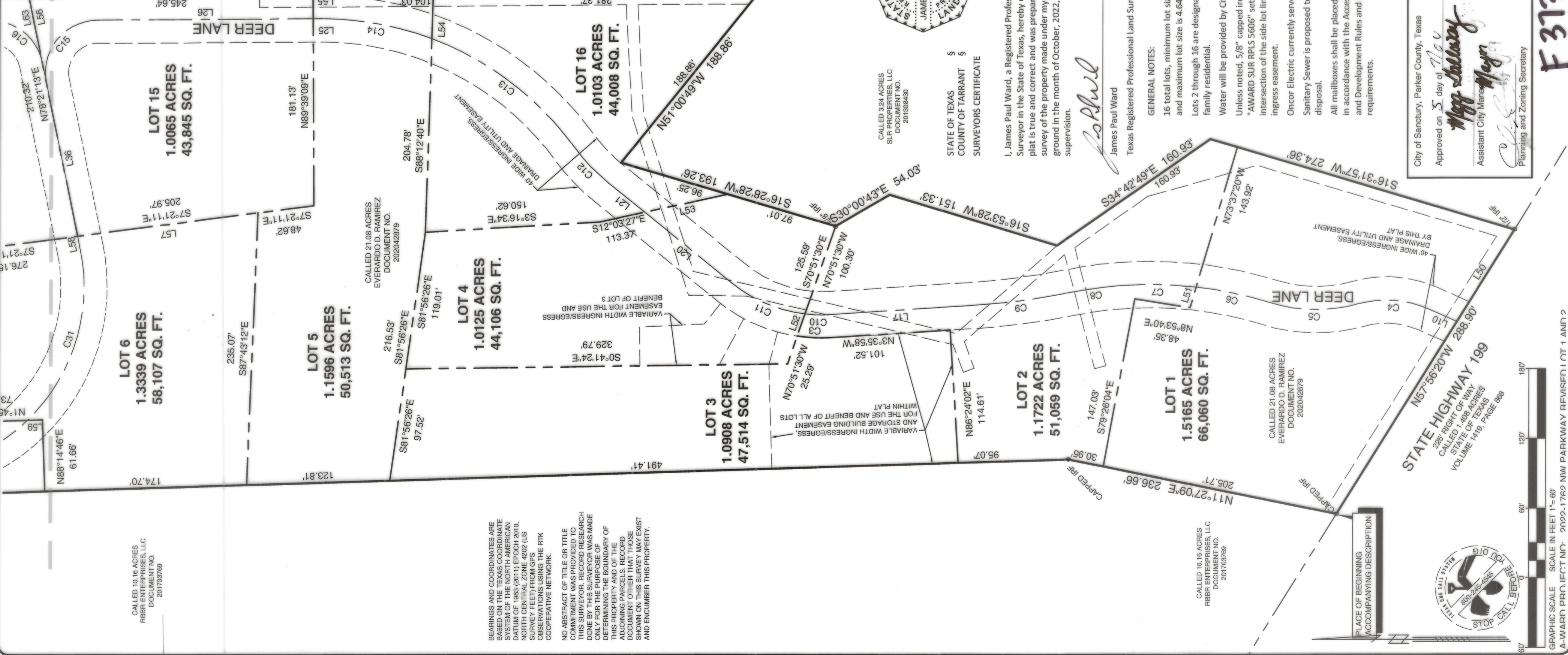


MATCH LINE SHEET 2
MATCH LINE SHEET 1



CALLLED 10.16 ACRES
RBR ENTERPRISES, LLC
DOCUMENT NO.
201703769

BEARINGS AND COORDINATES ARE
BASED ON THE TEXAS COORDINATE
SYSTEM OF THE NORTH AMERICAN
DATUM OF 1983 (G71) EPOCH 2010.
SURVEY FEET FROM GPS
OBSERVATIONS USING THE RTK
COOPERATIVE NETWORK.

