

State of Texas
County of Parker

Whereas KLBT, LLC, being the sole owner of a 10.500 acres tract of land out of the T. RALSTON Survey, Abstract No. 1131, Parker County, Texas, being all that certain tract conveyed to KLBT, LLC, as described in Clerk's File No. 20219608, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod in the north line of Sanchez Creek Place, Section III, according to the plat recorded in Plat Cabinet A, Slide 182, Plat Records, Parker County, Texas, at the apparent southwest corner of said T. RALSTON SURVEY, and at the southeast corner of that certain "Tract II" described in Volume 2461, Page 651, for the southwest and beginning corner of this tract.

THENCE N 00°02'54" E 660.93 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") at the southwest corner of Lot 3, Ranger Highway Development, according to the plat recorded in Plat Cabinet D, Slide 206, for the northwest corner of this tract.

THENCE S 89°57'06" E 643.14 feet to a found 1/2" iron rod at the southeast corner of Lot 2 of said Ranger Highway Development and in the west line of that certain tract conveyed to Sudderth in Volume 2908, Page 1970, for the northeast corner of this tract.

THENCE S 08°16'40" E 668.92 feet along the west line of said Sudderth tract to a found 1/2" iron rod, for the southeast corner of this tract.

THENCE N 89°52'46" W 740.00 feet along the north line of said Sanchez Creek Place, to the POINT OF BEGINNING.

Surveyor's 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, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2507084-P
Field Date: September 29, 2025
Revised Date: October 1, 2025



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 11801594 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Enbridge Pipeline - V. 2434, P. 1485 (shown);
City of Weatherford Utility Easement - V. 2585, P. 1958 (shown); R.P.R.P.C.T.

The following are not located within the boundary of the property, however the instruments may service, abut, benefit, encumber and/or impact the property as surveyed:
Access Easement - V. 2848, P. 1610 & 202026176 (shown); R.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 183, P. 366; V. 1004, P. 1115; V. 1013, P. 208; R.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area(s):

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Special Flood Hazard Area, Shaded Zone "X" - 0.2% annual chance flood hazard (500-year); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile

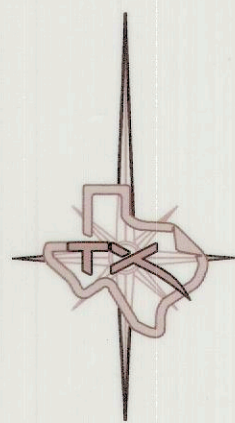
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the FIRM, Community Panel Map No. 48367C0380F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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 - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

