

METES AND BOUNDS
THE STATE OF TEXAS
COUNTY OF PARKER

202605062 PLAT Total Pages: 1



All that certain 29.17 acre lot, tract, or parcel of land situated in the J. Cummings Survey, Abstract No. 2291 and the A. Sowders Survey, Abstract No. 802, Parker County, Texas. Being all of a called 29.17 acre tract of land described in a general warranty deed to Silver Zero, LLC recorded in document number 2023-17889 of the Official Public Records of Parker County Texas (O.P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "TEXAS SURVEYING INC" found in the East right of way line of Skyview Lane for the Southwest corner of the said 29.17 acre Silver Zero tract, same being the Northwest corner of Lot 1, Block 1 of Skyview Estates, an addition to Parker County recorded in cabinet E, slide 50 of the Plat Records of Parker County Texas (P.R.P.C.T.);

THENCE: North 01° 03' 45" West (Deed: North 01° 04' 24" West, 400.72 feet) along the West line of the said 29.17 acre Silver Zero tract and the said East right of way line of Skyview Lane a distance of 400.72 feet to a called 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for the Western most Northwest corner of the said 29.17 acre Silver Zero tract, same being the Southwest corner of a called 13.500 acre tract of land described in a general warranty deed to James Larry Hogan and Jacqueline Hogan recorded in instrument number 201808771, O.P.R.P.C.T.;

THENCE: North 29° 18' 58" East (Deed: North 29° 18' 35" East, 411.38 feet) along a common line of the said 13.500 acre Hogan tract and the said 29.17 acre Silver Zero tract a distance of 411.42 feet to a called 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for an angle point of the said 29.17 acre Silver Zero tract;

THENCE: North 89° 53' 37" East (Deed: North 89° 53' 17" East, 1305.95 feet) continuing along a common line of the said 13.500 acre Hogan tract and the said 29.17 acre Silver Zero tract, passing an illegible capped iron rod found for the Southeast corner of the said 13.500 acre Hogan tract, same being the Southwest corner of a called 4.000 acre tract of land described in a general warranty deed to James Larry Hogan and Jacqueline Hogan recorded in instrument number 201803417, O.P.R.P.C.T.; and continuing along the common line of the said 4.000 acre Hogan tract and the said 29.17 acre Silver Zero tract for a total distance of 1305.94 feet to a called 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for the Western most Northwest corner of the said 29.17 acre Silver Zero tract, same being the Southeast corner of the said 4.000 acre Hogan tract, and same being in the West line of a tract of land described in a special warranty deed to Clinton Lee Turner and Anne Turner Wyatt recorded in book 2519, page 1744 of the Deed Records of Parker County Texas (D.R.P.C.T.);

THENCE: South 00° 35' 56" East (Deed: South 00° 33' 32" East, 90.42 feet) along a common line of the said Wyatt tract and the said 29.17 acre Silver Zero tract a distance of 90.40 feet to a 1/2" capped iron rod stamped "BISON CREEK" set for an angle point of the said 29.17 acre Silver Zero tract and same being the Southwest corner of the said Wyatt tract;

THENCE: North 61° 19' 15" East (Deed: North 61° 19' 34" East, 709.30 feet) continuing along a common line of the said Wyatt tract and the said 29.17 acre Silver Zero tract a distance of 709.36 feet to a called 1/2" iron rod found for the Eastern most Northwest corner of the said 29.17 acre Silver Zero tract, same being the Northwest corner of a called 7.000 acre tract of land described in a special warranty deed to Daniel and Katharine Fuchshuber living trust recorded in instrument number 202238927, O.P.R.P.C.T.;

THENCE: South 01° 14' 18" East (Deed: South 01° 13' 56" East, 598.91 feet) along the common line of the said 7.000 acre Fuchshuber tract and the said 29.17 acre Silver Zero tract a distance of 598.18 to a called 1/2" iron rod found for the Southeast corner of the said 29.17 acre Silver Zero tract, same being the Southwest corner of the said 7.000 acre Fuchshuber tract, and same being in the Northwest line of a called 24.339 acre tract of land described in a general warranty deed to Sky Family Investments, LLC recorded in instrument number 202101401, O.P.R.P.C.T.;

