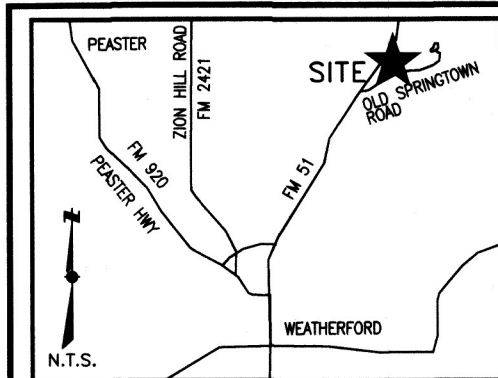




CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	140.26	220.00	36°31'47"	S 05°49'09" E	137.90
C2	178.52	280.00	36°31'47"	N 05°49'09" W	175.51
C3	35.30	530.00	03°48'57"	S 36°05'27" E	35.29
C4	24.60	470.00	02°59'57"	N 35°40'57" W	24.60

LINE	BEARING	DISTANCE
L1	S 35°59'26" E	160.62
L2	N 51°55'26" E	72.79
L3	N 21°57'26" E	82.46
L4	S 35°59'45" E	143.95
L5	N 60°14'26" E	109.68
L6	S 35°59'26" E	500.00
L7	N 11°44'26" E	109.68
L8	S 35°59'26" E	3,067.94
L9	N 84°05'05" E	262.31
L10	N 65°46'22" E	56.96
L11	S 76°23'49" E	266.38
L12	S 80°49'07" E	295.44
L13	N 89°18'20" E	104.84
L14	S 74°51'40" E	83.21
L15	S 70°34'34" E	126.21
L16	S 76°06'51" E	63.99
L17	N 74°00'45" E	16.06
L18	N 02°35'22" W	51.39
L19	S 00°21'48" E	529.32
L20	S 06°19'59" W	33.64
L21	S 00°01'17" W	84.97
L22	S 00°24'53" E	827.10
L23	S 89°18'37" W	218.44
L24	S 89°23'42" W	379.09
L25	S 89°11'38" W	321.34
L26	S 00°33'17" E	657.17
L27	S 89°17'32" W	313.68
L28	S 12°26'44" W	86.84
L29	S 24°05'02" E	136.94
L30	S 65°54'58" W	60.00
L31	N 24°05'02" E	136.94
L32	N 12°26'44" E	10.45
L33	S 65°54'58" W	491.22
L34	S 61°52'47" W	429.34
L35	S 55°49'02" W	630.61
L36	S 37°59'55" E	10.34
L37	S 34°10'58" W	266.41
L38	S 55°49'02" W	60.00
L39	N 34°10'58" W	266.41
L40	S 55°49'02" W	1,186.53
L41	N 07°47'57" W	452.74



- GENERAL NOTES:
- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
 - TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF#1397PT EFFECTIVE DATE: MAY 23, 2021 ISSUED: JUNE 3, 2021
 - RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS, VOLUME 211, PAGE 134, D.R.P.C.T. (AS SHOWN)
 - RIGHT-OF-WAY EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., VOLUME 299, PAGE 511, D.R.P.C.T. (AS SHOWN)
 - RIGHT-OF-WAY EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., VOLUME 299, PAGE 512, D.R.P.C.T. (UNABLE TO LOCATE)
 - RIGHT-OF-WAY EASEMENT TO OXON, LLC DOCUMENT NO. 202329001, D.R.P.C.T. (AS SHOWN)
 - RIGHT-OF-WAY EASEMENT TO FORESTA GATHERING, LLC DOCUMENT NO. 202329002, D.R.P.C.T. (AS SHOWN)
 - SURFACE USE AGREEMENT TO EAGLE RIDGE ESTATES DEVELOPMENT, LLC DOCUMENT NO. 202329000, D.R.P.C.T. (AS SHOWN)
 - UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
 - A DRAINAGE/UTILITY EASEMENT (D.U.E.) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/FUTURE EASEMENTS OR DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
 - PARKER COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
 - 1/2-INCH IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - FINAL PLAT OF LOTS 9-44, LOT X, BLOCK 1; LOTS 11-19, LOT X, BLOCK 2; LOTS 1-35, LOT X, BLOCK 3; OF EAGLE RIDGE ESTATES PHASE II, BEING A 129.7 ACRES TRACT OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, NO. 101, A-1467, SURVEY NO. 102, A-2179, AND SURVEY NO. 85, A-1466, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 161.1 ACRES TRACT CONVEYED TO EAGLE RIDGE ESTATES DEVELOPMENT, LLC, OF RECORD IN DOC. NO. 202134945, DEED RECORDS, PARKER COUNTY, TEXAS.
 - UNLESS NOTED OTHERWISE, ALL LOTS WITHIN THIS SUBDIVISION HAVE A 10 FEET DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, REAR, AND SIDE LOT LINES.
 - NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
 - DRIVEWAY APPROACH LOCATION ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FURTHEST FROM THE INTERSECTION.
 - FUTURE DEVELOPMENT, CONSTRUCTION, AND LANDSCAPING/SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - BUILDING SETBACK: ALL LOTS SHALL CONFORM TO CURRENT ZONING BUILDING SET BACKS AS SPECIFIED BY PARKER COUNTY MUNICIPAL CODE OF ORDINANCES: 10 FEET BETWEEN LOTS AND BACK OF LOTS, 25 FEET AT FRONT, 40 FEET FRONTAGE LOTS AT NORTH FM 51.
 - WATER TO BE PROVIDED BY THE EAGLE RIDGE MUD.
 - NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
 - 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.
 - PROPOSED FLOODPLAIN LINE PROVIDED BY KCE ENGINEERING, LLC.
 - TOTAL LENGTH OF STREETS = 8,620 LINEAR FEET.
 - REFLECTIVE HOUSE NUMBERS ARE REQUIRED FOR ALL RESIDENTIAL LOTS.
 - OLD SPRINGTOWN ROAD SPEED LIMIT IS 40 M.P.H.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

