

State of Texas
County of Parker

Whereas William and Lacey Cherry, being the sole owners of a 5.001 acres tract of land, being all of Lot 42, Platinum Ridge Estates, according to the plat recorded in Cabinet E, Slide 379, Plat Records, Parker County, Texas (P.R.P.C.T.), also being all of that certain tract conveyed to Cherry, as described in Clerk's File No. 202415753, 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 & Engineering, Inc., and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod at the northwest corner of said Lot 42, in the south right-of-way of Platinum Court (a paved surface), same being northeast corner of Lot 35R, said Platinum Ridge Estates (E-379), for the northwest and beginning corner of this tract.

THENCE N 89°01'17" E 259.98 feet, along said south right-of-way of Platinum Court, to a found railroad spike at the northwest corner of Lot 41, said Platinum Ridge Estates (E-379), for the northeast corner of this tract.

THENCE S 01°33'26" E 839.98 feet, along the common line of said Lots 41 and 42 (Platinum Ridge Estates, E-379), to a found 1/2" capped iron rod in the north line of Lot 30, Platinum Ridge Estates, according to the plat recorded in Cabinet E, Slide 292, P.R.P.C.T., same being the southerly common corner of said Lots 41 and 42, for the southeast corner of this tract.

THENCE S 89°01'17" W 258.72 feet, along the common line of said Lots 42 (Platinum Ridge Estates, E-379) and said Lot 30 (Platinum Ridge Estates, E-292), to a found 1/2" capped iron rod at the southeast corner of Lot 31R, said Platinum Ridge Estates (E-379), for the southwest corner of this tract.

THENCE N 01°38'36" W 840.00 feet, along the west line of said Lot 42 (Platinum Ridge Estates, E-379), to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

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

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN181238-L42-RP (L42-CRD)
Field Date: October 24, 2024
Preparation Date: October 25, 2024



Surveyor's Notes:

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

2) Currently this tract appears to be located within the following area:

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

according to the F.I.R.M. Community Panel Map No. 48367C0275E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

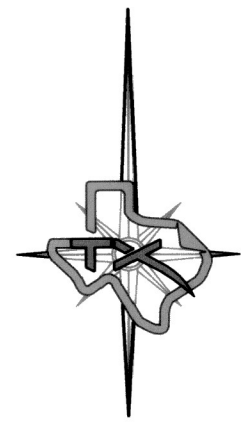
5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) All property corners are C.I.R.S., unless otherwise noted.

7) C.I.R.S. = set 1/2" capped iron rod, stamped "TEXAS SURVEYING INC"

8) All existing easements and building lines shown on the previously recorded plat (Cab. E, Sl. 379) have been incorporated and reconfigured into this replat, as shown, and are dedicated by this replat.

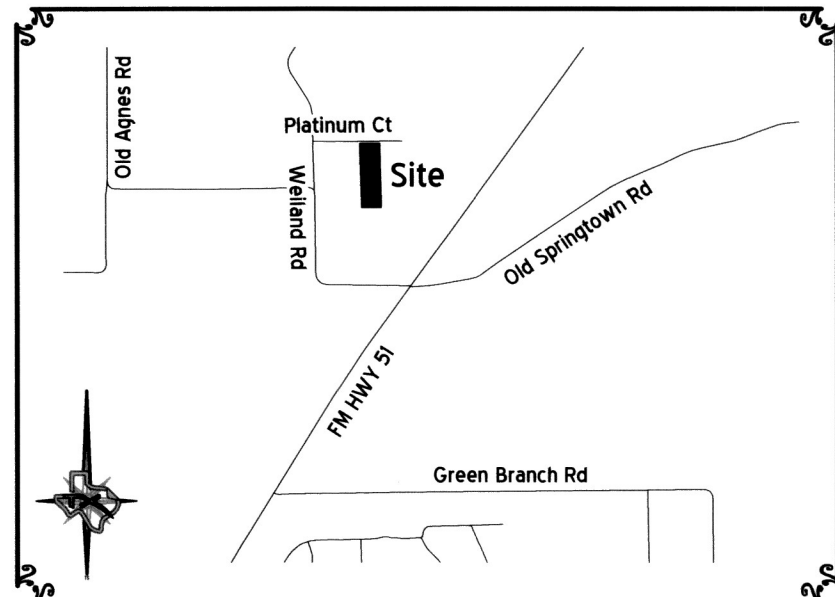
For additional easements and restrictions that may affect this property, a title/easement search performed by a title company may be required.