THENCE: South 55° 01' 43" West (Deed: South 55° 00' 21" West, 719.00 feet) along the common line of the said 24.339 acre Sky Family Investments tract and the said 29.17 acre Silver Zero tract a distance of 719.98 feet to a 1/2" capped iron rod found for a Southern corner of the said 29.17 acre Silver Zero tract, same being the West corner of the said 24.339 acre Sky Family Investments tract and same being in a Northeastern line of Lot 2 of the Wright-Tucker Farm, an addition to Parker County according to the plat thereof recorded in Cabinet E, Slide 371, P.R.P.C.T.;

THENCE: North 69° 52' 03" West (Deed: North 69° 51' 26" West, 124.55 feet) along the common line of the said Lot 2 of Wright-Tucker Farm addition and the said 29.17 acre Silver Zero tract a distance of 124.38 feet to a 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for a Southern corner of the said 29.17 acre Silver Zero tract, same being the North corner of the said Lot 2 of the Wright-Tucker Farm addition, and same being in the East line of a called 10.000 acre tract of land described in a general warranty deed to Antonio Ramirez Hernandez and Maria Ramirez recorded in instrument number 202236735, O.P.R.P.C.T.;

THENCE: North 06° 28' 02" East (Deed: North 06° 25' 43" East, 190.41 feet) along a common line of the said 10.000 acre Hernandez tract and the said 29.17 acre Silver Zero tract a distance of 190.31 feet to a 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for an interior all corner of the said 29.17 acre Silver Zero tract, same being the Northeast corner of the said 10.000 acre Hernandez tract;

THENCE: South 67° 28' 51" West (Deed: South 67° 28' 32" West, 961.92 feet) continuing along a common line of the said 10.000 acre Hernandez tract and the said 29.17 acre Silver Zero tract a distance of 962.38 feet to a 1/2" capped iron rod stamped "BISON CREEK" found (previously set by this firm) for an angle point of the said 29.17 acre Silver Zero tract and same being the Northwest corner of the said 10.000 acre Hernandez tract, and same being the Northeast corner of Lot 1 of Block 1 of the Skyview Estates, an addition to Parker County according to the plat thereof recorded in cabinet E, Slide 50, P.R.P.C.T.;

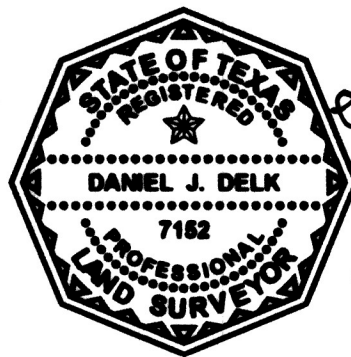
THENCE: South 68° 47' 30" West (Deed: South 68° 46' 15" West, 525.95 feet) along the common line of the said Lot 1 of Skyview Estates and the said 29.17 acre Silver Zero tract a distance of 525.85 feet to the POINT OF BEGINNING and containing 29.17 acres of land.

- NOTES:
- 1) The Basis of Bearing is Grid North as tied with the Smartnet NARTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Surface Values of US-Survey Feet.
 - 2) Selling a portion of this addition by metes and bounds is a violation of state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - 3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48367C325E, dated 9/26/2008, this property does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain) by graphic plotting only.
 - 4) This plat was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided with him prior to the date in which the survey was completed.
 - 5) Unless otherwise noted, all lot corners shown hereon are monumented with 1/2" capped iron rods stamped "BISON CREEK".
 - 6) It is the responsibility of the developer, not the county, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.
 - 7) Variance was approved in Commissioner's Court on January 26, 2026 for a 40 foot private easement with a required 24 foot driving surface.
 - 8) A waiver for the groundwater certification study was waived in Commissioner's Court on January 26, 2026.
 - 9) It is required for all structures with a proper 911 address to show reflective numbering upon said structure.
 - 10) Owner is advised to consult with Parker County Precinct Commissioners, regarding drive entrance culverts and driveway distances.
 - 11) Skyview Lane will have a posted speed limit of 25 miles per hour.

