

STATE OF TEXAS
OWNERS DEDICATION AND ACKNOWLEDGEMENT
COUNTY OF PARKER

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

Legal Description: Lot 21-A of "Rhodes Ranch Estates", being 4.47 acres located on Crockett Rd. and Sweet Springs Rd, Weatherford, Parker County, Texas, according to the plat thereof recorded in Volume 362-A, Page 13, Map Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 2" METAL POST FOR THE NE CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CURTIS & TARAYLA SNELL, VOL 2774, PAGE 1885, DRPCT, AND BEING IN THE WEST LINE OF CROCKETT RD;

THENCE SOUTH 32° 24' 06" EAST, BY THE WEST LINE OF CROCKETT RD, FOR A DISTANCE OF 76.99 FEET TO 1/2" IR (FND);

THENCE SOUTHEASTERLY, BY THE WEST LINE OF CROCKETT RD, ALONG A CURVE TO THE RIGHT, RADIUS 516.97', FOR A DISTANCE OF 252.50 FEET (LC = 250.0' AT S 15° 30' 41" E TO A POINT);

THENCE SOUTH 1° 31' 08" EAST, BY THE WEST LINE OF CROCKETT RD, FOR A DISTANCE OF 328.11 FEET TO A POINT;

THENCE SOUTHERLY BY THE WEST LINE OF CROCKETT RD, BY A CURVE TO THE LEFT, RADIUS 1320.49', FOR A DISTANCE OF 164.15 FEET (LC = 164.04' AT S 5° 04' 49" E) TO A POINT;

THENCE SOUTH 5° 45' 26" EAST, BY THE WEST LINE OF CROCKETT RD, FOR A DISTANCE OF 68.49 FEET TO A 1/2" CAPPED IR (SET);

THENCE CONTINUING SOUTH 5° 45' 26" EAST, BY THE WEST LINE OF CROCKETT RD, FOR A DISTANCE OF 13.96 FEET TO THE INTERSECTION OF THE WEST LINE OF CROCKETT RD AND THE NORTH LINE OF SWEET SPRINGS RD;

THENCE NORTH 89° 58' 40" WEST, BY THE NORTH LINE OF SWEET SPRINGS RD, FOR A DISTANCE OF 258.75 FEET TO A 1/2" IR (FND BENT);

THENCE NORTH 00° 00' 00" EAST, BY THE EAST LINE OF LAND OF KEVIN CHAPMAN, VOL 1676/ PG 465, DRPCT, FOR A DISTANCE OF 879.16 FEET TO A 5/8" IR (FND);

THENCE NORTH 89° 58' 16" EAST, BY THE SOUTH LINE OF AECRESADI CURTIS & TARAYLA SNELL, GENERALLY ALONG THE LINE OF A METAL FENCE, FOR A DISTANCE OF 119.14 FEET TO THE 2" METAL POST AT THE POINT OF BEGINNING, SAID PARCEL BEING 194636 SQFT OR 4.488 ACRES

Now, therefore, know all men by these presents, that we, Danny Henderson, Trustee of The Crockett Road Trust, and Theresa Lindsay, OWNERS, do hereby adopt this plat, designating the hereinabove described real property as Lots 21-AR1 and 21-AR2, Rhodes Ranch Estates, and do hereby dedicate to the use of the public forever the streets, alleys, parks, and easements shown thereon for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF PARKER
We, Danny Henderson and Theresa Lindsay, being the Dedicators and Developers of the attached plat of said Subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any City or Town.

Danny Henderson
Danny Henderson, Trustee of The Crockett Road Trust Date 12-5-2022

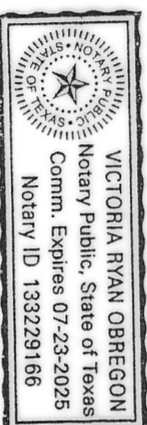
Theresa Lindsay
Theresa Lindsay Date 12-5-22

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 Theresa Lindsay, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 5th day of December 2022

Notary Public in and for the State of Texas

My Board expires on: 7/23/2025

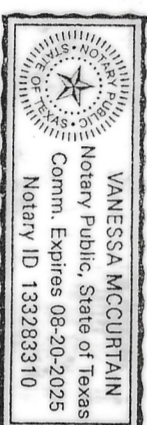


STATE OF TEXAS, COUNTY OF PARKER
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Danny Henderson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 5th day of December, 2022

Notary Public in and for the State of Texas

My Board expires on: 08/20/2025



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 groundwater availability.

