

LOCATION MAP
SCALE 1"=2000'

ACCORDING TO MAP NO. 48367C0200E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

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 GROUNDWATER AVAILABILITY.

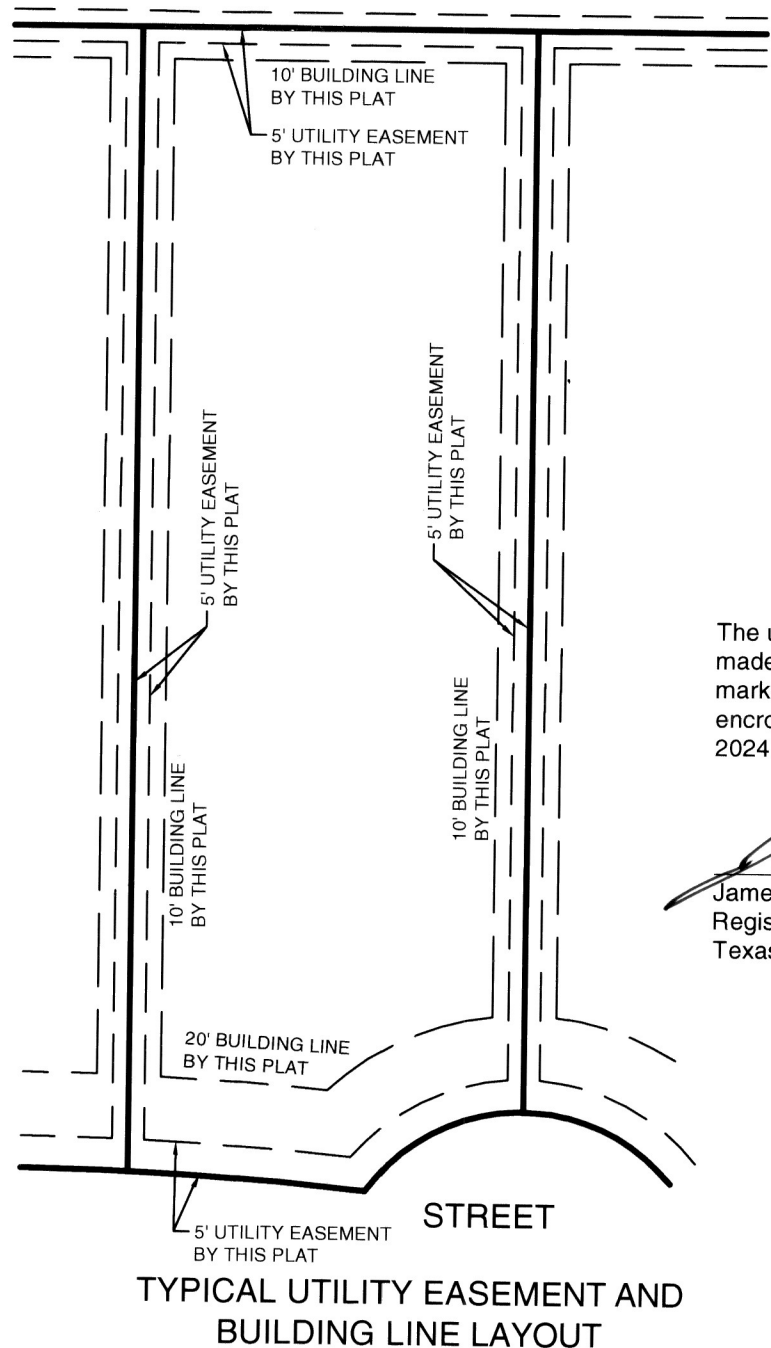
WATER SOURCE IS WALNUT CREEK. SEWER WILL BE BY OSSF.

ALL STREET ARE TO BE PRIVATE ROADS MAINTAINED BY AN HOA.

1495.97' LINEAR FEET OF ROAD (CENTERLINE)

LOTS 8R-2 THROUGH 11R-1 SHALL HAVE A 50' FRONT BUILDING LINE

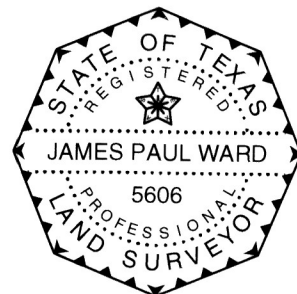
ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"



Utility Easements
Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the c maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

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, 2024.