NO ABSTRACT OF TITLE OR TITLE
COMMENTS PROVIDED TO WHICH
THIS SURVEYOR WAS MADE
ONLY FOR THE PURPOSE OF
DETERMINING THE BOUNDARY OF
THIS PROPERTY AND OF THE
ADJOINING PARCELS. RECORD
DOMINION ON THIS DAY THOSE
AND ENCUMBER THIS PROPERTY.

CALLLED 21.08 ACRES
EVERARDO D. RAMIREZ
DOCUMENT NO.
202042879

CALLLED 3.24 ACRES
SLR PROPERTIES, LLC
DOCUMENT NO.
201808480

CALLLED 41.48 ACRES
HIGH FIVE TRUST, LPA
DOCUMENT NO.
202144871

CALLLED 3.24 ACRES
SLR PROPERTIES, LLC
DOCUMENT NO.
201808480

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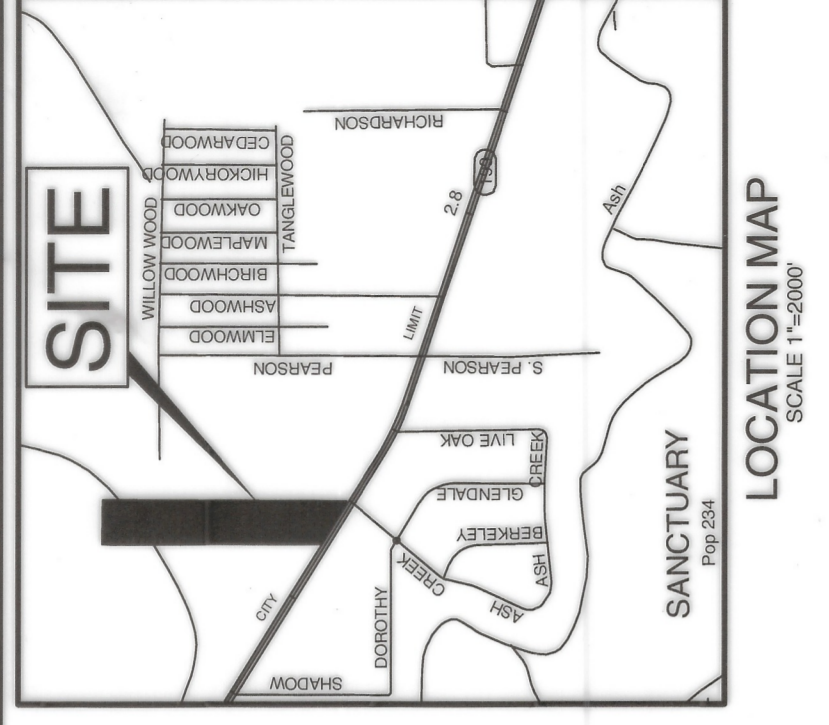
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SLR PROPERTIES, LLC
DOCUMENT NO.
201808480



LOCATION MAP
SCALE 1"=200'

202240505 PILOT Total Pages: 3

STATE OF TEXAS §
COUNTY OF WISE §

OWNER'S ACKNOWLEDGMENT AND DEDICATION
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 situated in the TEXAS and PACIFIC RAILWAY COMPANY SURVEY, Abstract No. 1421 and embracing all of the called 21.08 acre tract of land described in the deed to Everardo D. Ramirez, LLC as recorded in Document No. 202042879 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found marked "GEONAV" (whose Northing is 7016727.85 and whose Easting is 2246516.01) for the southwest corner of said 21.08 acre tract, the southeast corner of a called 10.16 acre tract of land described in the deed to RBR Enterprises, LLC as recorded in Document No. 201703769 of said Official Public Records and being in the northerly right-of-way line of State Highway No. 199, having a 225 foot right-of-way as deeded to the State of Texas being a called 1.408 acre tract as recorded in Volume 1419, Page 686 of the Deed Records of Parker County, Texas;

