

CURVE	RADIUS	ARC	CHORD	CHORD
C1	510.00'	182.31'	S 80°49'17" W	181.35'
C2	450.00'	265.19'	S 87°27'46" W	261.37'
C3	510.00'	144.14'	N 83°45'04" W	143.66'
C4	464.50'	161.37'	N 81°53'43" W	160.56'
C5	2724.87'	461.73'	N 12°09'05" E	461.18'
C6	510.00'	13.54'	S 88°54'47" W	13.54'
C7	510.00'	130.59'	N 82°59'26" W	130.24'

LINE	BEARING	DISTANCE
L1	N 71°56'34" W	34.94'
L2	N 54°50'24" W	68.01'
L3	S 49°55'04" E	19.76'
L4	S 42°34'50" E	39.82'
L5	S 39°22'57" E	10.30'
L6	S 32°45'08" E	26.51'
L7	S 88°09'09" W	21.53'
L8	N 45°04'42" W	77.35'
L9	N 35°29'55" W	37.86'
L10	N 56°25'50" W	80.90'
L11	N 50°33'25" W	57.45'

17902
WE
I-13

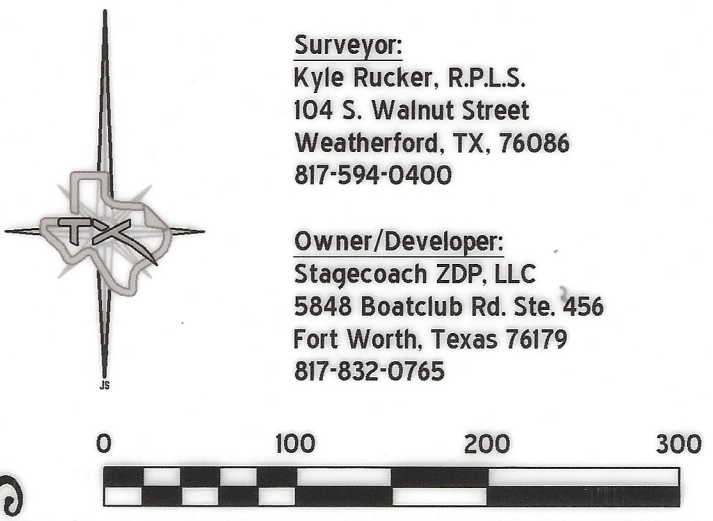
Replat
Lots 42R, 43R-1, and 43R-2, Block 1
Stagecoach Ranch
 an Addition to the E.T.J.
 of the City of Weatherford,
 Parker County, Texas
 Being a 12.553 acre replat of Lots 42 & 43, Block 1,
 Stagecoach Ranch, an addition to the E.T.J. of the
 City of Weatherford, Parker County, Texas, according to
 the plat as recorded in Cabinet E, Slide 480,
 Plat Records, Parker County, Texas.
August 2021

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING
 INC.
 FIRM No. 10100000 - WWW.TXSURVEYING.COM

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

Owner/Developer:
 Stagecoach ZDP, LLC
 5848 Boatclub Rd. Ste. 456
 Fort Worth, Texas 76179
 817-832-0765



F 45

Whereas Stagecoach Ranch ZDP, LLC, being the sole owner of a certain 12.553 acres tract of land being all of Lot 42 and Lot 43, 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 E, Slide 430, Plat Records, Parker County, Texas; being a portion of that certain tract conveyed to Stagecoach ZDP, LLC in Document No. 201804033, 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 2" steel fence post, being the southwest corner of that certain tract of land conveyed to Stegall in Volume 1073, Page 138, Real Property Records, Parker County, Texas; for the northwest corner of said Lot 42, Block 1, Stagecoach Ranch, and the beginning corner of this tract.

THENCE S 88°56'16" E 847.58 feet with the common line of said Stegall tract and Lot 42 to a found 1/2" iron rod for the northeast corner of said Lot 42 and this tract. WHENCE a found 5/8" iron rod bears S 88°56'16" E 264.53 feet.