FLOOD INFORMATION

MAP NUMBER: 48367C0275E

EFFECT. DATE: 09/26/2008

FIRM: 480520

PANEL: 027 E

ZONE: "A" AND "NON-SHADED X"

PESTER ROAD

OLD SPRINGTOWN ROAD

WEATHERFORD

PESTER ROAD

OLD SPRINGTOWN ROAD

WEATHERFORD

PESTER ROAD

OLD SPRINGTOWN ROAD

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PESTER ROAD

OLD SPRINGTOWN ROAD

WEATHERFORD

21466.007.000.00
22179.001.000.00
21467.002.000.00

LEGEND

- 1/2-INCH IRON ROD W/CAP STAMPED "APEX LAND SURVEYING" SET FOUND MONUMENT
- LOT NO.
- BLOCK NO.
- APPROX. FLOOD ZONE LINE
- PROPOSED FLOODPLAIN LINE
- EASEMENT
- BUILDING SETBACK LINE
- DEED RECORDS, PARKER COUNTY, TEXAS
- POINT OF BEGINNING
- DRAINAGE & UTILITY EASEMENT
- RIGHT-OF-WAY
- CLUSTER BOX UNIT
- BUILDING LINE
- SANITARY CONTROL EASEMENT

SUBDIVISION DATA:

- TOTAL ACREAGE: 129.7 ACRES
- ACCESS TO THE PROPERTY IS ALONG OLD SPRINGTOWN RD.
- TOTAL LOTS: 78 SINGLE FAMILY LOTS
3 "X" LOTS (NOT TO BE CONSTRUCTED ON)
- ELECTRIC SERVICES PROVIDED BY: TRI-COUNTY ELECTRIC COOPERATIVE, INC.
- WATER SERVICES PROVIDED BY: EAGLE RIDGE MUD

202511084 PLAT Total Pages: 3



G096

ENGINEER
SCOTT SCHERER, P.E.
LACKLAND ENGINEERING, PLLC
FIRM NO. F-22775
817.731.7595
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER / DEVELOPER
EAGLE RIDGE ESTATES DEVELOPMENT, LLC
3045 LACKLAND ROAD
FORT WORTH, TX 76116

REV	DATE	BY	DESCRIPTION

TINA M LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2029
Notary ID 125179689

PROJECT	2021.025 EAGLE RIDGE ESTATES PHASE-2
DRAWN BY:	CR/BC
DATE:	04/23/25
FIELD CREW:	JM
DATE:	02/04/25
SCALE:	1"=300'
PAGE:	1 OF 3

EAGLE RIDGE ESTATES PHASE II FINAL PLAT

BEING G A 129.7 ACRES (5,647,884 SQUARE FEET)
TRACT OF LAND SITUATED IN THE
T. & P. RR. CO. SURVEY 101, ABSTRACT NO. 1467,
SURVEY 102, ABSTRACT NO. 2179, AND
SURVEY 93, ABSTRACT NO. 1466,
DEED RECORDS, PARKER COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A 129.7 Acres (5,647,884 Square Feet) tract of land situated in the Texas and Pacific Railroad Company (T. & P. RR. Co.) Survey No. 101, Abstract No. 1467, Survey 102, Abstract No. 2179, and Survey 93, Abstract No. 1466, Parker County, Texas; being a portion of that called 161.1 Acres tract conveyed to Eagle Ridge Estates Development, LLC, of record in Document No. 202134945, Deed Records, Parker County Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east right-of-way (R.O.W.) line of F.M. Hwy 51 (variable width), marking a southwest corner of the herein described tract, from which a MAG Nail found in the centerline of Old Springtown Road marking the southwest corner of said called 161.1 acres tract bears South 35°59'26" West, 1,146.00 feet;

THENCE, with the east R.O.W. line of said F.M. Hwy 51 the following eight (8) courses to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner:
1. North 35°59'26" East, 160.62 feet.
2. North 51°55'26" East, 72.79 feet.
3. North 21°57'26" East, 82.46 feet.
4. North 35°59'45" East, 143.95 feet.
5. North 60°14'26" East, 109.68 feet.
6. North 35°59'26" East, 500.00 feet.
7. North 11°44'26" East, 109.68 feet.
8. North 35°59'26" East, 3,067.94 feet to the center line of a Creek and the southwest corner of that called 21.176 acres tract conveyed to Glenn E. Wisdom and wife, Jan E. Wisdom, of record in Volume 1532, Page 1349, D.R.P.C.T. and the northeast corner of the herein described tract;

THENCE, with the centerline of creek and the south line of said called 21.176 acres tract, the following nine (9) courses:
1. North 84°05'05" East, 262.31 feet.
2. North 65°46'22" East, 56.96 feet.
3. South 76°23'49" East, 266.38 feet.
4. South 80°49'07" East, 295.44 feet.
5. North 89°18'20" East, 104.84 feet.
6. South 74°51'40" East, 83.21 feet.
7. South 70°34'34" East, 126.21 feet.
8. South 76°06'51" East, 63.99 feet.
9. North 74°00'45" East, 16.06 feet in the west line of that called 81.0 acres tract conveyed to Loyd E. Gouge of record in Volume 550, Page 184, D.R.P.C.T. and marking the northeast corner of the herein described tract;

