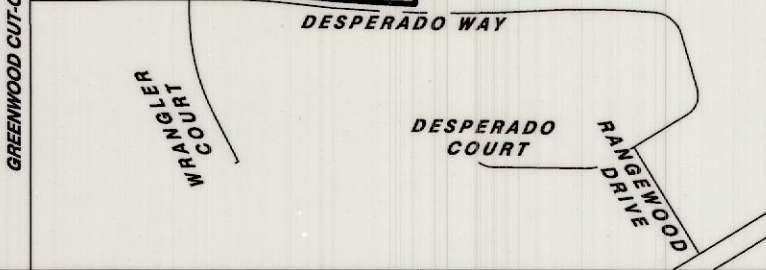
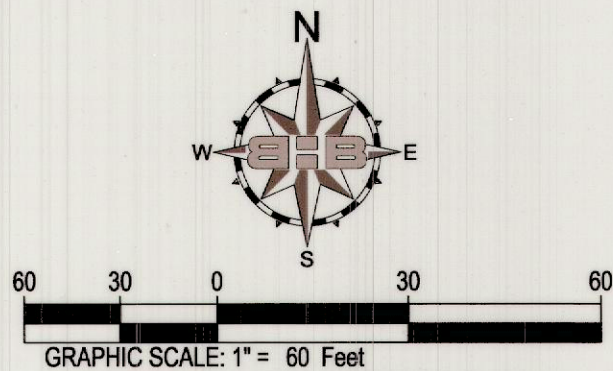


PROJECT LOCATION

GREENWOOD CUT-OFF ROAD



VICINITY MAP - NOT TO SCALE



LEGEND

- BHB.....Found 5/8" Capped Iron Rod Marked "BHB INC"
- CIRF(C).....Found 1/2" Capped Iron Rod Marked "CARTER W FORD"
- CIRF(H).....Found 1/2" Capped Iron Rod Marked "HARLAN 2074"
- D&U.E.....Drainage & Utility Easement
- D.R.U.C.T.....Deed Records, Parker County, Texas
- IRF.....Found 1/2" Iron Rod
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- O.R.P.C.T.....Official Records, Parker County, Texas
- POB.....Point Of Beginning

THE STATE OF TEXAS {}

COUNTY OF PARKER {}

WHEREAS, LBK Homes, LLC., and Heid Construction LLC dba MK Homes, being the owner(s) of the hereon described property to wit:

BEING a tract of land situated within the F. Christian Survey, Abstract No. 323, Parker County, Texas, same being all of Lot 24, Lot 25, and Lot 26, of Rangewood, an Addition to Parker County, according to the plat recorded in Cabinet F, Page 423, Plat Records, Parker County, Texas, same being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values).

BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the southwest corner of said Lot 24, being the southeast corner of Lot 23, of said Rangewood, and also being on the north right-of-way line of Desperado Way (a 60' public right-of-way);

THENCE North 00°00'00" East, with the common line between said Lot 24 and Lot 23, a distance of 325.75 feet to a CIRF, being the northwest corner of said Lot 24, same being the northeast corner of said Lot 23, and also being on the south line of a tract of land described by deed to Weatherford Christian School, as recorded in Volume 2535, Page 1435, Official Records, Parker County, Texas (O.R.P.C.T.);

THENCE South 89°17'15" East, with the common line between said Lot 24 and said Weatherford School tract, passing at a distance of 280.43 feet to a CIRF, being the common corner of said Lot 24 and Lot 25, passing at a distance of 536.58 feet to a CIRF, being the common corner of said Lot 25 and Lot 26, and now continuing with the common line between said Lot 26 and said Weatherford School tract, in all, for a total distance of 770.79 feet to a CIRF, being the northeast corner of said Lot 26, same being the northwest corner of Lot 27 of said Rangewood;

THENCE South 01°42'00" West, the common line between said Lot 26 and Lot 27, a distance of 362.23 feet to a CIRF, being the southeast corner of said Lot 26, same being the southwest corner of said Lot 27, and also being on the north right-of-way line of aforementioned Desperado Way;