THENCE generally northerly along the common line of said 21.08 acre tract and said 10.16 acre tract the following:
North 11°27'9" East, a distance of 236.66 feet capped iron rod found marked (eligible);
North 1°45'14" West, a distance of 2084.66 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said 21.08 acre tract and the northeast corner of said 10.16 acre tract and being in a southerly line of a called 728.344 acre tract of land described in the deed to MITX, LTD as recorded in Volume 2154, Page 1607 of said Deed Records;

THENCE North 89°41'33" East, along the common line of said 21.08 acre tract and said 728.344 acre tract, a distance of 455.61 feet to a capped iron rod found marked "GEONAV" for the northeast corner of said 21.08 acre tract and the north corner of Lot 8R1 of PEARSON CROSSING, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet D, Page 614 of the Plat Records of Parker County, Texas

THENCE South 0°20'51" East, along the east line of said 21.08 acre tract and said Lot 8R1, to and along the west line of Lot 8R2 in said PEARSON CROSSING, to and along the west line of a tract of land described in the deed to Carrie D. Johnson as recorded in Volume 1552, Page 733, to and along the west line of a tract of land described in the deed to Kenneth L. Curb and wife, Kristin B. Curb as recorded in Volume 1507, Page 49 of said Deed Records; to and along the west line of a tract of land described in the deed to Aqua Texas, Inc., as recorded in Document No. 201321497 of said Deed Records, to and along the west line of a called 41.48 acre tract of land described in the deed to High Five Trust, LPA as recorded in Document No. 202144871 of said Official Public Records, a distance of 1818.07 feet to a 1/2" iron rod found for a southeasterly corner of said 21.08 acre tract and a northeast corner of a called 3.24 acre tract of land described in the deed to SLR Properties, LLC as recorded in Document No. 201308490 of said Official Public Records;

THENCE along the common line of said 21.08 acre tract and said 3.24 acre tract the following:
North 51°0'49" West, a distance of 188.86 feet to a point between two fences;
North 16°28'28" West, a distance of 193.26 feet to a 5/8" iron rod found;
South 30°0'43" East, a distance of 54.03 feet to a point between two fences;
South 16°53'28" West, a distance of 151.33 feet capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 34°42'49" East, a distance of 160.93 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 16°31'57" West, a distance of 274.36 feet to a 1/2" iron rod found for the south corner of said 21.08 acre tract, the southwest corner of said 3.24 acre tract and being in the said north right-of-way line of State Highway No. 199;
THENCE North 57°56'20" West, along the common line of said 21.08 acre tract and said State Highway No. 199, a distance of 288.90 feet to the POINT OF BEGINNING and containing 21.0782 acres or 918,168 square feet of land.

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

LOTS 1 through 16
LONGHORN RANCH

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 4 day of November, 2022.

By: Everardo D. Ramirez, LLC
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 4 day of November, 2022.

Notary Public State of Texas

FINAL PLAT
LOTS 1 through 16
LONGHORN RANCH

an addition to Parker County, Texas being a part of the TEXAS & PACIFIC RAILROAD COMPANY SURVEY, Section 21, Abstract No. 1421 and being about 16.5 miles North 48° East of the courthouse in Weatherford, the county seat for Parker County, Texas.