THENCE S 00°17'07" W 97.86 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the north right-of-way of Stagecoach Ranch Drive (60' wide) for the southeast corner of said Lot 42 and this tract.

THENCE with the north right-of-way of Stagecoach Ranch Drive the following:

N 88°56'16" W 111.68 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Southwesterly along the arc of a curve to the left, having a radius of 510.00 feet, an arc length of 182.31 feet, and whose chord bears S 80°49'17" W 181.35 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Southwesterly along the arc of a curve to the right, having a radius of 450.00 feet, an arc length of 265.19 feet, and whose chord bears S 87°27'46" W 261.37 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northwesterly along the arc of a curve to the left, having a radius of 510.00 feet, an arc length of 144.14 feet, and whose chord bears N 83°45'04" W 143.66 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 88°09'09" W at 130.88 feet pass the southwest corner of said Lot 42, continuing in all, 192.72 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the south line of said Lot 43 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 set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 71°56'34" W 34.94 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 54°50'24" W 68.01 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 71°56'34" W 100.46 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the east right-of-way of Farm to Market Highway No. 51 (120' wide) for the southwest corner of said Lot 43 and 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 356.13 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the northwest corner of said Lot 43 and this tract.

THENCE S 61°00'53" E 242.37 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE N 19°42'08" E 168.35 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE N 54°58'47" E 146.29 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE N 71°36'35" E 147.20 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." to a point for a corner of this tract.

THENCE N 76°39'18" E 88.76 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE S 65°07'34" E 57.91 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the west line of said Stegall tract, for the northeast corner of said Lot 43 and this tract.

THENCE S 24°52'26" W 1027.31 feet along said Stegall tract to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

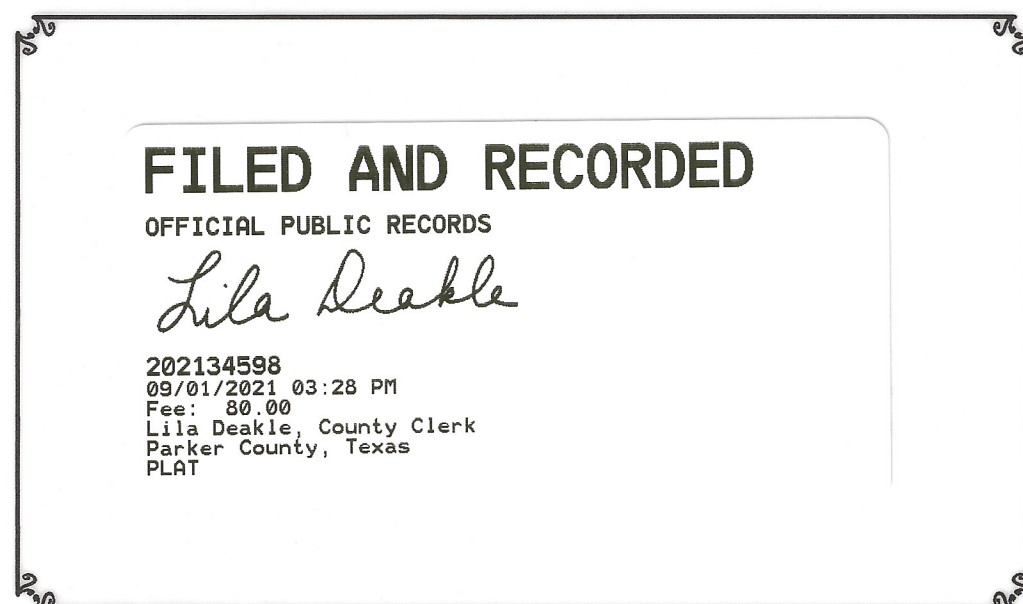
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

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-P



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

Owner/Developer:
Stagecoach ZDP, LLC
5848 Boatclub Rd. Ste. 456
Fort Worth, Texas 76179
817-832-0765



Plat Cabinet F Slide 45

Now, Therefore, Know All Men By These Presents:

That Stagecoach ZDP acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 42R, 43R-1, AND 43R-2, Block 1, Stagecoach Ranch, an addition to the E.T.J. of the City of Weatherford, 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 6th day of August, 2021.