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



STATE OF TEXAS §
COUNTY OF PARKER §

202401683 PLAT Total Pages: 3

WHEREAS, Alchael Children Trust, acting by and through Luis Gonzalez, member, Alchael Children Trust Trust, authorized to so act is the owner Lots 1, and 5 through 12 of PECHE RANCH, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 358 of the Plat Records of Parker County, Texas and being 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 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 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common north corner of said Lot 5 at the intersection of the south line of Veal Station Road and the east right-of-way line of Don Eve Court as show in said PECHE RANCH;

THENCE North 89°32'43" East, along the common line of said Lot 5 and said Veal Station a distance of 194.36 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common north corner of said Lot 5 and Lot 4 in said PECHE RANCH;

THENCE South 0°21'15" East, along the common line of said Lot 5 and 4, a distance of 429.04 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common south corner of said Lot 5 and 4 and being in the north line of Lot 6 in said PECHE RANCH;

THENCE North 89°32'44" East, along the common line of said Lots 4 and 6, to and along the common line of Lots 3, 2, 7, 8 and 9 in said PECHE RANCH, a distance of 653.83 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common south corner of said Lots 1 and 2;

THENCE North 0°27'16" West, along the common line of said Lots 1 and 2, a distance of 428.22 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common north corner of said Lots 1 and 2, being in said south right-of-way line of Veal Station Road;

THENCE South 89°53'23" East, along the common line of said Lot 1 and said Veal Station Road, a distance of 220.26 feet to a capped iron rod found marked "HARLAN" for the common north corner of said Lot 1 and Lot 1 in Block 1 of STEWART ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet D, Slide 494 of said Plat Records;

THENCE South 0°17'10" East, along the common line of said Lot 1 of PECHE RANCH and said Lot 1 in said STEWART ADDITION, to and along the east line of said Lots 9 and 10, to and along the west line of a called 92.583 acre tract of land described in the deed to Calhoun Acres as recorded in Document No. 202125404 of the Official Public Records of Parker County, Texas, a distance of 1142.35 feet to a 6" metal fence post for the southeast corner of said Lot 10 and a re-entrant corner of said 92.583 acre tract;
THENCE westerly and northerly along the common line of said PECHE RANCH and said 92.583 acre tract the following:

South 89°40'51" West, a distance of 1141.42 feet to a 6" metal fence post;

North 0°20'60" West, a distance of 584.33 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the north corner of said Lot 12, being in the west right-of-way line of said Don Eve Court and being in a non tangent curve to the left;

THENCE along said right-of-way of Don Eve Court the following:

along a curve to the left, having a radius of 280.00 feet, a delta angle of 81° 58' 30", an arc length of 400.61 feet and long chord bearing and distance of South 41°20'14" East, a distance of 367.30 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the left;

THENCE along a curve to the left, having a radius of 1630.00 feet, a delta angle of 11° 59' 55", an arc length of 341.35 feet and long chord bearing and distance of South 88°19'27" East, a distance of 340.73 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 1340.00 feet, a delta angle of 08° 07' 01", an arc length of 189.84 feet, and long chord bearing and distance of North 89°44'6" East, a distance of 189.68 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the left;

THENCE along a curve to the left, having a radius of 60.00 feet, a delta angle of 299° 59' 17", an arc length of 314.15 feet, and long chord bearing and distance of North 4°54'15" East, a distance of 60.01 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the left;

THENCE along a curve to the left, having a radius of 1400.00 feet, a delta angle of 08° 09' 53", an arc length of 199.50 feet and long chord bearing and distance of South 89°45'32" West, a distance of 199.33 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 1570.00 feet, a delta angle of 11° 59' 55", an arc length of 328.78 feet, and long chord bearing and distance of North 88°19'27" West, a distance of 328.18 feet to capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 220.00 feet, a delta angle of 81° 58' 30", an arc length of 317.76 feet, and long chord bearing and distance of North 41°20'14" West, a distance of 288.59 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606";

North 0°20'60" West, a distance of 399.79 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606";

North 12°41'27" East, a distance of 66.48 feet to capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606"

North 0°20'60" West, a distance of 93.90 feet to the POINT OF BEGINNING and containing 21.2605 acres of land.

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 5R-1, 5R-2, 6R-1, 6R-2, 7R-1, 7R-2, 8R-1, 8R-2, 9R-1, 10R-1, 10R-2, 11R-1, 11R-2, 12-R, 12R-2, 13R-1 and 13R-2

PECHE RANCH

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

Executed this the 16 day of January, 2024.