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

I 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.

Daniel J. Delk
Daniel J. Delk
R.P.L.S. No. 7152 02/11/26



THE STATE OF TEXAS
COUNTY OF PARKER

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.

Antonio Ramirez Hernandez
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared *Antonio Ramirez Hernandez*, 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 12 day of February 2026

Wendell Tierce
Wendell Tierce
Notary Public in and for the State of Texas
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this 12th day of February 2026

Pat Deen
Pat Deen, County Judge

George Conley
George Conley
Commissioner Precinct #1

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Larry Welden
Larry Welden
Commissioner Precinct #3

Mike Hale
Mike Hale
Commissioner Precinct #4

THE STATE OF TEXAS
COUNTY OF PARKER

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

Antonio Ramirez Hernandez
Signature of Owner

THE STATE OF TEXAS
COUNTY OF PARKER

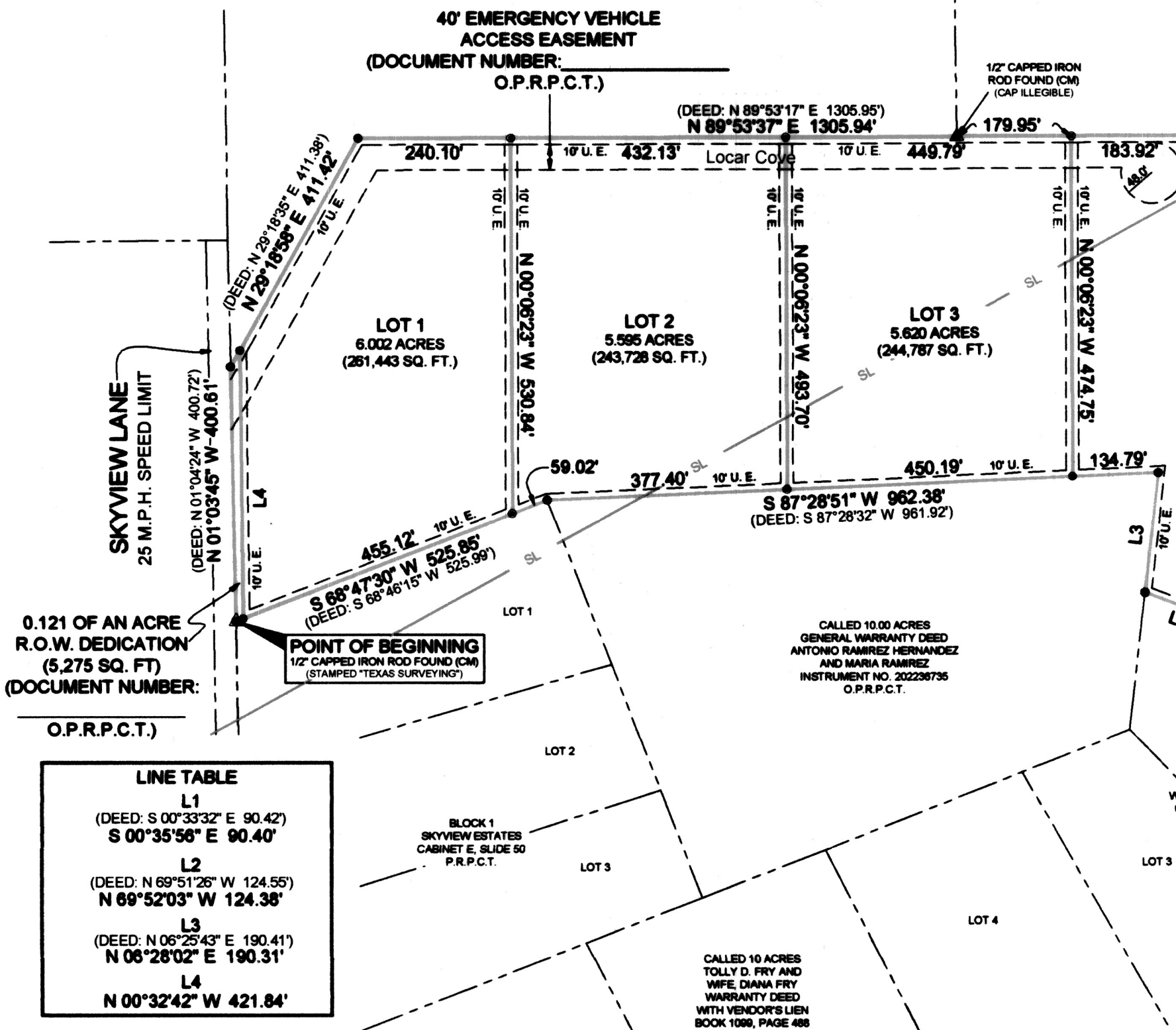
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Given under my hand and seal on this 12 day of February 2026