THENCE along the north right-of-way line of said Desperado Way the following courses and distances:

Along a curve to the right, having a radius of 4,868.00 feet, a central angle of 5°03'01", an arc distance of 429.08 feet, and a chord which bears North 85°47'36" West, a distance of 428.94 feet to a CIRF;

Along a curve to the left, having a radius of 2,094.00 feet, a central angle of 6°43'55", an arc distance of 246.03 feet, and a chord which bears North 86°38'03" West, a distance of 245.89 feet to a CIRF;

North 90°00'00" West, a distance of 86.74 feet to the POINT OF BEGINNING and CONTAINING 261,359 square feet or 6.00 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS {}

THAT, LBK Homes, LLC, and Heid Construction, LLC dba MK Homes, the owner(s) of the land shown on this plat, and designated herein as LOTS 24R, 25R, and 26R, RANGEWOOD, an addition to the City of Weatherford, Texas or to its extraterritorial jurisdiction, 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, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

BY:

LBK Homes, LLC

BY:

Heid Construction LLC DBA MK Homes

Chris Hennessey / Managing Member Owner Lot 24
Printed Name and Title

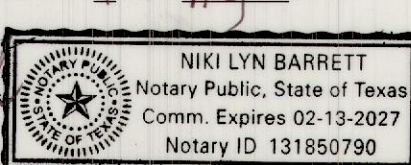
Mike Heid - Owner Lot 25 & 26
Printed Name and Title

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hennessey 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 4 day of Aug, 2025.

Niki Lyn Barrett
Notary Public in and for
the State of Texas
My commission expires
02-13-2027

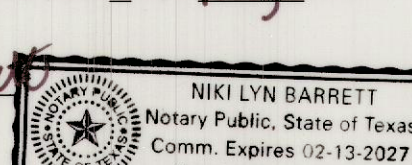


THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared, Mike Heid 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 1 day of Aug, 2025.

Niki Lyn Barrett
Notary Public in and for
the State of Texas
My commission expires
02-13-2027

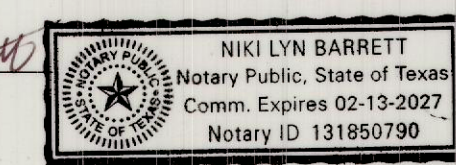


THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hennessey 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 4 day of Aug, 2025.

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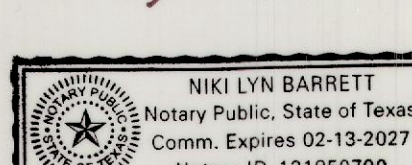


THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, the undersigned authority, on this day personally appeared Mike Heid 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 1 day of Aug, 2025.

Niki Lyn Barrett
Notary Public in and for
the State of Texas
My commission expires
02-13-2027



EXTRATERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

I, LBK Homes, LLC, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that this property lies within the City of Weatherford, deferred to Parker County, May 23, 2025.

By: Chris Hennessey / Managing Member Lot 24

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

I, Heid Construction LLC DBA MK Homes, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that this property lies within the City of Weatherford, deferred to Parker County, May 23, 2025.

By: Mike Heid - Owner Lot 25 & 26

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202521615
08/12/2025 08:20 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14 day of Aug, 2025.

Pat Deen, County Judge

George Conley
Commissioner Precinct #1

Larry Walden
Commissioner Precinct #3

Jacob Holt
Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

16567
WE
F-16

16567.001.024.00
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16567.001.026.00

The sole purpose of this replat is to revise the drainage easement for Lots 24, 25, and 26.