Water supply is by well.

According to the FIRM map #48367C0275E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "X".

F394

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas this 12th day of December, 2022.

County Judge *Steve A. Embrey*
Precinct 1 Commissioner *Chappman*
Precinct 2 Commissioner *Steve Embrey*
Precinct 3 Commissioner *Steve Embrey*
Precinct 4 Commissioner *Steve Embrey*

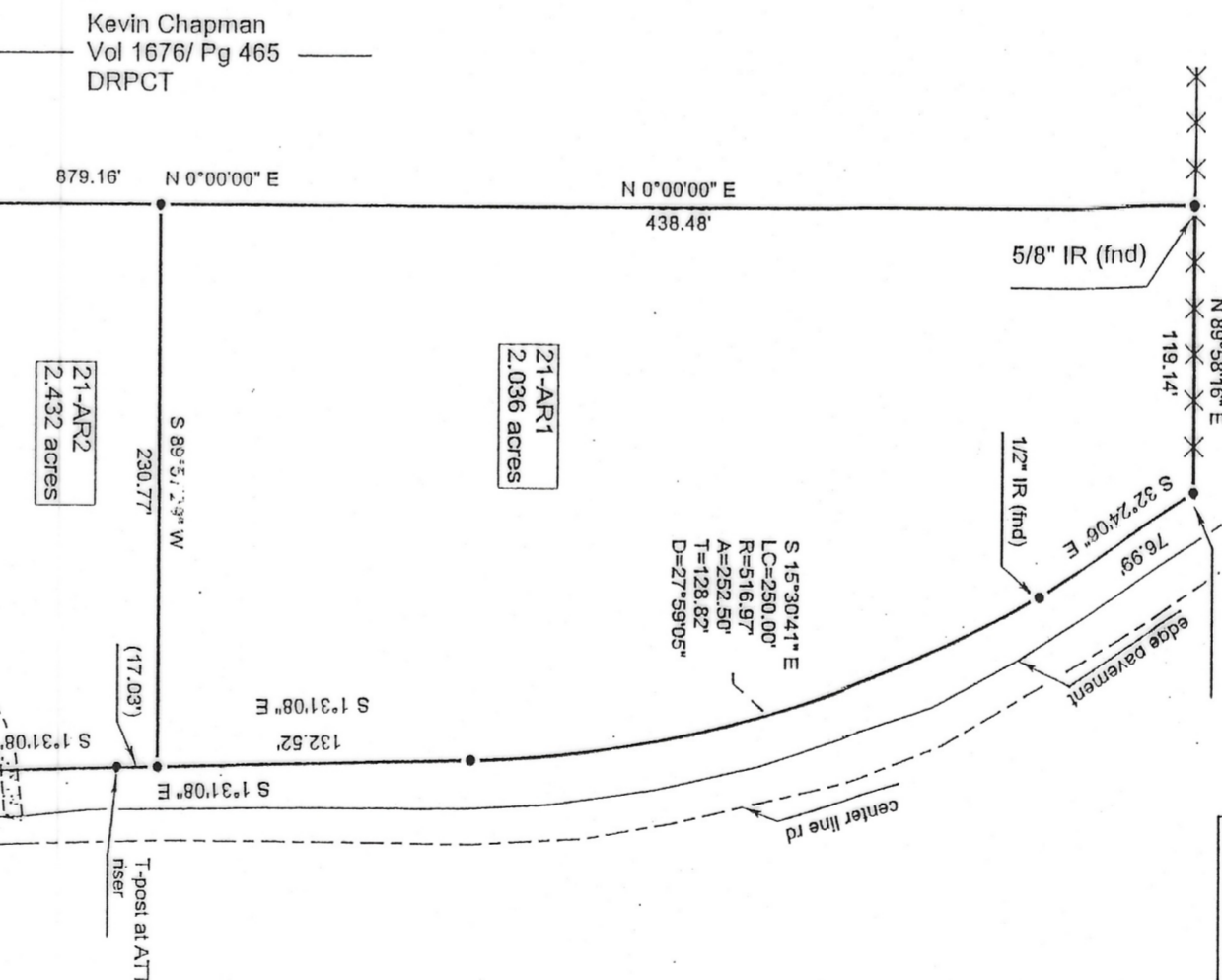
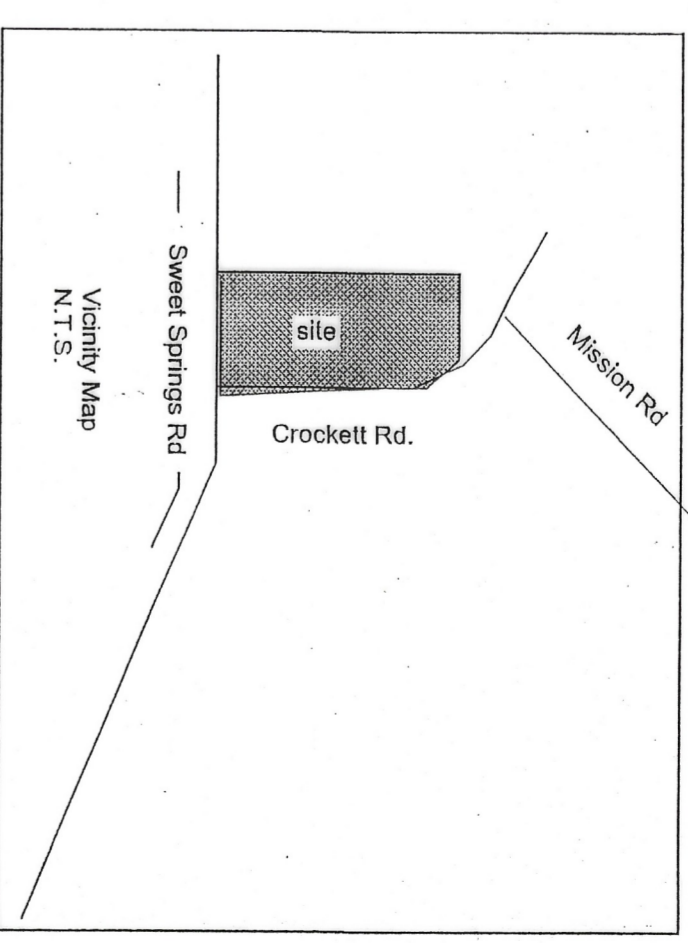
202242748 Plat Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