21.0782 acres

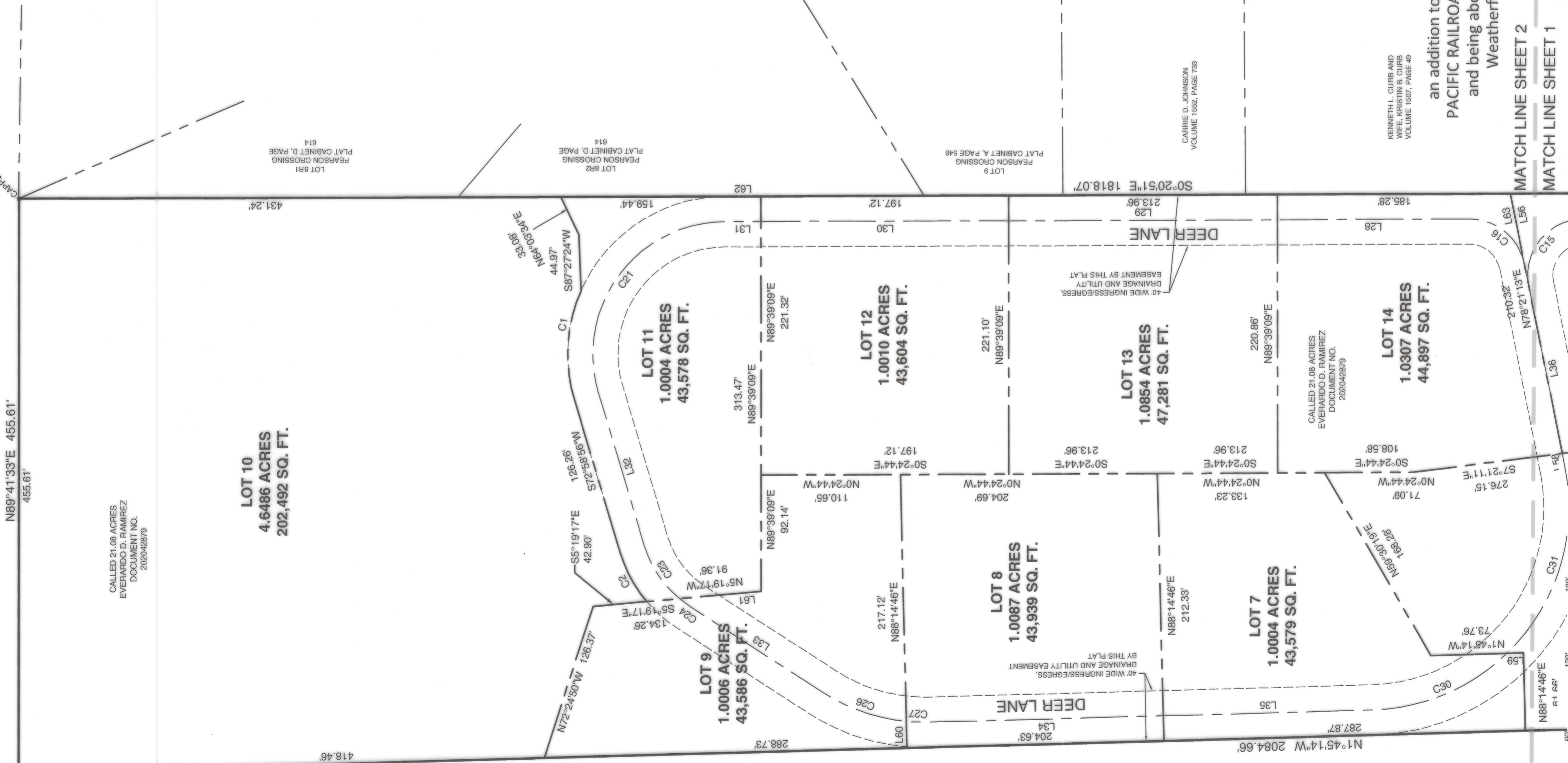
AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-962-9273
survey@a-wardsurveying.com TBPLS Firm No. 10194435

SHEET 1 OF 3

11 Survey 22/2022-1762 NW Parkway Mansfield/2022-1762 NW Parkway Revised Lot 1 and 2.dwg 1/14/2022 4:48:29 PM 11

BEARINGS AND COORDINATES 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.

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 DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.



LOT NO.	ACRES	SQ. FT.
LOT 1	1.5165	66,060
LOT 2	1.1722	51,069
LOT 3	1.0908	47,514
LOT 4	1.0125	44,106
LOT 5	1.1586	50,513
LOT 6	1.3339	58,107
LOT 7	1.0004	43,579
LOT 8	1.0087	43,939
LOT 9	1.0006	43,586
LOT 10	4.6486	202,492
LOT 11	1.0004	43,578
LOT 12	1.0010	43,604
LOT 13	1.0854	47,281
LOT 14	1.0307	44,897
LOT 15	1.0065	43,845
LOT 16	1.0103	44,008

N89°41'33"E 455.61'
455.61'

CALLLED 21.08 ACRES
EVERARDO D. RAMIREZ
DOCUMENT NO.
202042879

LOT 10
4.6486 ACRES
202,492 SQ. FT.