THENCE, with the west line of said called 81.0 acres tract, the following five (5) courses to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner:
1. South 02°35'22" West, 51.39 feet.
2. South 00°21'48" East, 529.32 feet.
3. South 06°19'59" West, 33.64 feet.
4. South 00°01'17" West, 84.97 feet.
5. South 00°24'53" East, 827.10 feet marking the northeast corner of that called 19.8 acres tract conveyed to Loyd E. Gouge by deed of record in Volume 1396, Page 994, D.R.P.C.T. and marking a southeast corner of the herein described tract;

THENCE, with the north and west lines of said called 19.8 acres tract, the following four (4) courses to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner:
1. South 89°18'37" West, 218.44 feet.
2. South 89°23'42" West, 379.09 feet.
3. South 89°11'38" West, 321.34 feet.
4. South 00°33'17" West, 657.17 feet marking the northeast corner of Eagle Ridge Estates Phase I, of record in Doc. No. 202400571, Plat Records, Parker County, Texas, and marking a southeast corner of the herein described tract;

THENCE, with the perimeter lines of said Eagle Ridge Estates Phase I the following eighteen (18) courses to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner:

- South 89°17'32" West, 313.68 feet.
- South 12°26'44" West, 86.84 feet to the beginning of a curve to the left;
- 140.26 feet with said curve to the left having a radius of 220.00 feet, a central angle of 36°31'47" and a chord that bears South 05°49'09" East, 137.90 feet marking the end of said curve;
- South 24°05'02" East, 136.94 feet;
- South 65°54'58" West, 60.00 feet;
- South 24°05'02" West, 136.94 feet to the beginning of a curve to the right;
- 178.52 feet with said curve to the right having a radius of 280.00 feet, a central angle of 36°31'47" and a chord that bears North 05°49'09" West, 175.51 feet marking the end of said curve;
- North 12°26'44" East, 10.45 feet;
- South 65°54'58" West, 491.22 feet;
- South 61°52'47" West, 429.34 feet;
- South 55°49'02" West, 630.61 feet;
- South 37°59'55" East, 10.34 feet to the beginning of a curve to the right;
- 35.30 feet with said curve to the right having a radius of 530.00 feet, a central angle of 03°48'57" and a chord that bears South 36°05'27" East, 35.29 feet to the end of said curve;
- South 34°10'58" East, 266.41 feet;
- South 55°49'02" West, 60.00 feet;
- North 34°10'58" West, 266.41 feet to the beginning of a curve to the left;
- 24.60 feet with said curve to the left having a radius of 470.00 feet, a central angle of 02°59'57" and a chord that bears North 35°40'57" West, 24.60 feet marking the end of said curve;
- South 55°49'02" West, 1,186.53 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract;
- THENCE, North 07°47'57" West, 452.74 feet to the POINT OF BEGINNING AND CONTAINING 129.7 Acres (5,647,884 Square Feet) of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I RODRIG R. REESE, 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 IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

Rodrigo R. Reese 4/23/2025
RODRIG R. REESE, R.P.L.S. NO. 5883 DATE



THE STATE OF TEXAS
COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that EAGLE RIDGE ESTATES DEVELOPMENT, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of "EAGLE RIDGE ESTATES PHASE II" and does hereby dedicate to the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Witness our hand, this 23 day of April, 2025

EAGLE RIDGE ESTATES DEVELOPMENT, LLC, a Texas limited liability company.
By: Tim H. Fleet Name: Tim H. Fleet Title: President

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared of EAGLE RIDGE ESTATES DEVELOPMENT, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations there in express.

Tina M. Lewis
Notary Public, State of Texas

6/16/2029
My commission expires

TINA M LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2029
Notary ID 125179689

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this 28 day of April, 2025

George A. Conley
George Conley
Commissioner Precinct #1
Janet H. Hild
Janet Hild
Commissioner Precinct #3

Mike Hale
Mike Hale
Commissioner Precinct #4

THE STATE OF TEXAS
COUNTY OF TARRANT

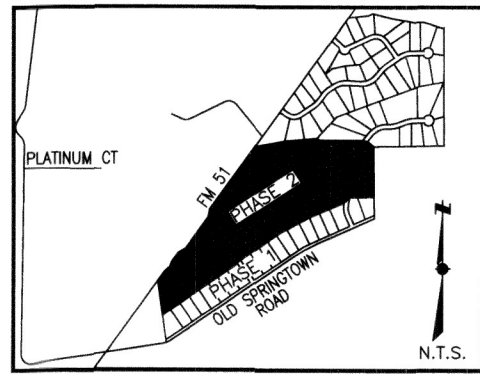
I, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that it is not within any incorporated city or town.