Wendell Tierce
Wendell Tierce
Notary Public in and for the State of Texas
MY COMM. EXP. 11/07/27
NOTARY ID 1034774-2

LEGEND

▲ (CM)	= CONTROLLING MONUMENT
●	= 1/2" CAPPED IRON ROD (STAMPED "BISON CREEK") FOUND UNLESS OTHERWISE NOTED
●	= 1/2" CAPPED IRON ROD (STAMPED "BISON CREEK") SET
U.E.	= UTILITY EASEMENT
---	= APPROXIMATE LOCATION OF SURVEY LINE



LINE TABLE

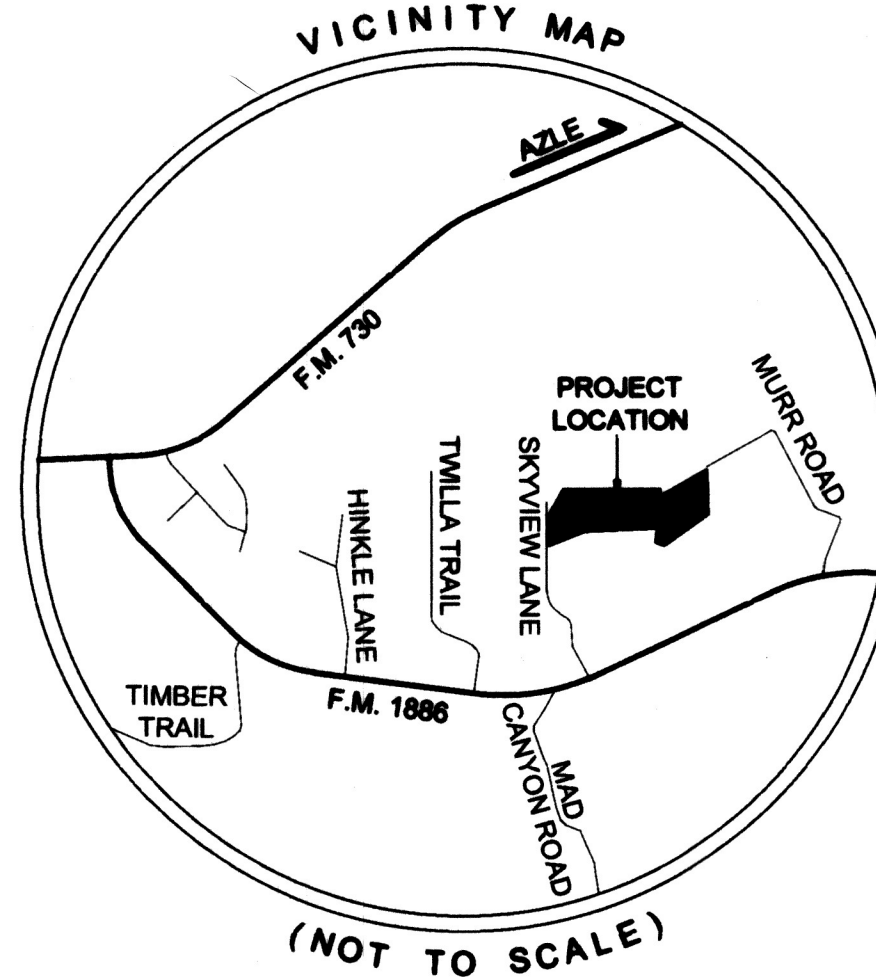
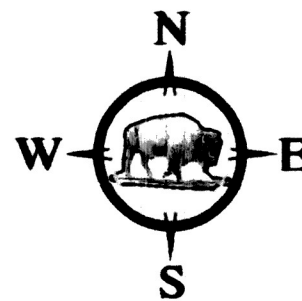
L1	(DEED: S 00° 33' 32" E 90.42') S 00° 35' 56" E 90.40'
L2	(DEED: N 69° 51' 26" W 124.55') N 69° 52' 03" W 124.38'
L3	(DEED: N 06° 25' 43" E 190.41') N 06° 28' 02" E 190.31'
L4	N 00° 32' 42" W 421.84'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202605062
02/24/2026 02:15 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



