

THE STATE OF TEXAS }  
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 15th DAY OF May, 2023.

COUNTY JUDGE \_\_\_\_\_

George J. Conley  
 COMMISSIONER PRECINCT #1

Sam Walde  
 COMMISSIONER PRECINCT #3

James Hill  
 COMMISSIONER PRECINCT #2

Theresa  
 COMMISSIONER PRECINCT #4

STATE OF TEXAS }  
 COUNTY OF PARKER }

WHEREAS CWE Investments, LLC, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the J.S. FOX SURVEY, Abstract No. 491, Parker County, Texas, said tract being the same tract of land described in deed to CWE Investments, LLC., recorded in Clerks File No. 202309010, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northwest corner of said Clerks File No. 202309010 and being for the Southwest corner of that certain tract of land described in deed to Trudy Fair, recorded in Volume 1849, Page 85, Real Records, Parker County, Texas and being in the East line of that certain tract of land described in deed to Robert C. Maribut and Lisa K. Maribut, recorded in Clerks File No. 201310900, Real Records, Parker County, Texas, Whence the Northeast corner of said J.S. FOX Survey by deed call bears North, 25.16 feet and East, 727.53 feet;

thence N 89°22'53" E, with the North line of said Clerks File No. 202309010 and the South line of said Volume 1849, Page 85, 708.02 feet to a 1" pipe found at the Northeast corner of said Clerks File No. 202309010 and being in the West line of Robinson Road;

thence S 02°14'55" E, with the West line of said Robinson Road, 572.25 feet to a 60d nail found at the Southeast corner of said Clerks File No. 202309010 and being at the intersection of the West line of said Robinson Road and the North line of Old Milsap Road;

thence with the North line of said Old Milsap Road, the following calls:

thence N 71°35'26" W, 118.51 feet to a wood fence post;

thence N 72°34'35" W, 133.86 feet to a 60d nail found;

thence N 74°11'00" W, 202.34 feet to a wood fence post;

thence N 86°33'36" W, 195.42 feet to a wood fence post;

thence S 80°55'51" W, 202.84 feet to a capped iron found at the Southwest corner of said Clerks File No. 202309010 and the Southeast corner of said Clerks File No. 201310900;

thence N 12°27'20" E, with the common line of said Clerks File No. 202309010 and said Clerks File No. 201310900, 462.64 feet to the POINT OF BEGINNING and containing 8.256 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that CWE Investments, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-4  
 MOLLY RANCH ESTATES,  
 Parker County, Texas

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

Executed this the 15 day of May, 2023.

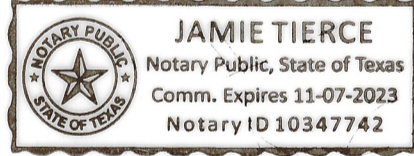
Chuck Worrell  
 Chuck Worrell

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Chuck Worrell, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of May, 2023.

Jamie Tierce  
 Notary Public State of Texas



CWE INVESTMENTS, LLC., BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Chuck Worrell  
 CHUCK WORRELL

