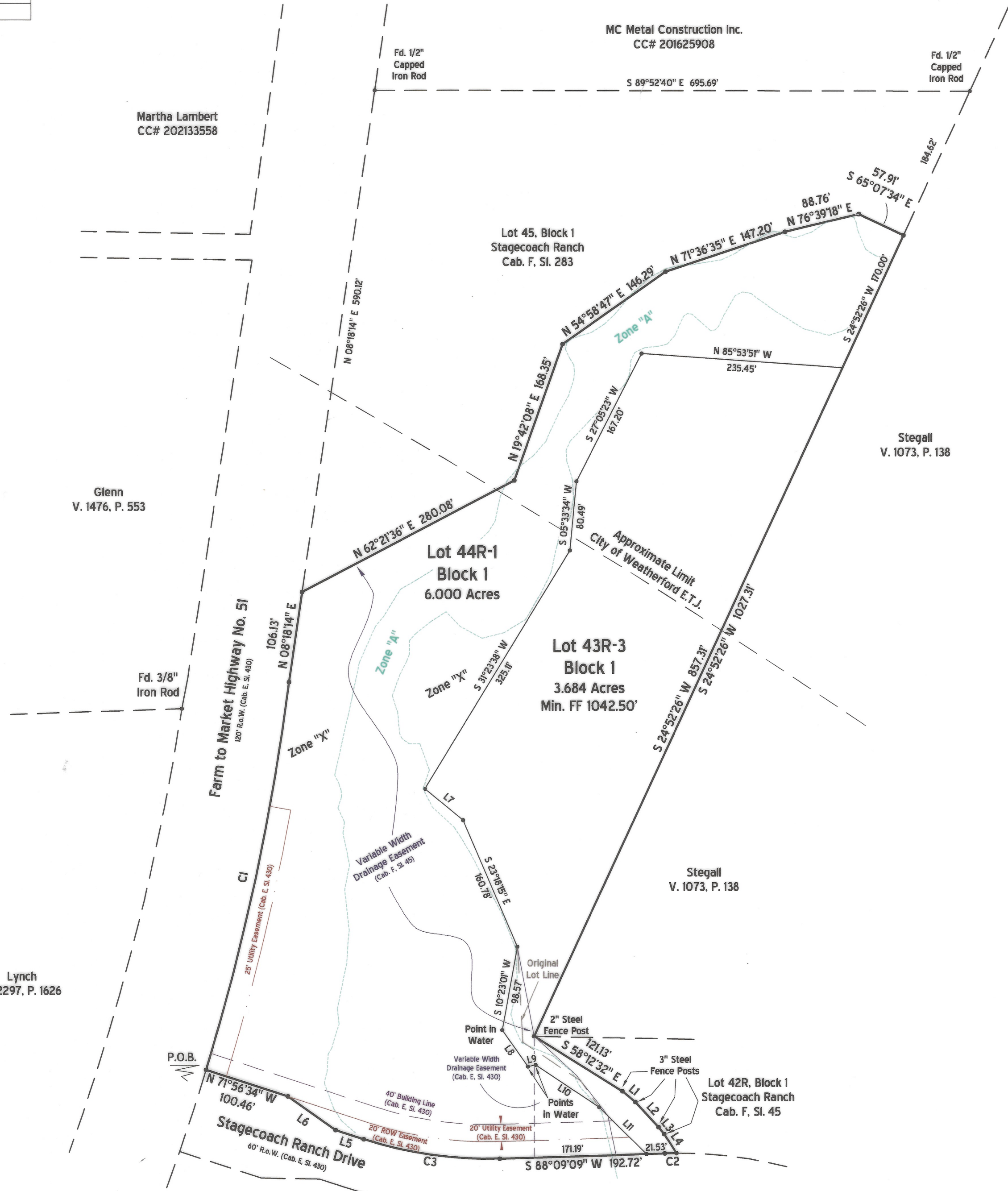


CURVE	RADIUS	ARC	CHORD	CHORD
C1	2724.87'	461.73'	N 12°09'05" E	461.18'
C2	510.00'	13.54'	S 88°54'47" W	13.54'
C3	464.50'	161.37'	N 81°53'43" W	160.56'