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Tim H. Fleet known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Given under my hand and seal on this 23 day of April, 2025

Tina M. Lewis
Notary Public in and for State of Texas

TINA M LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2029
Notary ID 125179689



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.30'	500.00'	03°48'57"	N 36°05'27" W	33.29'
C2	68.70'	250.00'	15°44'45"	N 69°40'53" W	68.49'
C3	62.43'	150.00'	23°50'47"	N 73°43'54" W	61.98'
C4	123.69'	150.00'	47°14'43"	S 70°43'21" W	120.21'
C5	169.52'	150.00'	64°45'02"	S 79°28'30" W	160.64'
C6	118.38'	150.00'	45°13'07"	S 89°14'27" W	115.33'
C7	148.58'	150.00'	56°45'11"	S 38°15'19" W	142.58'
C8	38.21'	150.00'	14°35'37"	S 17°10'32" W	38.10'
C9	54.28'	250.00'	12°26'22"	S 30°41'32" W	54.17'
C10	163.24'	250.00'	37°24'43"	S 55°37'04" W	160.36'
C11	79.57'	250.00'	18°14'14"	S 65°12'19" W	79.24'

C15	91.40'	150.00'	34°54'39"	S 22°11'19" W	89.99'
C16	93.74'	150.00'	35°48'27"	S 22°38'13" W	92.23'
C17	122.59'	250.00'	28°05'42"	S 26°29'35" W	121.36'
C18	159.39'	250.00'	36°31'47"	S 05°49'09" E	156.70'

C28	43.68'	280.00'	08°56'20"	N 41°22'53" E	43.64'
C29	18.25'	120.00'	08°42'47"	S 72°30'22" E	18.23'
C30	59.23'	180.00'	18°51'13"	S 77°34'35" E	58.96'
C31	144.19'	180.00'	45°53'49"	N 70°02'54" E	140.36'
C32	98.95'	120.00'	47°14'43"	N 70°43'21" E	96.17'
C33	106.98'	120.00'	51°04'43"	N 35°25'05" E	103.47'
C34	45.85'	180.00'	14°35'37"	N 17°10'32" E	45.72'
C35	60.79'	280.00'	12°26'22"	N 30°41'32" E	60.67'
C36	49.94'	120.00'	23°50'47"	S 73°43'54" E	49.58'
C37	76.95'	280.00'	15°44'45"	S 69°40'53" E	76.71'
C38	76.46'	120.00'	36°30'20"	N 84°53'04" E	75.17'
C39	11.88'	120.00'	05°40'28"	N 63°47'40" E	11.88'
C40	62.69'	69.00'	52°03'25"	N 35°37'09" E	60.56'
C41	70.03'	220.00'	18°14'14"	N 65°12'19" E	69.73'
C42	135.62'	69.00'	112°36'47"	S 79°23'09" W	114.82'
C43	67.74'	280.00'	13°51'44"	S 64°06'49" W	67.58'
C44	30.56'	120.00'	14°35'37"	S 17°10'32" W	30.48'
C45	143.65'	220.00'	37°24'43"	S 55°37'04" W	141.11'
C46	49.68'	69.00'	41°14'57"	S 02°27'17" W	48.61'
C47	79.03'	280.00'	16°10'18"	N 66°14'16" E	78.77'
C48	5.49'	470.00'	00°40'07"	S 37°39'51" E	5.49'
C49	47.76'	220.00'	12°26'22"	S 30°41'32" W	47.67'
C50	16.02'	280.00'	03°16'45"	S 72°41'03" W	16.02'
C51	84.49'	69.00'	70°09'42"	S 83°16'18" E	79.31'
C52	36.15'	69.00'	30°01'16"	S 33°10'49" E	35.74'

C56	108.92'	180.00'	34°40'11"	S 27°12'49" W	107.26'
C61	57.13'	180.00'	18°11'07"	S 56°11'33" W	56.89'
C62	24.82'	120.00'	11°51'09"	S 53°01'34" W	24.78'
C63	110.79'	120.00'	52°53'52"	S 85°24'05" W	106.90'
C64	67.19'	180.00'	21°23'12"	N 78°50'35" W	66.80'
C65	74.87'	180.00'	23°49'55"	S 78°32'52" W	74.33'

C71	74.92'	180.00'	23°50'47"	N 73°43'54" W	74.38'
C72	95.44'	280.00'	19°31'48"	S 30°46'32" W	94.98'
C73	75.00'	120.00'	35°48'27"	S 22°38'13" W	73.78'
C74	41.86'	280.00'	08°33'53"	S 16°43'41" W	41.82'
C75	60.46'	220.00'	15°44'45"	N 69°40'53" W	60.27'

C86	74.16'	180.00'	23°36'19"	S 16°32'09" W	73.64'
C87	69.38'	180.00'	22°05'00"	S 55°35'24" W	68.95'
C88	91.29'	180.00'	29°03'36"	S 79°48'54" W	90.32'

C96	64.58'	120.00'	30°50'01"	N 20°09'00" E	63.80'
C97	99.88'	220.00'	26°00'48"	N 26°00'48" E	99.03'
C98	112.49'	180.00'	35°48'27"	N 22°38'13" E	110.67'
C99	7.99'	220.00'	02°04'54"	N 13°29'11" E	7.99'

