

202506223 PLAT Total Pages: 1
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LOT 3, BLOCK 2
 FALCONER ADDITION
 INST. NO. 202306228
 O.P.R.P.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS Ryan Edward Dennis, the sole owner of a tract of land located in the T & B P.B.L. CO. SURVEY, Addition No. 1436, Parker County, Texas, and being the same tract of land described in deed to Ryan Edward Dennis, recorded in Instrument No. 202418157, Official Public Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap stamped "Parker" found in the Northwest corner of Farm to Market Road No. 730, at the East corner of a tract of land described in deed to Ryan Edward Dennis, recorded in Instrument No. 202418157, Official Public Records, Parker County, Texas, and being the Southwest corner of said Dennis tract;

THENCE North 20 deg 20 min 40 sec, West, a distance of 276.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northeast corner of said Dennis tract;

THENCE South 56 deg 34 min 48 sec, West, a distance of 70.14 feet to a 1/2 inch iron rod with a red plastic cap stamped "Parker" found in the East line of Tucker Drive, a variable width right-of-way, at the Northwest corner of said Dennis tract;

THENCE North 13 deg 10 min 56 sec, West, with said East line, a distance of 182.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE North 16 deg 34 min 00 sec, East, with said East line, a distance of 7.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" found at the Southwest corner of said Dennis tract, same being the Southwest corner of said Dennis tract, and being at the Northwest corner of said Dennis tract;

THENCE North 63 deg 09 min 10 sec, East, a distance of 367.69 feet to a 1/2 inch iron rod with a red plastic cap stamped "Parker" found for corner;

THENCE North 65 deg 56 min 10 sec, East, a distance of 191.33 feet to a Fence post found at the Northwest corner of said Dennis tract;

THENCE South 04 deg 34 min 16 sec, West, a distance of 147.78 feet to a Fence post found for corner;

THENCE South 12 deg 05 min 41 sec, East, a distance of 120.23 feet to a 1/2 inch iron rod with a red plastic cap stamped "Parker" found for corner;

THENCE South 21 deg 05 min 13 sec, West, a distance of 111.43 feet to a Fence post found in the East Northwest line of Farm to Market Road No. 730, at the Eastern Southwest corner of said Dennis tract, same being the Southwest corner of said Dennis tract, and being at the Northwest corner of said Dennis tract;

THENCE South 52 deg 52 min 52 sec, West, a distance of 316.21 square feet or 1.789 acres of land;

THENCE Southwesterly, with said Northwest line and said curve to the left, an arc distance of 648.80 feet to the PLACE OF BEGINNING and containing 316.21 square feet or 1.789 acres of land.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, Texas Registration No. 3091, hereby certify that this plat correctly represents an actual and accurate survey made under my supervision; and that the corner monuments shown thereon were properly placed under my supervision.

Dated this 21st day of February, 2025
 Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3091

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3091, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2025.
 Jeremy M. L. McDonald
 Notary Public for the State of Texas

NOTARY ADDRESS: 5712 TUCKER DRIVE, WEATHERFORD, TEXAS 76085
 OWNER: RYAN EDWARD DENNIS
 ADDRESS: 5712 TUCKER DRIVE, WEATHERFORD, TX 76085
 PHONE: 940-224-1171

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 THAT Ryan Edward Dennis, owner does hereby accept this plat dedicating the tracts described properly as TANDY ADDITION, an addition to Parker County, Texas, and do hereby dedicate to the public use forever all rights-of-way and easements shown hereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed at or out of any buildings, fences, walls, or other improvements or growths in which any easements or interests with the construction, maintenance or efficiency of its respective systems or any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and across the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of obtaining the permission of anyone.

This plat subject to all existing ordinances, rules and resolution of Parker County, Texas.
 Witness my hand at Parker, Texas, this 21st day of February, 2025.
 Ryan Edward Dennis
 Title: Owner

STATE OF TEXAS
 COUNTY OF PARKER
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Ryan Edward Dennis, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2025.
 Lila Deakle
 Notary Public in and for the State of Texas

Extra-Territorial Jurisdiction Statement
 I, Ryan Edward Dennis, being the declaratory and owner of the attached plat of said subdivision, do hereby certify that this is within the Extra-Territorial Jurisdiction of the State of Texas as defined by the Constitution of the State of Texas, January 21, 2025.