CALLLED 10.16 ACRES
FBBER ENTERPRISES, LLC
DOCUMENT NO.
201703769

LOT 11
1.0004 ACRES
43,578 SQ. FT.

LOT 12
1.0010 ACRES
43,604 SQ. FT.

LOT 13
1.0854 ACRES
47,281 SQ. FT.

LOT 14
1.0307 ACRES
44,897 SQ. FT.

LOT 8
1.0087 ACRES
43,939 SQ. FT.

LOT 7
1.0004 ACRES
43,579 SQ. FT.

LOT 9
1.0006 ACRES
43,586 SQ. FT.

CALLLED 10.16 ACRES
FBBER ENTERPRISES, LLC
DOCUMENT NO.
201703769

SURVEYOR:
AWARD SURVEYING
252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
817-332-9273

OWNER:
EVERARDO D. RAMIREZ LLC
2824 JACKSON HIGHWAY
FORT WORTH TX 76114
ATTN: PAUL WARD

FINAL PLAT
LOTS 1 through 16
LONGHORN RANCH

an addition to Parker County, Texas being a part of the TEXAS & PACIFIC RAILROAD COMPANY SURVEY, Section 21, Abstract No. 1421 and being about 16.5 miles North 48° East of the courthouse in Weatherford, the county seat for Parker County, Texas.