By:

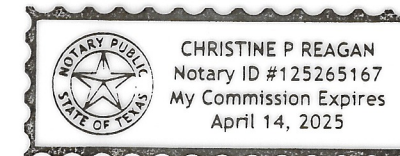
Peter Paulsen
Stagecoach ZDP, LLC
Peter Paulsen

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 Peter Paulsen, 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 6th day of August, 2021.

Christine P Reagan
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 9 DAY OF August, 2021.

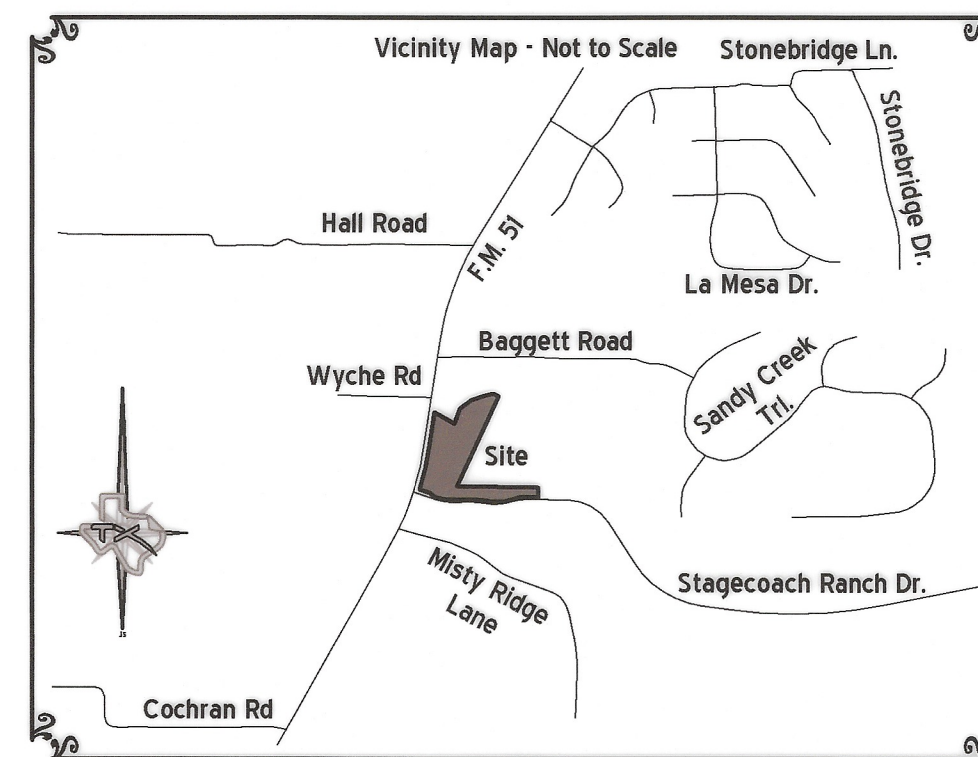
George A Conley
COUNTY JUDGE

George A Conley
COMMISSIONER PRECINCT #1

Laura Walden
COMMISSIONER PRECINCT #3

Christine Reagan
COMMISSIONER PRECINCT #2

Kyle Rucker
COMMISSIONER PRECINCT #4



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 48367CO270E & 48367CO275E, 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.

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

6) 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.

7) 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.)

8) 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.

9) 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.

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

11) Minimum finished floor elevations and limits of flood hazard "Zone A" provided by D B Constructors Inc.

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