OWNER
Silver Zero, LLC
(817) 371-9397
500 Skyview Lane, Azle,
Parker County, Texas

6251

J. CUMMINGS SURVEY,
ABSTRACT NO. 2291

M. YOUNG SURVEY,
ABSTRACT NO. 2081

CALLED 9.989 ACRES
DANIEL AND KATHARINE
FUCHSHUBER LIVING TRUST
SPECIAL WARRANTY DEED
INSTRUMENT NO. 202238925
O.P.R.P.C.T.

CALLED 4.000 ACRES
GENERAL WARRANTY DEED
JAMES LARRY HOGAN
AND JACQUELINE HOGAN
INSTRUMENT NO. 201803417
O.P.R.P.C.T.

SPECIAL WARRANTY DEED
CLINTON LEE TURNER AND
ANNE TURNER WYATT
BOOK 2519, PAGE 1744
D.R.P.C.T.

CALLED 7.000 ACRES
DANIEL AND KATHARINE
FUCHSHUBER LIVING TRUST
SPECIAL WARRANTY DEED
INSTRUMENT NO. 202238927
O.P.R.P.C.T.

CALLED 24.339 ACRES
GENERAL WARRANTY DEED
SKY FAMILY INVESTMENTS, LLC
INSTRUMENT NO. 202101401
O.P.R.P.C.T.

CALLED 10.000 ACRES
GENERAL WARRANTY DEED
ANTONIO RAMIREZ HERNANDEZ
AND MARIA RAMIREZ
INSTRUMENT NO. 202236735
O.P.R.P.C.T.

CALLED 10 ACRES
TOLLY D. FRY AND
WIFE, DIANA FRY
WARRANTY DEED
WITH VENDOR'S LIEN
BOOK 1036, PAGE 488
D.R.P.C.T.

22291.005.000.00

A. SOWDERS SURVEY,
ABSTRACT NO. 802

20802.009.001.00

20802.009.003.00

20802.009.001.50



FINAL PLAT OF

SKYVIEW ADDITION

BEING A 29.175 ACRE TRACT OF LAND SITUATED IN
THE J. CUMMINGS SURVEY, ABSTRACT NO. 2291 AND
THE A. SOWDERS SURVEY, ABSTRACT NO. 802
PARKER COUNTY, TEXAS

14899
AZ

L12

PREPARED BY:

BISON CREEK

Land Services, LLC

29740 STATE HIGHWAY 84, CANTON, TEXAS, 75103
PHONE: 803-873-3800
FIRM LICENSE NO. 10193880



DATE: 02/11/2026 SCALE: 1" = 200' DRAWN BY: DJD CHECKED BY: SKF APPROVED BY: DJD