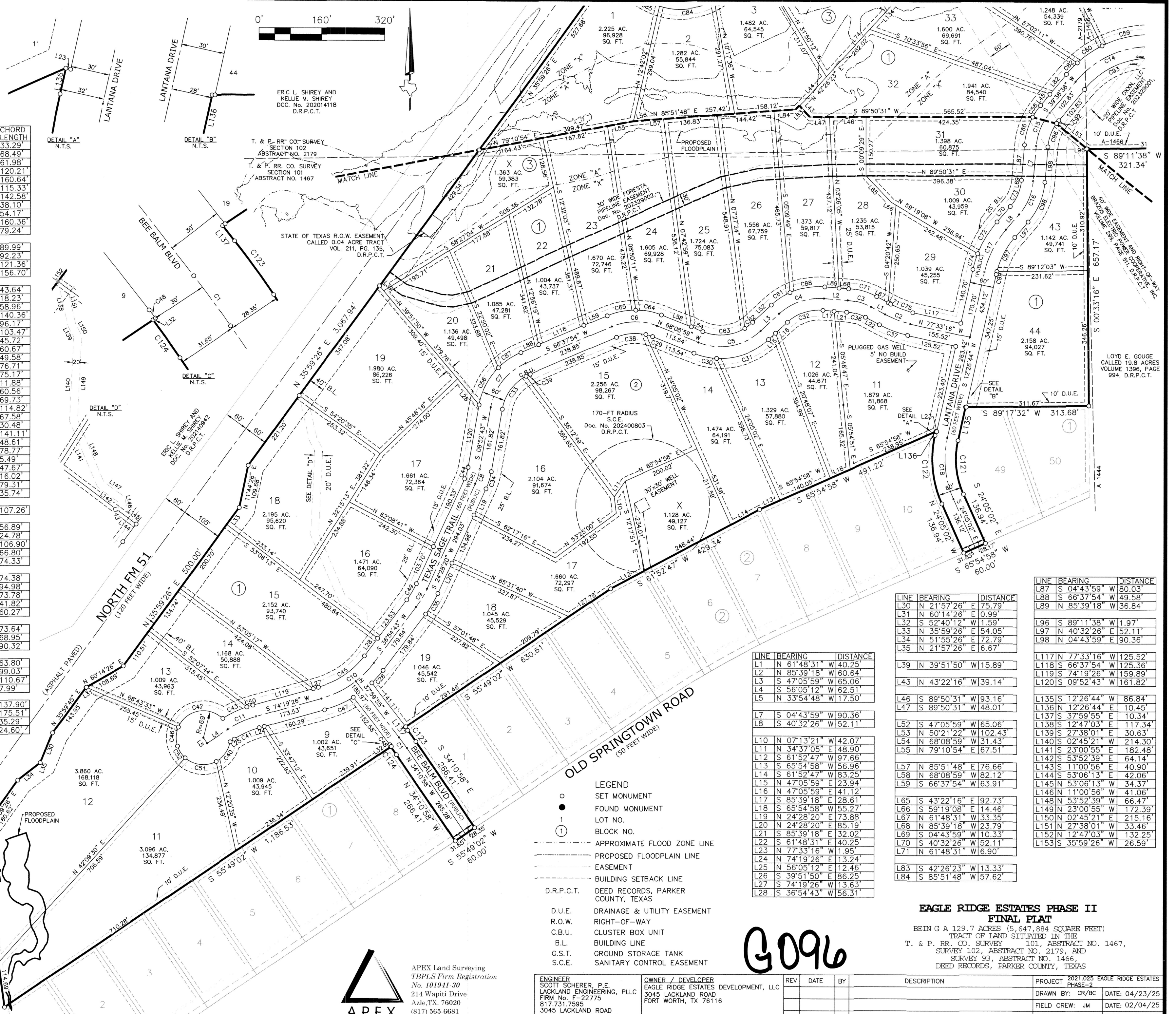
C121	140.26'	220.00'	36°31'47"	S 05°49'09" E	137.90'
C122	178.52'	280.00'	36°31'47"	N 05°49'09" W	175.51'
C123	35.30'	530.00'	03°48'57"	S 36°05'27" E	35.29'
C124	24.60'	470.00'	02°59'57"	N 35°40'57" W	24.60'

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EAGLE RIDGE ESTATES
DEVELOPMENT, LLC
REMANENT PORTION OF
THAT CALLED 161.1 ACRES
DOCUMENT NO. 202134945
D.R.P.C.T.

MAG NAIL FOUND
IN CENTERLINE OF
OLD SPRINGTOWN ROAD



LINE BEARING	DISTANCE
L87 S 04°43'59" W	80.03'
L88 S 66°37'54" W	49.58'
L89 N 85°39'18" W	36.84'
L96 S 89°11'38" W	1.97'
L97 N 40°32'26" E	52.11'
L98 N 04°43'59" E	90.36'

L39 N 39°51'50" W	15.89'
L43 N 43°22'16" W	39.14'
L46 S 89°50'31" W	93.16'
L47 S 89°50'31" W	48.01'
L52 S 47°05'59" W	65.06'
L53 N 50°21'22" W	102.43'
L54 N 68°08'59" W	31.43'
L55 N 79°10'54" E	67.51'
L57 N 85°51'48" E	76.66'
L58 N 68°08'59" W	82.12'
L59 S 66°37'54" W	63.91'

L117 N 77°33'16" W	125.52'
L118 S 66°37'54" W	125.36'
L119 S 74°19'26" W	159.89'
L120 S 09°52'43" W	161.82'
L135 S 12°26'44" W	86.84'
L136 N 12°26'44" E	10.45'
L137 S 37°59'55" E	10.34'
L138 S 12°47'03" E	117.34'
L139 S 27°38'01" E	30.63'
L140 S 02°45'21" W	214.30'
L141 S 23°00'55" E	182.48'
L142 S 53°52'39" E	64.14'
L143 S 11°00'56" E	40.90'
L144 S 53°06'13" E	42.06'
L145 N 53°06'13" W	34.37'
L146 N 11°00'56" W	41.06'
L148 N 53°52'39" W	66.47'
L149 N 23°00'55" W	172.39'
L150 N 02°45'21" E	215.16'
L151 N 27°38'01" E	33.46'
L152 N 12°47'03" W	132.25'
L153 S 35°59'26" W	26.59'