21.0782 acres

MATCH LINE SHEET 2

MATCH LINE SHEET 1

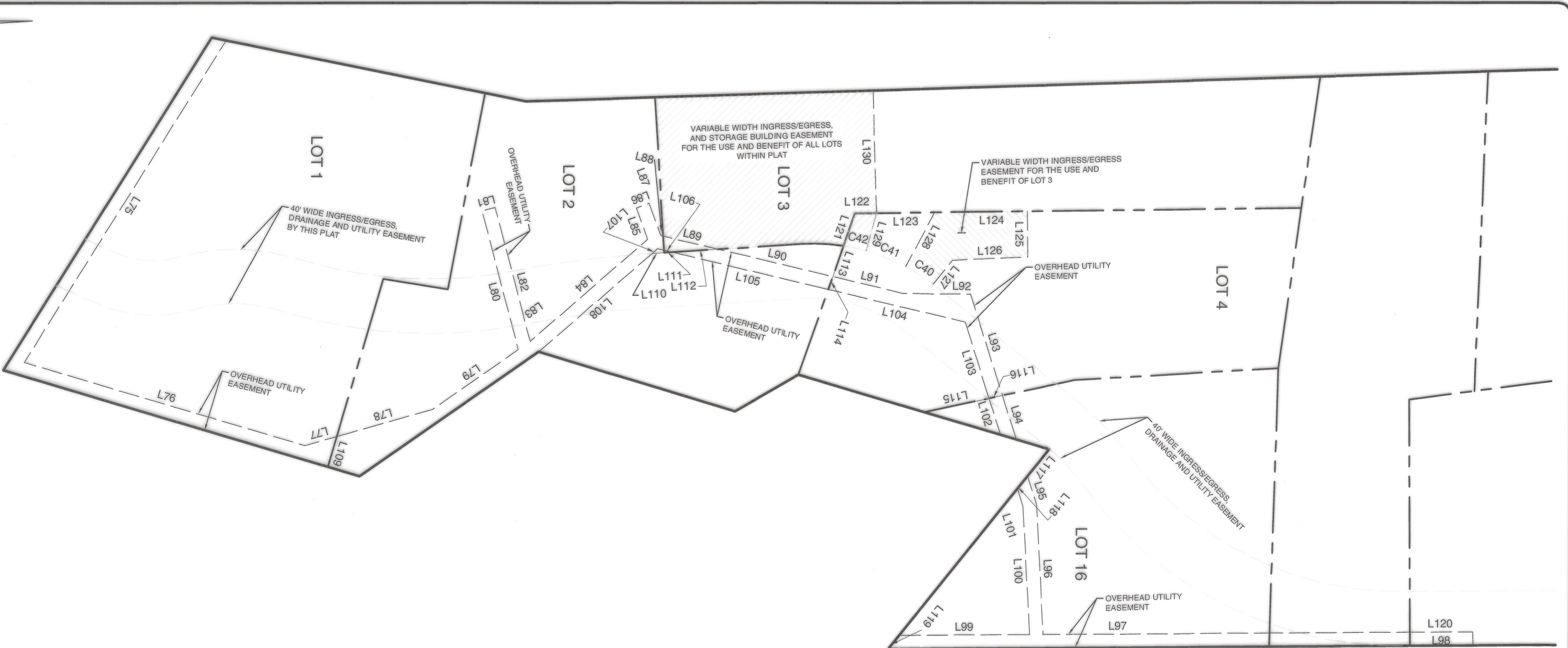


GRAPHIC SCALE SCALE IN FEET 1"=60'
A-AWARD PROJECT NO. 2022-1762 NW PARKWAY REVISED LOT 1 AND 2

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-332-9273
survey@awardsurveying.com | TBPLS Firm No. 10194435

F313

C:\Survey\2022-1762 NW Parkway\MapInfo\2022-1762 NW Parkway.dwg 11/4/2022 4:55:55 PM 11