REPLAT
LOTS 24R, 25R, & 26R
RANGEWOOD

3 RESIDENTIAL LOTS

BEING A 6.00 ACRE TRACT OF LAND SITUATED WITHIN

F. CHRISTIAN SURVEY, ABSTRACT NUMBER 323 &

J. LONG SURVEY, ABSTRACT NUMBER 800,

CITY OF WEATHERFORD (ETJ),

PARKER COUNTY, TEXAS

AUGUST 2025

This plat filed in Cabinet G, Slide 152

FLOOD ZONE NOTE

Subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0380F, Map Revised April 05, 2019.

OWNERS:
LBK Homes, LLC,
Chris Hennessey
P.O. BOX 1359
Springtown, Texas 76082
817-341-9747

Heid Construction LLC
DBA MK Homes
Mike Heid
1111 N Main St.
Weatherford, TX 76086
817-694-8896

BHB

BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
6. Water Supply Source: By private water wells.
7. Sewer Disposal: By private on-site sewer facilities.
8. All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
9. Waiver for groundwater study approved in the Commissioner's Court on July 14, 2025. This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
10. Reflective house numbers need to be visible and legible both day and night by the Public Road.
11. Speed Limit 25 MPH.
12. Culvert size: Lot 24 = 24 Inches Lot 25 = 24 Inches Lot 26 = 18 Inches

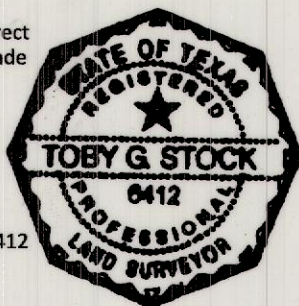
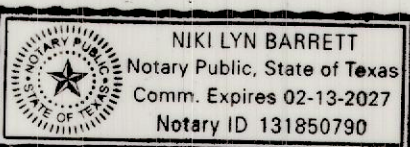
SURVEYOR'S CERTIFICATION

I, Toby G. Stock, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Toby G. Stock
Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: August 1, 2025
THE STATE OF TEXAS {}
COUNTY OF PARKER {}
BEFORE ME, the undersigned authority, on this day personally appeared, Toby G. Stock 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 1 day of Aug, 2025.

Niki Lyn Barrett
Notary Public in and for
the State of Texas
My commission expires
02-13-2027



Line Table		
Line #	Direction	Length
L1	N90°00'00"W	86.74
L2	S52°32'37"W	30.48
L3	S54°16'30"W	22.54
L4	S43°34'35"W	5.97
L5	S43°34'35"W	19.78
L6	S33°18'59"W	14.25
L7	S22°37'56"W	33.56
L8	S8°07'20"W	41.78

Line Table		
Line #	Direction	Length
L9	S5°38'19"W	49.74
L10	S2°24'35"W	48.48
L11	N74°41'33"W	29.40
L12	S77°14'54"W	15.92
L13	S38°31'26"W	46.94
L14	S13°26'01"E	60.12
L15	S15°22'51"W	16.08
L16	S22°08'12"W	14.23

Line Table		
Line #	Direction	Length
L17	S35°39'45"W	13.84
L18	S49°55'08"W	63.36
L19	S20°13'37"W	40.27
L20	S3°21'55"W	95.20
L21	S13°07'29"E	70.21
L22	S61°44'42"E	62.26
L23	S81°36'52"E	121.06
L24	N61°20'30"E	18.88

Line Table		
Line #	Direction	Length
L25	S80°25'36"E	6.09
L26	S80°25'36"E	58.00
L27	N89°47'36"E	63.79
L28	S36°22'06"E	36.84
L29	S61°29'58"W	4.71

Curve Table						Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°03'01"	4868.00'	429.08'	N85°47'36"W	428.94'	C4	2°04'45"	4868.00'	176.66'	N84°18'28"W	176.65'
C2	6°43'55"	2094.00'	246.03'	N86°38'03"W	245.89'	C5	2°08'26"	2094.00'	78.23'	N84°20'18"W	78.23'
C3	2°58'16"	4868.00'	252.42'	N86°49'58"W	252.39'	C6	4°35'29"	2094.00'	167.80'	N87°42'16"W	167.75'