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400

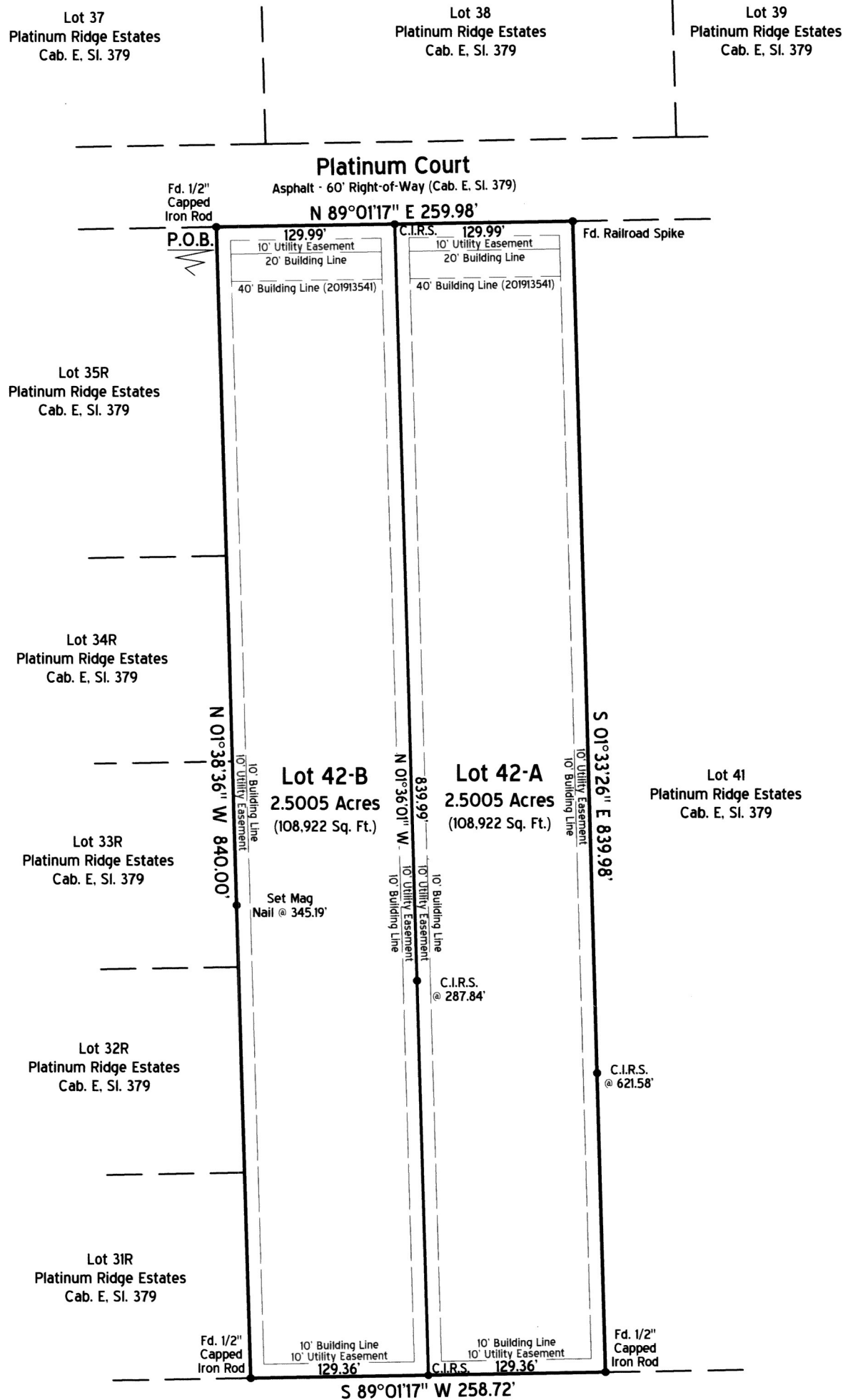
Owner:
William & Lacey Cherry
1012 Platinum Ct
Weatherford, TX 76088

1" = 100'



Vicinity Map (1" = 2,500')

202429636 PLAT Total Pages: 1



Lot 30
Platinum Ridge Estates
Cab. E, Sl. 292

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202429636
11/13/2024 09:56 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 010

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that William Cherry and Lacey Cherry, do(es) hereby adopt this plat designating the herein above described property as Lots 42-A and 42-B, Platinum Ridge Estates, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

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

Witness, my hand, this the 15th day of October, 2024.

By:

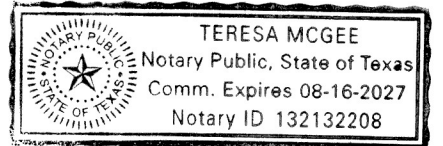
William Cherry (Owner)
Lacey Cherry (Owner)

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 William Cherry, 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 15th day of October, 2024.

Teresa McGee
Notary Public in and for the State of Texas

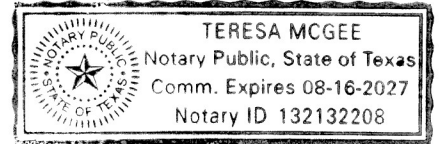


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lacey Cherry, 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 15th day of October, 2024.

Teresa 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 12th day of November, 2024.

Pat Lee
County Judge

Large & Carley
Commissioner Precinct #1

Commissioner Precinct #2
Commissioner Precinct #3
Commissioner Precinct #4

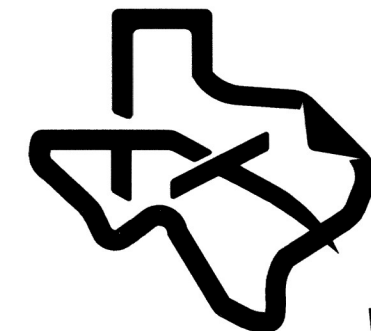
Parker County Notes:

- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Sanitary sewer is to be provided by on-site septic facilities (OSSF).
- 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 availability.
- Water is to be provided by private wells.
- At time of plat, Platinum Court does not have a posted speed limit.
- Culverts: lots shown hereon are required to have a 18" corrugated metal culvert installed at time of drive entrance construction.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- Parker County Commissioners' Court approved the waiver for a Groundwater Availability Certification on October 15, 2024.

Revision of Plat
Lots 42-A and 42-B
Platinum Ridge Estates
an addition in Parker County, Texas

Being a 5.001 acres replat, being all of Lot 42,
Platinum Ridge Estates, according to the plat recorded
in Cabinet E, Slide 379, Parker County, Texas

November 2024



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586