

State of Texas
County of Parker

Whereas Lynn Saunders and Jerry Saunders, being the sole owners of a 10.885 acres tract of land out of the T & P. Co. Survey, Section 135, Abstract No. 1520, Parker County, Texas (also known as Tract 13, Rhodes Ranch Estates [unrecorded]); being all of those certain tracts conveyed to Saunders in Volume 2831, Page 893 and Volume 2493, Page 1834, 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, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GMD - US Survey Feet)

BEGINNING at a found 1/4" iron rod, in the west line of Old Agnes Road (shown surface), being the southwest corner of that certain tract conveyed to Sandra Kite Life Estate in Clerk's File No. 20202358 (described in Volume 2831, Page 893, R.P.R.P.C.T.), said point being the northeast corner of said Tract 13, Rhodes Ranch Estates and said Volume 2493, Page 1834, for the northeast and beginning corner of this tract, WHENCE the northwest corner of the T & P. Co. Survey, Section 135, Abstract No. 2436, Parker County, Texas is calculated to be N 07°13'17" W 600.84 feet, and a found 1/2" iron rod for the northeast corner of said 20202358 bears N 24°53'47" E 261.8 feet.

THENCE along the west line of said Old Agnes Road the following courses and distances:
S 24°06'46" W 261.8 feet, to a found 1/2" iron rod, for a corner of this tract;
S 17°07'01" W 25.36 feet, to a 1/2" point, for a corner of this tract;
S 02°07'09" W 206.81 feet, to a 2" steel fence post, for a corner of this tract;
S 02°07'09" W 206.81 feet, to a 2" steel fence post in the intersection of the west line of said Old Agnes Road and the north line of Sweet Springs Road (shown surface), same being the southeast corner of said Volume 2493, Page 1834, for the southeast corner of this tract.

THENCE N 85°45'10" E 736.47 feet, along the north line of said Sweet Springs Road, to a found 1/4" iron rod at the southeast corner of that certain 13800 tract recorded in Clerk's File No. 20204057, R.P.R.P.C.T., same being the southwest corner of said Saunders tracts, for the southwest corner of this tract, WHENCE a found 1/2" iron rod bears N 05°25'37" W 600.84 feet.

THENCE N 25°13'37" E 638.69 feet, along the common line of said Saunders tracts and said Crabb tract, to a found 1/2" capped iron rod in the south line of said Sandra Kite Life Estate tract, for the northwest corner of this tract, WHENCE a found 1/2" rod bears S 89°45'37" W 245.23 feet.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the same and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W202028280
Field Date: June 12, 2024
Preparation Date: June 18, 2024

**Surveyor's Notes:**

A) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of the property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Subject to the following Easements:
Tetacorn Equipment Easement - V. 1965, P. 122 (as shown)
To County Electric Easement - 20231965A (blanket)
R.P.R.P.C.T.

B) Currently this tract appears to be located within one or more of the following areas:

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

according to the F.I.R.M. Community Flood Map No. 48367C0275C, dated September 26, 2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GMD - US Survey Feet).

D) Underground utilities were not located during this survey. Call Texas811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

F) All property corners are C.I.P.S. (1/4" 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), unless otherwise noted.

Parker County Notes:

1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

2) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

3) Sanitary sewer is to be provided by on-site septic facilities.

4) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 212.0532. Buyer is advised to question the seller as to the availability.

5) Water is to be provided by private wells.

6) At time of plat, both Sweet Springs Road and Old Agnes Road have a posted speed limit of 40 miles per hour.

7) Culverts at time of plat, both lots shown herein have existing 12" corrugated metal culverts in the driveway entrances.

8) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a sign near the driveway entrance.

Waiver for groundwater study approved in Commissioners Court on Sept. 23, 2024

Micah Hamilton
Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St
Weatherford, TX 76086
Owner:
Lynn & Jerry Saunders
150 Sweet Springs Rd
Weatherford, TX 76086

1" = 100'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	784.88	70.88	S 18°06'00" W	70.86
C2	784.88	163.50	S 09°32'42" W	163.21

Sandra Kite Life Estate
20202358
(desc. in V. 2836, P. 1094)

Tract 12
Rhodes Ranch Estates
(unrec'd)

N 89°45'10" E 736.47'

728.16'

Lot 13-R1
4.389 Acres
(19172 S4 FL)

N 85°59'34" W 710.95'

S 85°59'34" E 710.95'

Lot 13-R2
6.199 Acres
(27005 S4 FL)

N 85°18'07" W 821.54'

N 85°14'41" W 832.02'

Sweet Springs Road

Aspaved - Variable Width Right-of-Way

0.298 acres (12,967 Sq. Ft.)
Right-of-Way Dedication
(permitted by separate instrument)

16730.001.013.0*

16730.001.013.00

16730.001.013.10

16730.001.013.50

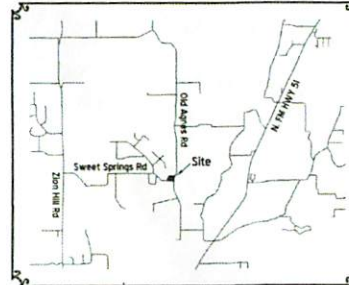
16730
WE
H-10

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deekle

202428280
10/29/2024 8:54 PM
Pgs. 180-180
Lila Deekle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **F** Slide **797**



Vicinity Map (1" = 10,000')

Now, Therefore, Know All Men By These Presents:

that Lynn Saunders and Jerry Saunders, being the sole owners of a 10.885 acres tract of land out of the T & P. Co. Survey, Section 135, Abstract No. 1520, Parker County, Texas (also known as Tract 13, Rhodes Ranch Estates [unrecorded]); being all of those certain tracts conveyed to Saunders in Volume 2831, Page 893 and Volume 2493, Page 1834, Real Property Records, Parker County, Texas (R.P.R.P.C.T.), and being further described by metes and bounds as follows:

This plat approved subject to all existing ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness my hand, this the 23rd day of September, 2024.

By *Lynn Saunders*
Lynn Saunders (Owner)
Jerry Saunders
Jerry Saunders (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lynn Saunders, 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 23rd day of September, 2024.

Theresa McGee
Notary Public in and for the State of Texas

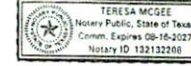


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lynn Saunders, 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 23rd day of September, 2024.

Theresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 28th day of October, 2024.

George A. Conley
Commissioner Precinct #1
John L. Lott
Commissioner Precinct #2
Paula M. Hall
Commissioner Precinct #3
David L. Hall
Commissioner Precinct #4

Revision of Plat
Lots 13-R1 and 13-R2
Rhodes Ranch Estates
an addition in Parker County, Texas

Being a 10.885 acres tract of land out of the
T & P. Co. Survey, Section 135, Abstract No.
1520 (also known as Tract 13, Rhodes Ranch
Estates [unrecorded]), Parker County, Texas

July 2024

WEATHERFORD BRANCH - 817-594-0400
**TEXAS
SURVEYING**
FIRM NO. 10100000 - WWW.TXSURVEYING.COM INC.