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

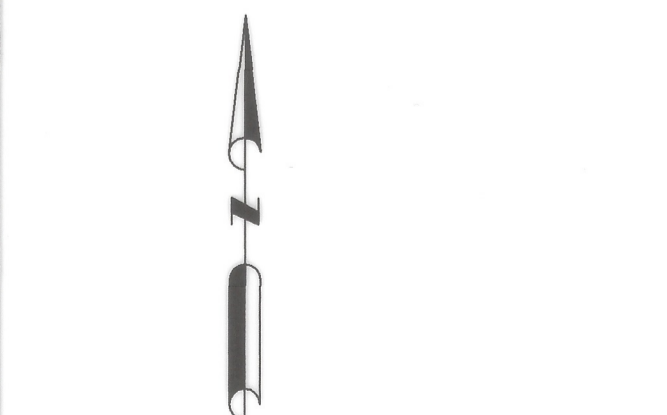
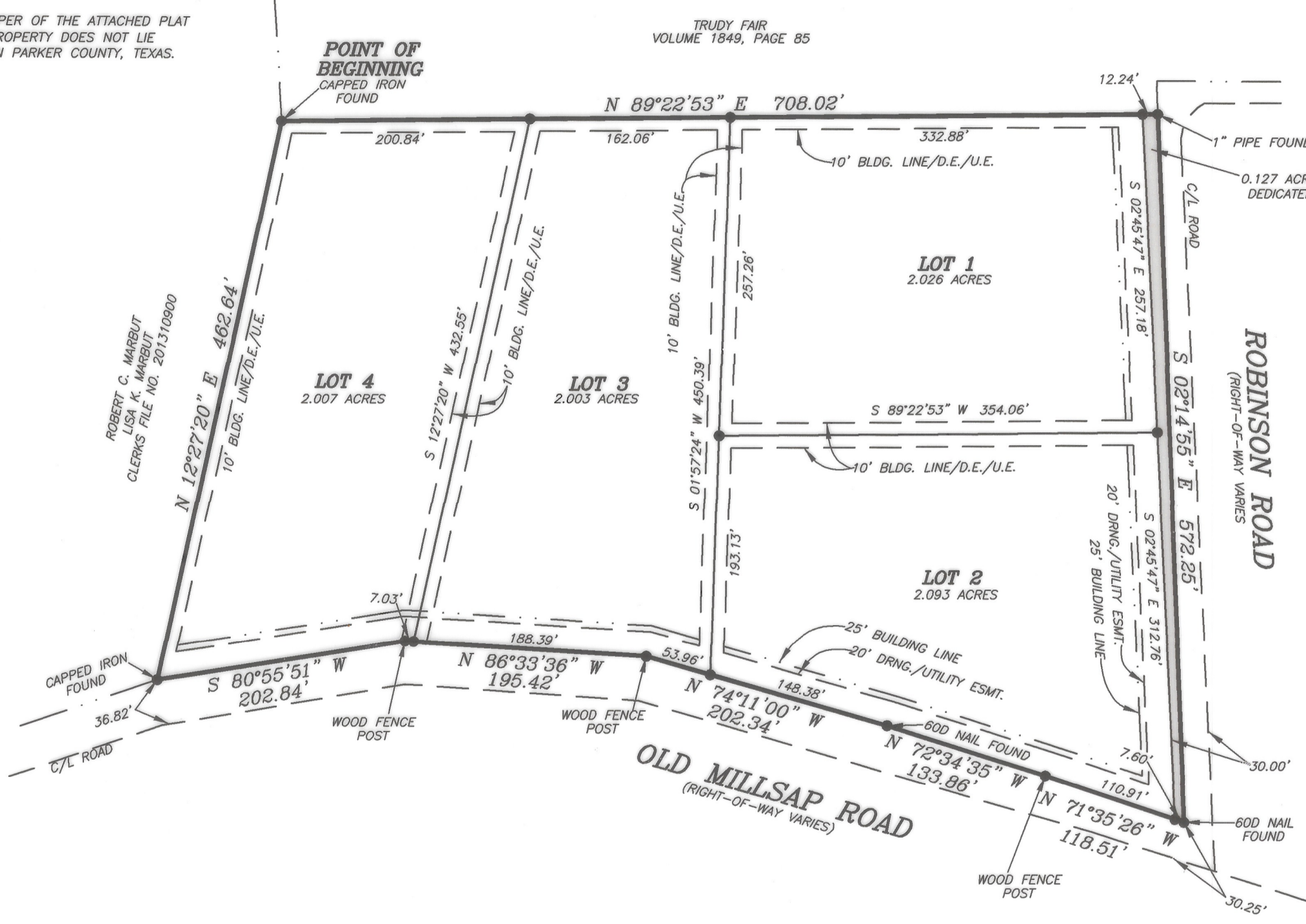
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.



F487

OWNER/DEVELOPER  
 CWE INVESTMENTS, LLC  
 116 SIGNATURE COURT  
 WEATHERFORD, TEXAS 76087



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 MAY 11, 2023

20491.007.000.00  
 20491.007.001.00

15271  
 MI  
 E-14

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

Lila Deakle  
 Lila Deakle  
 202313120  
 05/22/2023 03:08 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT

Final Plat  
 Lots 1-4,  
 MOLLY RANCH ESTATES  
 Being 8.256 acres of land situated in the  
 J.S. FOX SURVEY, Abstract No. 491, Parker  
 County, Texas.