By:

Alchael Children Trust Trust

Luis Gonzalez

Luis Gonzalez, member,

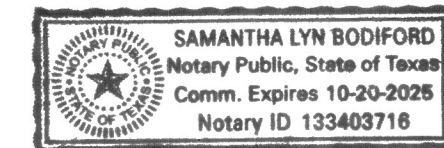
STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Luis Gonzalez, 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 16 day of January, 2024

Samantha Lyn Bodiford

Notary Public State of Texas



APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS THIS THE 22nd DAY OF January, 2024.

George A. Cooley
COMMISSIONER PRECINCT #1

James Walden
COMMISSIONER PRECINCT #3

Paul H. ...
COMMISSIONER PRECINCT #2

...
COMMISSIONER PRECINCT #4

16231.001.001.00
16231.001.005.00
16231.001.006-16231.001.013.00

16231
AZ
M-10

FINAL PLAT

LOTS 5R-1, 5R-2, 6R-1, 6R-2, 7R-1, 7R-2, 8R-1, 8R-2, 9R-1, 10R-1, 10R-2, 11R-1, 11R-2, 12-R, 12R-2, 13R-1 and 13R-2

PECHE RANCH

Being a replat of Lots 1, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of PECHE RANCH, an an addition to Parker County, Texas according to the plat thereof recorded Plat Cabinet F, Slide 358 of the Plat Records of Parker County, Texas and 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.

OWNER:
Alchael Children Trust
Luis Gonzalez, member
5800 County Road 608,
Burleson, TX 76028