LINE	BEARING	DISTANCE
L1	S 49°55'04" E	19.76'
L2	S 42°34'50" E	39.82'
L3	S 39°22'57" E	10.30'
L4	S 32°45'08" E	26.51'
L5	N 71°56'34" W	34.94'
L6	N 54°50'24" W	68.01'
L7	S 50°33'25" E	57.45'
L8	S 35°29'55" E	51.89'
L9	N 76°47'28" E	9.18'
L10	S 56°25'50" E	89.20'
L11	S 45°04'42" E	77.35'



17902.001.044.00
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17902
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NWE

**Replat
Lot 44R-1 and Lot 43R-3, Block 1
Stagecoach Ranch**

an addition to the Extraterritorial Jurisdiction
of the City of Weatherford, and Parker County, Texas
Being a 9.684 acre replat of Lot 43R-2, Block 1, Stagecoach Ranch,
Plat recorded in Cabinet F, Slide 45, Plat Records, Parker County, Texas;
and Lot 44, Block 1, Stagecoach Ranch, Plat recorded in
Cabinet F, Slide 283, Plat Records, Parker County, Texas

January 2023

WEATHERFORD BRANCH - 817-594-0400

**TEXAS
SURVEYING**
INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Kylie Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owners:
Stagecoach Ranch POA & Stagecoach ZDP, LLC
5848 Boatclub Rd. Ste. 456
Fort Worth, Texas 76179

1" = 100'



F 422

Whereas Stagecoach Ranch POA, Inc. & Stagecoach ZDP, LLC, being the sole owners of a certain 9.684 acres tract of land being all of Lot 43R-2, Block 1, Stagecoach Ranch, an Addition to the ETJ of the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet F, Slide 45, Plat Records, Parker County, Texas, and all of Lot 44, Block 1, Stagecoach Ranch, an Addition to the ETJ of the City of Weatherford, Parker County, Texas, according to the plat as recorded in Cabinet F, Slide 283, Plat Records, Parker County, Texas; same being a portion of that certain tract conveyed to Stagecoach ZDP, LLC in Document No. 201804033, and all of that certain tract conveyed to Stagecoach Ranch POA, Inc. in Document Nos. 202221200, Real Property Records, Parker County, Texas; 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):

BEGINNING at a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the north line of Stagecoach Ranch Drive (60' wide), in the east right-of-way of Farm to Market Highway No. 51 (120' wide) being the southwest corner of said Lot 44, for the southwest and beginning corner of this tract.

THENCE along the east right-of-way of said Farm to Market Highway No. 51 the following:

Northeasterly along the arc of a curve to the left, having a radius of 2724.87 feet, an arc length of 461.73 feet, and whose chord bears N 12°09'05" E 461.18 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 08°18'14" E 106.13 feet, to a found 1/2" iron rod at the southwest corner of Lot 45, said Stagecoach Ranch (F-283), the northwest corner of said Lot 44, for the most westerly northwest corner of this tract.

THENCE with the common line of said Lot 44 and said Lot 45 the following:

N 62°21'36" E 280.08 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 19°42'08" E 168.35 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 54°58'47" E 146.29 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 71°36'35" E 147.20 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 76°39'18" E 88.76 feet, to a found 1/2" capped iron rod, for a corner of this tract.
S 65°07'34" E 57.91 feet, to a found 1/2" capped iron rod, at the most easterly southeast corner of said Lot 45, for the most easterly northeast corner of this tract.

THENCE S 24°52'26" W 1027.31 feet, with the east line of said Lot 44 and Lot 43R-2, to a 2" steel fence post, at the northwest corner of Lot 42R, Block 1, of said Stagecoach Ranch (F-45), for a corner of this tract.

