

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF PARKER §
CITY OF WEATHERFORD §

WHEREAS, D.R. HORTON - TEXAS, LTD, are the sole owners of a tract of land situated in the John Davis Survey, Abstract No. 349, City of Weatherford, Parker County, Texas, and being a portion of Lot 1 and Lot 2 of the McCasland Addition according to the Plat thereof recorded in Cabinet D, Slide 262 of the Plat Records of Parker County, Texas, and a portion of a called 45.598 acre tract of land described in deed to D.R. Horton - Texas, LTD., as recorded in Instrument No. 201926981 of the Official Public Records of Parker County, Texas, and being more particularly described as follows

BEGINNING at a mag nail set at the southwest corner of said Lot 2, being on the northerly line of a called 72.688 acre tract of land described in a deed to Tommy Bullard and wife, Johanna Bullard, as recorded in Volume 1640, Page 997 of the Deed Records of Parker County, Texas, and in Old Dennis Road (County Road No. 3031), a variable width right-of-way;

THENCE departing the northerly line of said 72.688 acre tract, and along the westerly line of said Lot 2, Lot 1, the westerly line of said 45.598 acre tract, and said Old Dennis Road, the following:

North 36°29'48" East, a distance of 299.62 feet to a mag nail set for corner;

North 30°42'21" East, a distance of 545.33 feet to a 1/2 inch iron rod found for northwest corner of said Lot 1, common to the southwest corner of said 45.598 acre tract;

North 30°36'22" East, a distance of 216.81 feet to a mag nail found for corner;

North 43°39'36" East, a distance of 26.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southwest corner of Ranches West Phase 1, according to the Final Plat thereof recorded in Cabinet E, Slide 621 of the Plat Records of Parker County, Texas;

THENCE departing said Old Dennis Road, and along the southerly and westerly lines of said Ranches West Phase 1, the following:

South 49°12'13" East, a distance of 189.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°54'05" East, a distance of 14.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°05'36" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°43'17" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°16'41" East, a distance of 19.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°53'52" East, a distance of 14.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 09°56'08", a radius of 1375.51 feet, a chord bearing and distance of South 55°09'55" East, 238.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 238.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°53'22" East, a distance of 13.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 02°21'06", a radius of 275.00 feet, a chord bearing and distance of South 34°47'00" West, 11.29 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 11.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 56°07'29" East, a distance of 50.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 02°49'52", a radius of 325.00 feet, a chord bearing and distance of North 34°13'22" East, 16.06 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 16.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°32'32" East, a distance of 14.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 05°04'44", a radius of 1375.51 feet, a chord bearing and distance of South 65°35'28" East, 121.89 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 121.93 feet to a concrete monument set for corner;

South 37°45'44" West, a distance of 136.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°40'11" West, a distance of 48.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°30'42" West, a distance of 48.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°17'27" West, a distance of 48.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°06'23" West, a distance of 48.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°55'16" West, a distance of 102.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°28'23" West, a distance of 50.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°10'28" West, a distance of 46.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°49'32" East, a distance of 98.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°10'28" West, a distance of 237.19 feet to a concrete monument set for the southerly southwest corner of said Ranches West Phase 1, same being on the northerly line of said 72.688 acre tract and on the southerly line of said Lot 2;

THENCE North 79°49'32" West, along the northerly line of said 72.688 acre tract and on the southerly line of said Lot 2, a distance of 966.71 feet to the POINT OF BEGINNING and containing 15.115 acres (658,407 square feet) of land, more or less.

OWNERS' DEDICATION

STATE OF TEXAS §
COUNTY OF Tarrant §
CITY OF Ft. Worth §
Date Jan. 19, 2022

We, the undersigned, owner of the land shown on this plat, and designated herein as RANCHES WEST PHASE 3 subdivision to the City of Weatherford, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand, this 19 day of January, 2022.

D.R. HORTON - TEXAS, LTD., a Texas limited partnership

BY: D.R. HORTON, INC., a Delaware corporation, its authorized agent

Signature of Benjamin Clark, Assistant Vice President

STATE OF TEXAS §
COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Benjamin Clark, Assistant Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this 19 day of January, 2022.

Signature of Katie Sabin, Notary Public, State of Texas



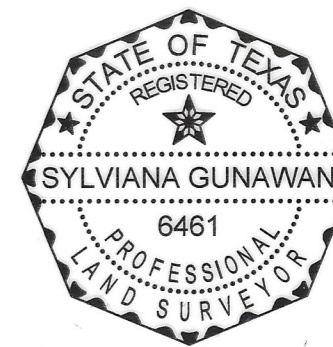
VISIBILITY, ACCESS, & MAINTENANCE EASEMENT

The areas or areas shown on the plat as "VAM" (visibility, access, & maintenance) easements are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and access to the VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement. The ultimate maintenance responsibility for the VAM easements shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easements. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easements, to erect any traffic control devices or signs on the VAM easements and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easements or any part thereof for the purposes and with all rights and privileges set forth herein.

SURVEYOR'S CERTIFICATION

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

Signature of Sylviana Gunawan, Registered Professional Land Surveyor No. 6461, Kimley-Horn and Associates, Inc., 6160 Warren Pkwy., Suite 210, Frisco, Texas 75034, Phone 972-335-3580

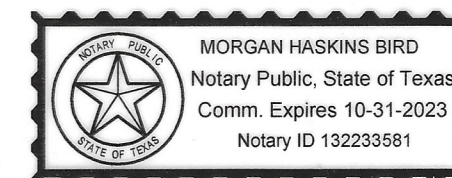


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of January, 2022.

Signature of Morgan Haskins Bird, Notary Public, State of Texas



APPROVAL BY THE PLANNING & ZONING COMMISSION

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 7 day of February, 2022.

Signature of Malinda Nowell, Secretary

APPROVAL BY CITY COUNCIL

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 7 day of February, 2022.

Signature of Malinda Nowell, Secretary

16554 WE CWE G-17

FINAL PLAT RANCHES WEST PHASE 3

BLOCK E, LOTS 10-19;
BLOCK G, LOTS 27-37, 38X, 39-54 & 55X;
BLOCK P, LOT 1-23;

60 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

15.115 ACRES OUT OF THE JOHN DAVIS, A-349
CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Signature of Lila Deakle, County Clerk, Parker County, Texas

F156

OWNER: D.R. Horton - Texas, Ltd., 6751 North Freeway, Fort Worth, Texas 76131, P (817) 230-0800, Contact: Justin Bosworth
APPLICANT: Kimley-Horn and Associates, Inc., 6160 Warren Pkwy., Suite 210, Frisco, TX 7535, Ph: 972.335.3580, Contact: Rob Myers, PE

Kimley >>> Horn

6160 Warren Parkway, Suite 210, Frisco, Texas 75034

Tel. No. (972) 335-3580, FIRM # 10193822

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CDS, KHA, JAN. 2022, 068517096, 4 OF 4