SHEET 1 OF 3

21.2605 acres
January 2024

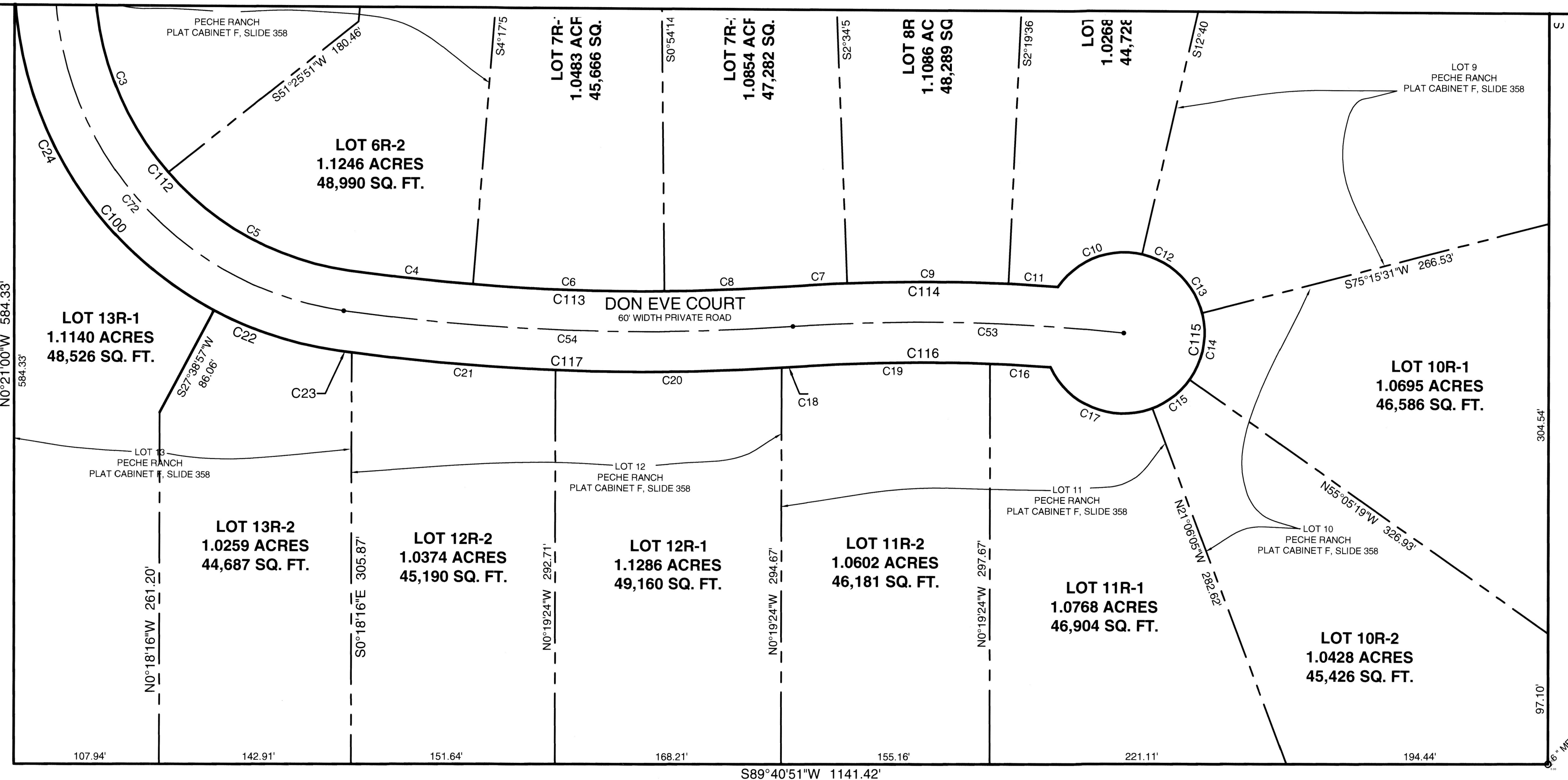
F654

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

92.583 ACRES
CALHOUN ACRES, LP
DOCUMENT NO.
202125404

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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	41°09'37"	220.00'	158.04'	N20°55'48"W	154.67'
C4	3°22'36"	1570.00'	92.53'	N84°00'47"W	92.51'
C5	40°48'53"	220.00'	156.72'	N61°55'03"W	153.42'
C6	5°12'09"	1570.00'	142.56'	N88°18'10"W	142.51'
C7	1°44'34"	1400.00'	42.58'	S86°32'52"W	42.58'
C8	3°25'10"	1570.00'	93.70'	S87°23'10"W	93.69'
C9	4°54'27"	1400.00'	119.91'	S89°52'22"W	119.87'
C10	67°45'40"	60.00'	70.96'	S68°47'27"W	66.90'
C11	1°30'52"	1400.00'	37.01'	N86°54'58"W	37.01'
C12	62°35'14"	60.00'	65.54'	N46°02'06"W	62.33'
C13	62°35'14"	60.00'	65.54'	N46°02'06"W	62.33'
C14	49°39'11"	60.00'	52.00'	N10°05'06"E	50.38'
C15	33°59'14"	60.00'	35.59'	N51°54'18"E	35.07'
C16	1°55'52"	1340.00'	45.17'	S87°10'20"E	45.16'
C17	85°59'59"	60.00'	90.06'	S68°06'06"E	81.84'
C18	0°22'22"	1630.00'	10.60'	N85°51'46"E	10.60'
C19	6°11'09"	1340.00'	144.67'	N88°46'10"E	144.60'
C20	5°54'57"	1630.00'	168.30'	N89°00'26"E	168.23'
C21	5°20'56"	1630.00'	152.17'	S85°21'38"E	152.11'
C22	19°58'27"	280.00'	97.61'	S72°20'16"E	97.12'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C23	0°21'41"	1630.00'	10.28'	S82°30'20"E	10.28'
C24	62°00'03"	280.00'	302.99'	S31°21'01"E	288.43'
C53	10°18'52"	1370.00'	246.63'	N89°09'59"W	246.30'
C54	11°59'55"	1600.00'	335.07'	N88°19'27"W	334.45'
C72	81°58'30"	250.00'	357.68'	N41°20'14"W	327.95'
C100	81°58'30"	280.00'	400.61'	S41°20'14"E	367.30'
C112	81°58'30"	220.00'	314.76'	N41°20'14"W	288.59'
C113	11°59'55"	1570.00'	328.78'	N88°19'27"W	328.18'
C114	8°09'53"	1400.00'	199.50'	S89°45'32"W	199.33'
C115	299°59'17"	60.00'	314.15'	N04°54'15"E	60.01'
C116	8°07'01"	1340.00'	189.84'	N89°44'06"E	189.68'
C117	11°59'55"	1630.00'	341.35'	S88°19'27"E	340.73'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202401683
01/23/2024 08:13 AM
Fee: 83.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT
LOTS 5R-1, 5R-2, 6R-1, 6R-2, 7R-1, 7R-2, 8R-1, 8R-2, 9R-1,
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21.2605 acres
January 2024

OWNER:
Michael Children Trust
Luis Gonzalez, member
5900 County Road 608,
Burlington, TX 76028

SHEET 3 OF 3

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