THENCE with the common line of said Lot 43R-2 and Lot 42R the following:

S 58°12'32" E 121.13 feet, to a 3" steel fence post for a corner of this tract.
S 49°55'04" E 19.76 feet, to a 3" steel fence post for a corner of this tract.
S 42°34'50" E 39.82 feet, to a 3" steel fence post for a corner of this tract.
S 39°22'57" E 10.30 feet, to a 3" steel fence post for a corner of this tract.
S 32°45'08" E 26.51 feet, to a found 1/2" capped iron rod in the monumented north line of Stagecoach Ranch Drive (60' R.O.W.), for the most southerly southeast corner of this tract.

THENCE with the north line of said Stagecoach Ranch Drive the following:

Southwesterly along the arc of a curve to the left, having a radius of 510.00 feet, an arc length of 13.54 feet, and whose chord bears S 88°54'47" W 13.54 feet, to a found 1/2" capped iron rod for a corner of this tract.
S 88°09'09" W 192.72 feet, to a found 1/2" capped iron rod for a corner of this tract.
Northwesterly along the arc of a curve to the right, having a radius of 464.50 feet, an arc length of 161.37 feet, and whose chord bears N 81°53'43" W 160.56 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 71°56'34" W 34.94 feet, to a found 1/2" capped iron rod, for a corner of this tract.
N 54°50'24" W 68.01 feet, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE N 71°56'34" W 100.46 feet, to the POINT OF BEGINNING.

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

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

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panels 48367C0270E & 48367C0275E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

2) All corners are Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

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)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Parker County Notes:

1) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

2) 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.

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

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

5) 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.

6) A portion of this property lies within the Extra Territorial Jurisdiction of the City of Weatherford.

7) Limits of flood hazard "Zone A" and minimum finished floor elevations provided by D B Constructors Inc.

Now, Therefore, Know All Men By These Presents:

That Zach Farr and Dean Smith acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 43R-3 and Lot 44R-1, Block 1, Stagecoach Ranch, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, and Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 18th day of January, 2023.

By: Zach Farr
Zach Farr - Member
Stagecoach ZDP, LLC

By: Dean Smith
Dean Smith - Member
Stagecoach Ranch POA

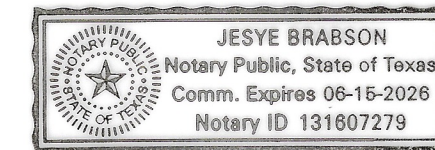
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Zach Farr, 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 18th day of January, 2023.

Jesye Brabson
Notary Public in and for the State of Texas



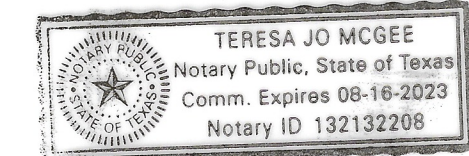
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Dean Smith, 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 18th day of January, 2023.

Teresa Jo McGee
Notary Public in and for the State of Texas



Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, 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.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: June 11, 2021 - W2104072-RP2



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 23rd day of January, 2023.