L65 S 43°22'16" E	92.73'
L66 S 59°19'08" E	14.46'
L67 N 61°48'31" W	33.35'
L68 N 85°39'18" W	23.79'
L69 S 04°43'59" W	10.33'
L70 S 40°32'26" W	52.11'
L71 N 61°48'31" W	6.90'

L83 S 42°26'23" W	13.33'
L84 S 85°51'48" W	57.62'

EAGLE RIDGE ESTATES PHASE II FINAL PLAT

BEIN G A 129.7 ACRES (5,647,884 SQUARE FEET)
TRACT OF LAND SITUATED IN THE
T. & P. RR. CO. SURVEY NO. 101, ABSTRACT NO. 1467,
SURVEY 93, ABSTRACT NO. 1466,
DEED RECORDS, PARKER COUNTY, TEXAS

ENGINEER	OWNER / DEVELOPER	REV	DATE	BY	DESCRIPTION	PROJECT
SCOTT SCHERER, P.E. LACKLAND ENGINEERING, PLLC FIRM NO. F-22775 817.731.7595 3045 LACKLAND ROAD FORT WORTH, TX 76116	EAGLE RIDGE ESTATES DEVELOPMENT, LLC 3045 LACKLAND ROAD FORT WORTH, TX 76116					2021.025 EAGLE RIDGE ESTATES PHASE II
						DRAWN BY: CR/BC DATE: 04/23/25
						FIELD CREW: JM DATE: 02/04/25
						SCALE: 1"=160' PAGE: 2 OF 3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CH LENGTH
C12	87.27'	250.00'	20°00'00"	S 79°23'42" W	86.82'
C13	87.27'	250.00'	20°00'00"	S 79°23'42" W	86.82'
C14	217.08'	250.00'	49°45'04"	S 64°31'10" W	210.32'
C15	91.40'	150.00'	34°54'39"	S 22°11'19" W	89.99'

C19	38.85'	41.50'	53°38'35"	N 88°19'40" W	37.45'
C20	210.71'	150.00'	80°29'01"	S 74°54'28" E	193.80'
C21	150.56'	250.00'	34°30'24"	S 72°35'15" W	148.30'
C22	65.53'	250.00'	15°01'09"	S 47°49'28" W	65.35'
C23	231.51'	250.00'	53°03'30"	S 66°50'38" W	223.33'
C24	157.07'	250.00'	35°59'56"	S 75°22'25" W	154.50'
C25	54.77'	150.00'	20°55'11"	S 46°54'52" W	54.46'
C26	122.89'	350.00'	20°07'00"	S 46°30'46" W	122.26'
C27	178.41'	150.00'	68°08'58"	N 89°21'15" W	168.08'

C53	84.44'	69.00'	70°07'13"	N 45°09'54" W	79.27'
C54	170.49'	280.00'	34°53'16"	N 69°45'50" E	167.87'
C55	88.90'	69.00'	73°49'16"	S 62°50'29" E	82.88'

C57	89.85'	69.00'	74°36'30"	S 62°28'15" W	83.63'
C58	35.52'	180.00'	11°18'20"	S 33°59'28" W	35.46'
C59	126.41'	280.00'	25°52'05"	S 76°27'40" W	125.34'
C60	76.95'	280.00'	15°44'44"	S 55°39'16" W	76.70'

C66	86.97'	69.00'	72°13'05"	N 44°08'21" E	81.33'
C67	30.13'	280.00'	06°09'56"	S 89°42'34" E	30.12'
C68	57.67'	220.00'	15°01'09"	N 47°49'28" E	57.50'
C69	59.56'	220.00'	15°30'45"	N 63°05'25" E	59.38'
C70	58.67'	280.00'	12°00'18"	N 46°19'02" E	58.56'

C76	133.42'	380.00'	20°07'00"	N 46°30'46" E	132.73'
C77	43.81'	120.00'	20°55'11"	N 46°54'52" E	43.57'
C78	72.93'	220.00'	18°59'39"	N 80°20'37" E	72.60'
C79	97.74'	280.00'	20°00'00"	S 79°23'42" W	97.24'
C80	76.79'	220.00'	20°00'00"	S 79°23'42" W	76.41'
C81	138.23'	220.00'	35°59'56"	N 75°22'25" E	135.96'
C82	39.77'	280.00'	08°08'16"	S 43°42'46" W	39.73'
C83	15.81'	180.00'	05°01'59"	N 59°05'16" E	15.81'
C84	143.66'	180.00'	45°43'45"	N 84°28'07" E	139.88'
C85	58.61'	180.00'	18°39'27"	S 63°20'17" E	58.36'

C89	71.11'	69.00'	59°02'56"	N 19°25'10" E	68.01'
C90	126.06'	69.00'	104°40'47"	S 78°42'58" E	109.25'
C91	58.26'	220.00'	15°10'24"	N 76°58'54" E	58.09'
C92	8.54'	120.00'	04°04'38"	N 37°36'19" E	8.54'
C93	191.03'	220.00'	49°45'04"	N 64°31'10" E	185.09'
C94	97.74'	280.00'	20°00'00"	N 79°23'42" E	97.24'
C95	18.53'	220.00'	04°49'36"	N 86°58'54" E	18.53'