EASEMENT DETAIL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Sila Beale

202240505
11/15/2022 11:21 AM
Sila Beale, County Clerk
Parker County, Texas
Plat

F373

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°21'51"	125.00'	88.06'	N86°50'09"W	86.25'
C2	23°37'24"	110.00'	45.35'	S61°10'14"W	45.03'
C3	12°15'25"	145.00'	31.02'	S02°31'44"W	30.95'
C4	39°26'44"	90.00'	61.96'	N04°13'11"E	60.74'
C5	32°45'44"	135.00'	77.19'	N00°52'40"E	76.15'
C6	10°44'55"	350.00'	65.66'	N11°53'05"E	65.56'
C7	10°55'59"	350.00'	66.79'	N01°02'38"E	66.68'
C8	6°48'38"	350.00'	41.60'	N07°49'40"W	41.58'
C9	7°38'00"	675.00'	89.93'	N07°24'58"W	89.86'
C10	10°33'20"	125.00'	23.03'	N01°40'42"E	23.00'
C11	31°56'35"	125.00'	69.69'	N22°55'39"E	69.79'
C12	14°52'19"	170.00'	44.13'	N46°20'05"E	44.00'
C13	33°10'56"	270.00'	156.37'	N57°10'48"E	154.19'
C14	20°56'10"	270.00'	98.66'	N10°07'14"E	98.11'
C15	101°11'57"	45.00'	79.56'	N50°59'49"W	69.60'
C16	78°42'03"	45.00'	61.81'	N39°00'11"E	57.07'
C21	106°40'14"	105.00'	185.48'	N53°40'57"W	169.45'
C22	33°15'49"	90.00'	52.25'	S56°21'01"W	51.52'
C24	7°07'29"	90.00'	11.19'	S36°09'22"W	11.18'
C26	27°13'48"	150.00'	71.29'	S18°58'44"W	70.62'
C27	7°07'03"	150.00'	18.63'	S01°48'18"W	18.62'
C30	42°20'08"	160.00'	118.22'	S22°58'18"E	115.55'
C31	57°33'26"	160.00'	160.73'	S72°52'05"E	154.06'
C40	9°08'03"	150.55'	24.00'	S32°33'52"W	23.98'
C41	12°36'41"	143.63'	31.61'	S21°41'31"W	31.55'
C42	6°40'08"	147.60'	17.18'	S12°03'08"W	17.17'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	N23°56'33"E	26.81'	L89	N13°18'38"E	41.86'
L17	N03°35'58"W	118.29'	L90	N13°18'38"E	86.81'
L20	N38°53'57"E	96.87'	L91	N13°18'38"E	53.14'
L21	N38°53'57"E	39.67'	L92	N00°57'45"E	50.09'
L25	N00°20'51"W	6.14'	L93	N72°21'40"E	78.09'
L26	N00°20'51"W	188.76'	L94	N72°21'40"E	33.93'
L28	N00°20'51"W	152.38'	L95	N72°21'40"E	21.43'
L29	N00°20'51"W	213.96'	L96	N86°51'08"E	96.13'
L30	N00°20'51"W	197.12'	L97	N00°20'51"W	167.03'
L31	N00°20'51"W	28.95'	L98	S00°20'51"E	46.49'
L32	S72°58'56"W	128.26'	L99	N00°20'51"W	96.50'
L33	S32°35'38"W	124.96'	L100	S86°51'08"W	94.37'
L34	S01°45'14"E	186.04'	L101	S72°21'40"W	13.57'
L35	S01°45'14"E	165.91'	L102	S72°21'40"W	28.13'
L36	S78°21'13"W	135.05'	L103	S72°21'40"W	58.95'
L40	N57°56'20"W	93.61'	L104	S13°18'38"W	103.84'
L41	S73°37'20"E	18.37'	L105	S13°18'38"W	118.69'
L42	S70°51'30"E	20.40'	L106	S13°18'38"W	10.95'
L43	N12°03'27"W	73.55'	L107	S40°56'49"E	5.25'
L44	N88°12'40"W	37.85'	L108	S40°56'49"E	110.22'
L45	S00°20'51"E	6.14'	L109	N73°37'20"W	23.31'
L46	S78°21'13"W	75.28'	L110	S03°35'58"E	8.99'
L47	S07°21'11"E	157.35'	L111	N03°35'58"W	5.67'
L48	N78°21'13"E	11.82'	L112	N03°35'58"W	34.38'
L49	N01°28'39"W	13.20'	L113	S70°51'30"E	23.80'
L60	N88°14'46"E	21.16'	L114	S70°51'30"E	10.05'
L61	N05°19'17"W	65.29'	L115	N12°03'27"W	48.76'
L62	S00°20'51"E	28.96'	L116	N12°03'27"W	10.05'
L63	N78°21'13"E	57.29'	L117	S51°00'49"E	25.34'
L75	S57°56'20"E	279.49'	L118	S51°00'49"E	11.97'
L76	N16°28'21"E	216.05'	L119	N51°00'49"W	12.93'
L77	N15°42'58"W	24.50'	L120	S00°20'51"E	46.49'
L78	N15°42'58"W	73.40'	L121	N70°51'30"W	26.29'
L79	N34°52'49"W	77.02'	L122	N00°41'24"W	16.15'
L80	S75°09'39"W	105.45'	L123	N00°41'24"W	42.81'
L81	N14°50'21"W	10.00'	L124	N00°41'24"W	68.55'
L82	N75°09'39"E	101.80'	L125	N89°18'36"E	33.52'
L83	N34°52'49"W	0.41'	L126	S02°30'42"E	55.71'
L84	N40°56'49"W	114.09'	L127	S51°06'03"E	22.64'
L85	S69°50'00"W	24.48'	L128	N62°03'45"W	45.11'
L86	N20°10'00"W	10.00'	L129	S74°33'14"E	28.71'
L87	N89°50'00"E	25.29'	L130	S88°14'46"W	90.27'
L88	N13°18'38"E	1.82'			

FINAL PLAT
LOTS 1 through 16
LONGHORN RANCH

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21.0782 acres

SURVEYOR:
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252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
817-332-9273
ATTN: PAUL WARD

OWNER:
EVERADO D. RAMIREZ, LLC
2624 JACKSONBO HIGHWAY
FORT WORTH, TX 76114

SHEET 3 OF 3

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE, TX 76020
817-332-9273
survey@a-wardsurveying.com TIF:LS Firm No. 10194455