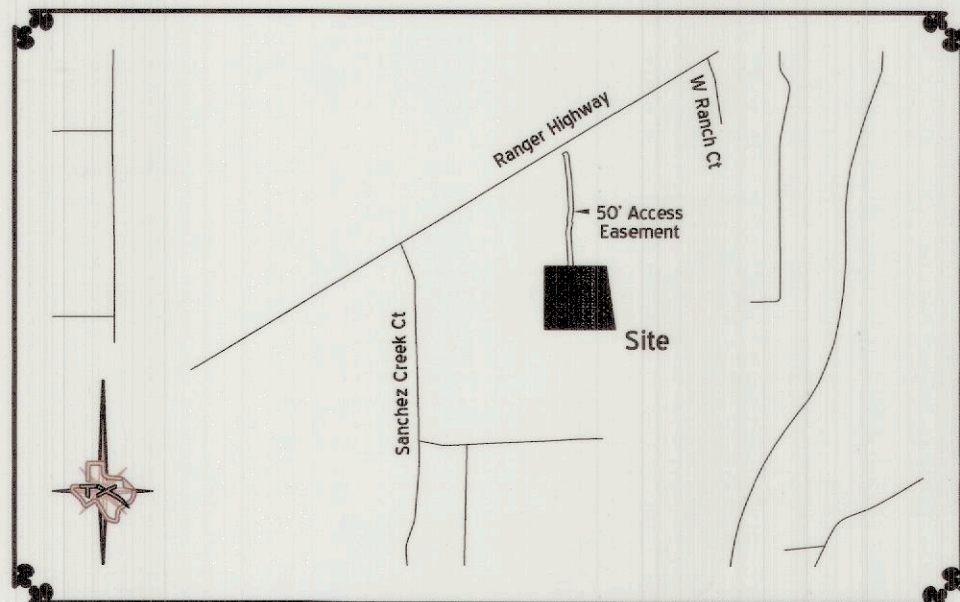
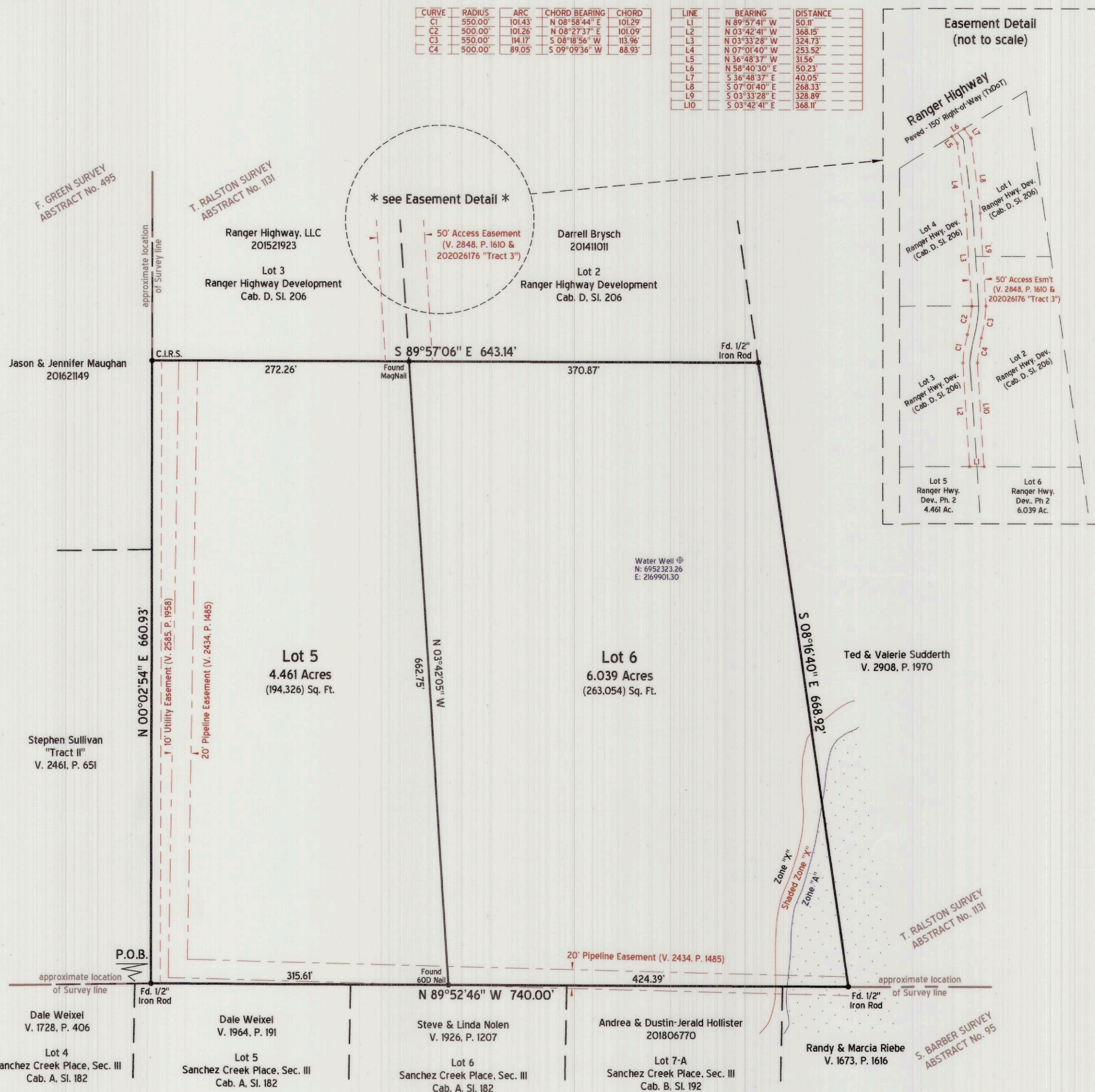
5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com

Owner(s):
KLBT, LLC
15775 NE Chehalem Way
Hillsboro, OR 97123

1" = 100'



Vicinity Map (1" = 2,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202531953
11/24/2025 01:08 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

Slide

203

Now, Therefore, Know All Men By These Presents:

That KLBT, LLC, do(es) hereby adopt this plat designating the herein above described property as Lots 5 and 6, Ranger Highway Development, Phase 2, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

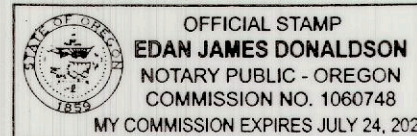
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weatherford and Parker County, Texas. This property lies within the Extraterritorial Jurisdiction of the City of Weatherford and was deferred to Parker County for platting on August 20, 2025.

Witness, my hand, this the 20th day of October, 2025.

By:

KLBT, LLC (Owner)
Desi Kurtz (Manager)State of ~~Texas~~ Oregon
County of ~~Parker~~ Yumbilla

Before me, the undersigned authority, a notary public in and for the State of ~~Texas~~ Oregon on this day personally appeared Desi Kurtz 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 20 day of October, 2025.Edan James DonaldsonNotary Public in and for the State of ~~Texas~~ OregonState of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 24 day of November, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

- A) Special notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines.
- B) At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford.
- C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- D) Water is to be provided by private water well.
- E) 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.
- F) At time of plat, Ranger Highway is a TxDOT maintained right-of-way, and has a posted speed limit of 55 miles per hour. Upon review of site, TxDOT may determine that number of culverts, size of culvert and/or type of culvert vary from the culvert data listed in the table below.
- G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- H) The Parker County Commissioner's Court approved the waiver for a groundwater study on October 15, 2025.

Lot #	Culvert
5 & 6	24" C.M.P.

16563
WE
G-16Final Plat
Lots 5 and 6
Ranger Highway Development, Phase 2an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, TexasBeing a 10.500 acre tract of land out of the T. Ralston
Survey, Abstract No. 1131, Parker County, Texas

October 2025

**TEXAS
SURVEYING &
ENGINEERING**WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586