C100	95.39'	69.00'	79°12'31"	N 31°34'27" W	87.97'
C101	100.21'	69.00'	83°12'33"	S 67°13'01" W	91.63'
C102	73.24'	180.00'	23°18'51"	N 46°19'23" W	72.74'
C103	19.81'	280.00'	4°03'10"	S 87°48'52" W	19.80'
C104	166.08'	280.00'	33°59'08"	S 68°47'43" W	163.66'
C105	112.15'	180.00'	35°41'56"	N 75°49'46" W	110.35'
C106	67.45'	180.00'	21°28'14"	S 75°35'09" W	67.06'
C107	145.99'	120.00'	69°42'18"	N 88°34'35" W	137.15'
C108	55.95'	320.00'	10°01'05"	S 51°33'43" W	55.88'

C109	65.72'	180.00'	20°55'11"	S 46°54'52" W	65.36'
C110	175.92'	280.00'	35°59'56"	S 75°22'25" W	173.04'
C111	97.04'	69.00'	80°34'52"	S 78°12'11" W	89.24'
C112	60.11'	69.00'	49°54'49"	S 12°57'21" W	58.23'
C113	69.42'	220.00'	18°04'46"	S 84°20'00" W	69.13'
C114	56.40'	320.00'	10°05'55"	S 41°30'13" W	56.33'
C115	168.56'	69.00'	139°58'18"	S 81°59'12" E	129.67'
C116	10.42'	69.00'	8°38'56"	N 23°42'11" E	10.41'
C117	32.94'	41.50'	45°28'20"	N 42°06'52" E	32.08'
C118	168.56'	120.00'	80°29'01"	S 74°54'28" E	155.04'
C119	73.40'	280.00'	15°01'09"	S 47°49'28" W	73.19'
C120	134.31'	220.00'	34°58'44"	S 57°48'15" W	132.23'

LINE	BEARING	DISTANCE
L6	S 89°23'42" W	64.93'

L9	S 57°22'27" W	97.11'
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L29	S 25°08'58" E	5.99'
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L36	S 69°45'31" W	230.04'
L37	S 56°34'16" W	108.00'
L38	N 89°50'27" E	53.15'

L40	N 69°45'31" E	26.76'
L41	S 00°24'53" E	4.22'
L42	S 89°23'42" W	82.84'
L43	N 43°22'16" W	39.14'
L44	N 42°26'23" E	112.92'
L45	S 39°38'38" W	37.41'

L48	S 89°23'42" W	24.72'
L49	N 69°45'31" E	174.34'
L50	N 69°45'31" E	76.86'
L51	N 69°45'31" E	171.52'

L53	N 50°21'22" W	102.43'
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L56	N 79°10'54" E	0.28'
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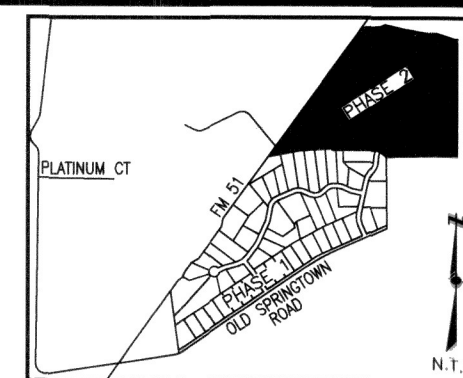
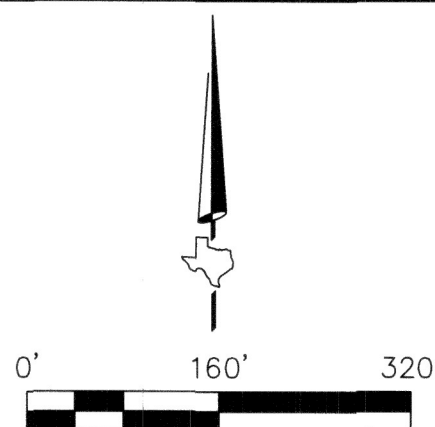
L60	S 06°19'59" W	33.64'
L61	S 00°01'17" W	84.97'
L62	S 00°24'53" E	0.36'
L63	N 40°18'53" E	8.41'
L64	S 69°45'31" W	57.34'

L72	N 56°34'16" E	74.69'
L73	N 36°27'16" E	10.74'
L74	S 42°26'23" W	227.10'
L75	S 42°26'23" W	49.13'
L76	N 57°22'27" E	71.54'
L77	S 69°45'31" W	53.09'
L78	S 89°23'42" W	59.85'
L79	S 89°23'42" W	40.21'
L80	N 57°22'27" E	25.57'
L81	S 86°37'37" E	37.20'
L82	S 39°38'38" W	65.42'