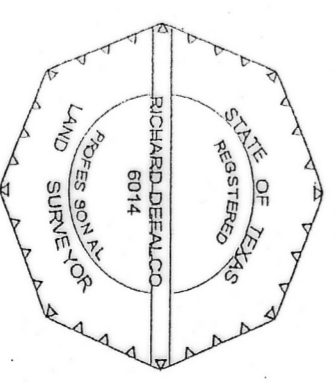
Sila Beale

202242748
12/12/2022 02:33 PM
Fee: 76.00
County Clerk
Parker County, TX
PLAT



16730.001.021.A0

STATE OF TEXAS
CERTIFICATE OF SURVEYOR
COUNTY OF PARKER
In the State of Texas, 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.
R.F. DeFalso
Richard DeFalso RPLS #6014 Date 12/05/22



16730 WE H-10

FINAL PLAT

LOTS 21-AR1 AND 21-AR2
RHODES RANCH ESTATES

An Addition to Parker County, Texas, being a Re-Plat of Lot 21-A, Rhodes Ranch Estates recorded in Volume 362-A, Page 13, Plat Records of Parker County, Texas.

R.F. DeFalso

OWNERS:
Theresa Lindsay
105 Crockett Rd
Weatherford
940-565-7549
Danny Henderson, Trustee for Crockett Rd Trust
P.O. Box 4795
Wichita Falls, TX
940-337-7188

Rick DeFalso - Surveyor
-201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 06/22/2022
Updated: 08/30/2022