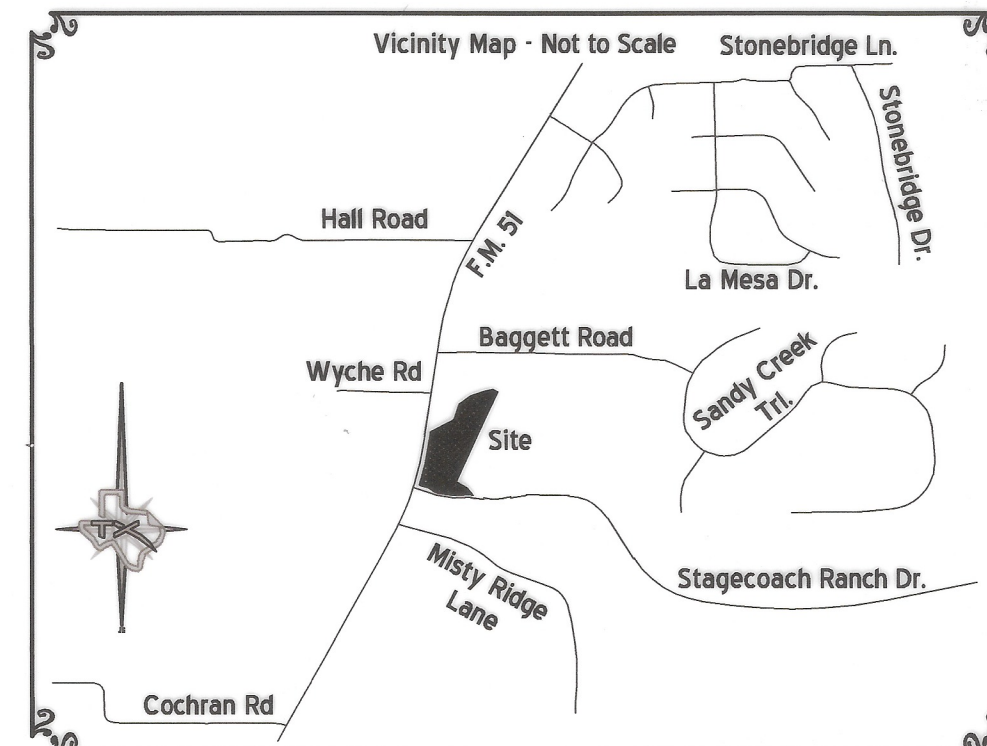
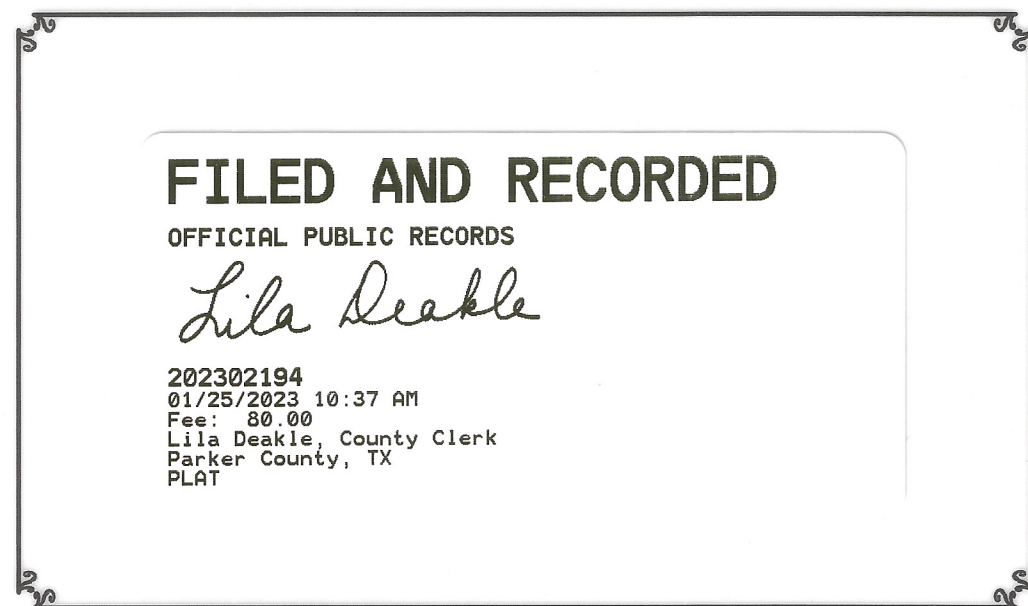
County Judge

George A. Conley
Commissioner Precinct 1

[Signature]
Commissioner Precinct 2

[Signature]
Commissioner Precinct 3

[Signature]
Commissioner Precinct 4



Replat
Lot 44R-1 and Lot 43R-3, Block 1
Stagecoach Ranch

an addition to the Extraterritorial Jurisdiction of the City of Weatherford, and Parker County, Texas

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January 2023