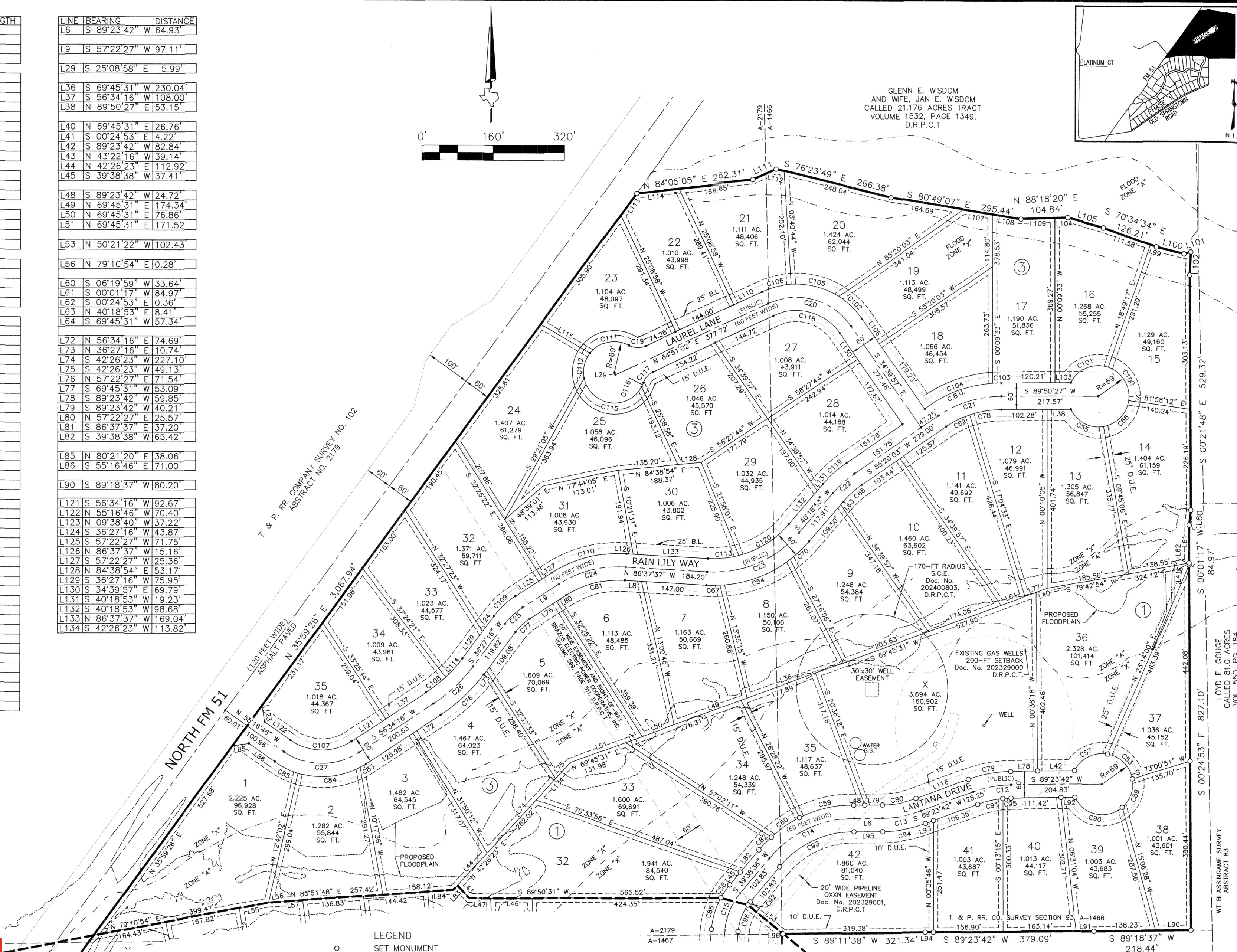
L85	N 80°21'20" E	38.06'
L86	S 55°16'46" E	71.00'

L90	S 89°18'37" W	80.20'
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L121	S 56°34'16" W	92.67'
L122	N 55°16'46" W	70.40'
L123	N 09°38'40" W	37.22'
L124	S 36°27'16" W	43.87'
L125	S 57°22'27" W	71.75'
L126	N 86°37'37" W	15.16'
L127	S 57°22'27" W	25.36'
L128	N 84°38'54" E	53.17'
L129	S 36°27'16" W	75.95'
L130	S 34°39'57" E	69.79'
L131	S 40°18'53" W	19.23'
L132	S 40°18'53" W	98.68'
L133	N 86°37'37" W	169.04'
L134	S 42°26'23" W	113.82'



GLENN E. WISDOM
AND WIFE, JAN E. WISDOM
CALLED 21.76 ACRES TRACT
VOLUME 1532, PAGE 1349,
D.R.P.C.T.



- LEGEND**
- SET MONUMENT
 - FOUND MONUMENT
 - 1 BLOCK NO.
 - APPROXIMATE FLOOD ZONE LINE
 - PROPOSED FLOODPLAIN LINE
 - EASEMENT
 - BUILDING SETBACK LINE
 - D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - C.B.U. CLUSTER BOX UNIT
 - B.L. BUILDING LINE
 - G.S.T. GROUND STORAGE TANK
 - S.C.E. SANITARY CONTROL EASEMENT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202511084
04/29/2025 01:59 PM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

ENGINEER	OWNER / DEVELOPER	REV	DATE	BY	DESCRIPTION	PROJECT
SCOTT SCHERER, P.E. LACKLAND ENGINEERING, PLLC FIRM No. F-22775 817.731.7595 3045 LACKLAND ROAD FORT WORTH, TX 76116	EAGLE RIDGE ESTATES DEVELOPMENT, LLC. 3045 LACKLAND ROAD FORT WORTH, TX 76116					2021.025 EAGLE RIDGE ESTATES PHASE-2
						DRAWN BY: CR/BC DATE: 04/23/25
						FIELD CREW: JM DATE: 02/04/25
						SCALE: 1"=160' PAGE: 3 OF 3

**EAGLE RIDGE ESTATES PHASE II
FINAL PLAT**

BEIN G A 129.7 ACRES (5,647,884 SQUARE FEET)
TRACT OF LAND SITUATED IN THE
T. & P. RR. CO. SURVEY 101, ABSTRACT NO. 1467,
SURVEY 102, ABSTRACT NO. 2179, AND
SURVEY 93, ABSTRACT NO. 1466,
DEED RECORDS, PARKER COUNTY, TEXAS

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APEX

APEX Land Surveying
TBPLS Firm Registration
No. 101941-30

Main Office:
214 Wapiti Drive
Azle, TX 76020
(817) 565-6681

Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414

Midland Office:
3409 Caldera Blvd.
Midland, TX 79705