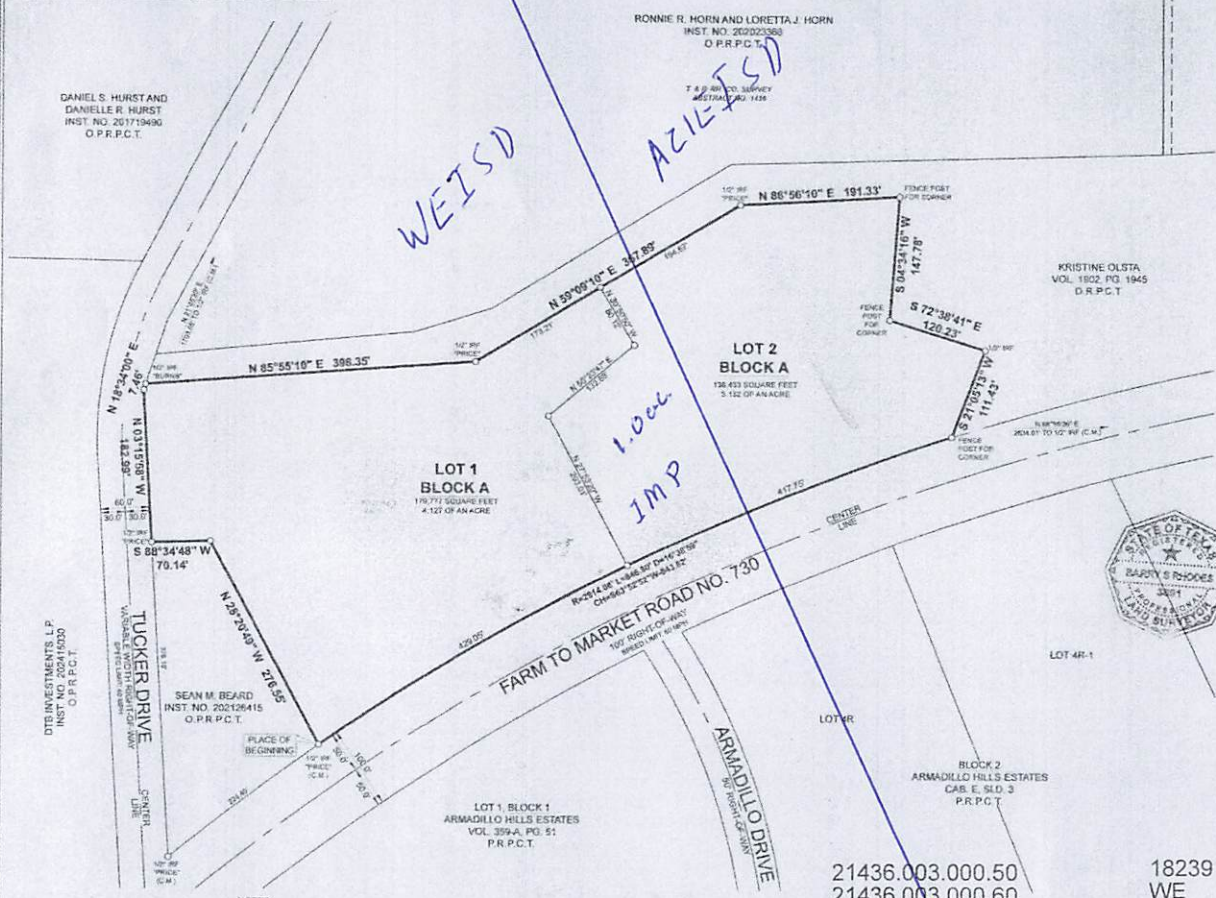
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, this 10th day of March, 2025.
 George A. Carley
 George Carley
 Commissioner Precinct #1
 Jacob Holt
 Commissioner Precinct #2
 Lila Deakle
 Commissioner Precinct #3
 Lila Deakle
 Commissioner Precinct #4

COMMISSIONER'S COURT

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, this 10th day of March, 2025.

George A. Carley
 George Carley
 Commissioner Precinct #1
 Jacob Holt
 Commissioner Precinct #2
 Lila Deakle
 Commissioner Precinct #3
 Lila Deakle
 Commissioner Precinct #4

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202506223
 03/11/2025 09:10 AM
 Lila Deakle, County Clerk
 Parker County, TX
 Plat



- ALL CORNERS SET WITH 4\"/>

Variances for driveway distances on Tucker Drive was approved in Commissioners Court on March 10, 2025

21436.003.000.50
 21436.003.000.60
 21436.003.000.10
 21436.003.000.20

18239
 WE
 L-11

CULVERT	LOT	MIN. CULVERT SIZE	DOWNSIDE FLOW ELEVATION
1	1	24"	1021.58
2	1	12"	1029.51
3	1	12"	1022.45
4	1	12"	1026.91
5	2	12"	1019.48
6	2	12"	1015.58

LEGEND

P.R.P.C.T. PLAT RECORD, PARKER COUNTY, TEXAS
 S.R.P.C.T. DEED RECORD, PARKER COUNTY, TEXAS
 O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 CM VOL. CONTROLLING MONUMENT
 P.P.C.T. VOLUME
 INST. NO. INSTRUMENT NUMBER
 R.P.L.S. ROCKWALL PUBLIC RECORDS
 R.P.L.S. 3091

BURNS SURVEYING
 PROFESSIONAL LAND SURVEYORS
 2701 SUNSET RIDGE DRIVE, ROCKWALL, TEXAS 75082
 BARRY S. RHODES - R.P.L.S. NO. 3091 -
 FIRM NO. 10194206
 WEBSITE: WWW.BURNSURVEYING.COM
 PHONE: (214) 326-1090
 JOB NO. 20240615-01 DATE: 12/19/2024 DRAWN BY: TD

G074

FINAL PLAT
TANDY ADDITION
LOTS 1 & 2, BLOCK A
 BEING 7.299 ACRES SITUATED IN THE T & B
 RR. CO. SURVEY ABSTRACT NO. 1436,
 PARKER COUNTY, TEXAS