

STATE OF TEXAS
OWNER'S ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

202531954 PLAT Total Pages: 1

Whereas Mario Cardona is the sole owner of a 5.000 acre tract of land, being all of Lot 2, Block 1 of Heather Ridge, an Additon to Parker County, Texas, being all of that land described in Deed 202021341, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows;

Legal Description: Lot 2 of Heather Ridge Addition, located on Heather Ridge Ct., Weatherford, Parker County, Texas, recorded in Cabinet B, Slide 6, Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 1/2" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE NW CORNER OF LOT 3 OF HEATHER RIDGE ADDITION, AND BEING LOCATED IN THE EAST LINE OF HEATHER RIDGE CT. A 60 FOOT RIGHT OF WAY;

THENCE NORTH 00° 00' 00" EAST, BY THE EAST LINE OF HEATHER RIDGE CT, FOR A DISTANCE OF 256.63 FEET TO A 1/2" IR (FND);

THENCE NORTH 90° 00' 00" EAST, BY THE SOUTH LINE OF LOT 1 OF HEATHER RIDGE ADDITION, FOR A DISTANCE OF 848.59 FEET TO A 1/2" IR (FND);

THENCE SOUTH 00° 00' 00" EAST, BY THE WEST LINE OF LAND OF DAVID & KATHLEEN WILKINS, 202031282, DRPCT, AND BY THE WEST LINE OF LAND OF KENNETH & SUSAN SCHNEGGENBERGER, VOL 1701/ PG 685, DRPCT, FOR A DISTANCE OF 256.63 FEET TO A 1/2" IR (FND);

THENCE SOUTH 90° 00' 00" WEST, BY THE NORTH LINE OF LOT 3 OF HEATHER RIDGE ADDITION, FOR A DISTANCE OF 848.59 FEET TO THE 1/2" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 217773 SQFT OR 5.000 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mario Cardona, owner, does hereby adopt this plat designating the herein above described property as Lots 2R-1 and 2R-2, Heather Ridge, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever, the streets, rights-of-ways, and other public improvements shown thereon.

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

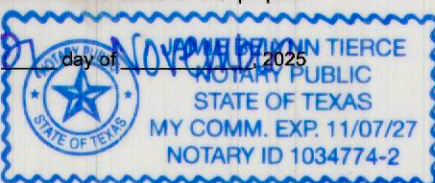
Witness my hand this the 13 day of November, 2025

Mario Cardona 11-13-2025
Date

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Mario Cardona, 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 13 day of November, 2025
Notary Public in and for the State of Texas



NOTES:

- No portion of this this tract lies within the ETJ of any city or town.
- Sanitary sewer is provided by onsite septic systems.
- Water supply is provided by wells

OWNER:

Mario Cardona
121 Heather Ridge Ct
Weatherford, TX. 76085
817-542-5290
mario12cardona@gmail.com"

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202531954
11/24/2025 01:11 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

According to the FIRM map #48367C0300F, dated 9/26/2008, this property is not located in a special flood hazard area. It is located in zone "x".

STATE OF TEXAS
COUNTY OF PARKER

Approved by the Commissioners Court of Parker County, Texas on the 21 day of November, 2025

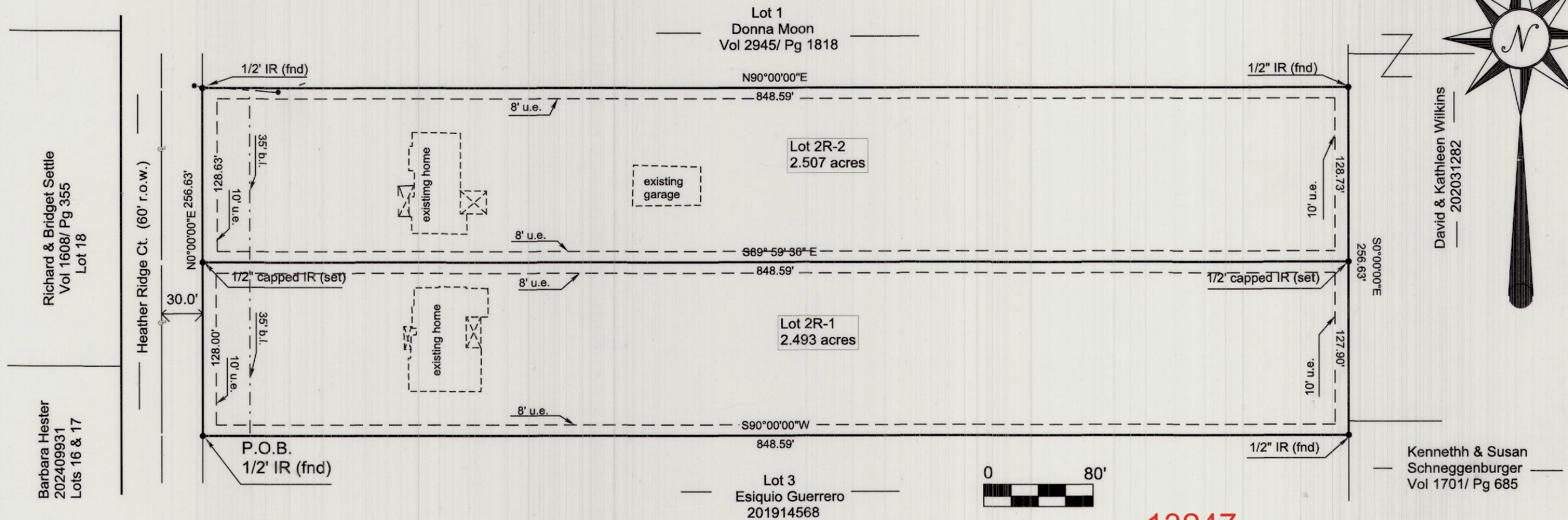
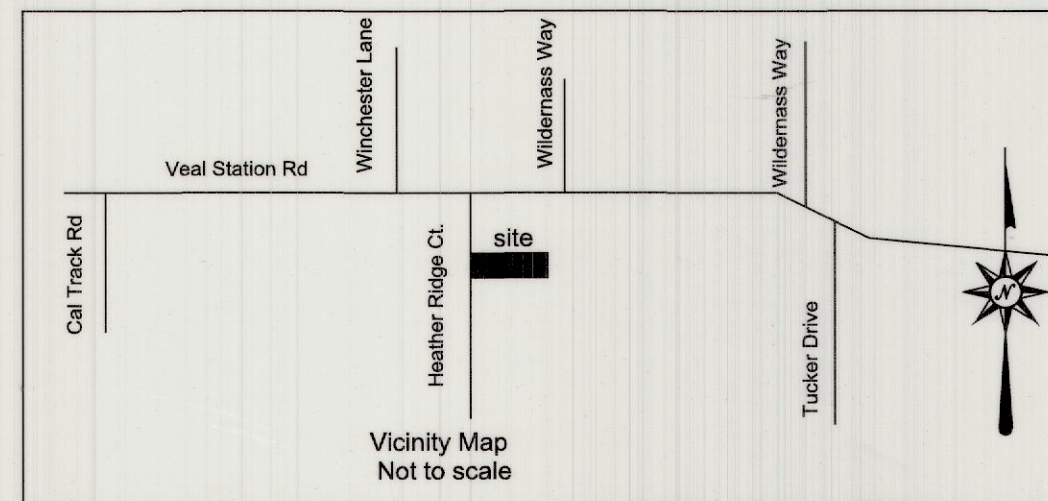
County Judge

George A. Conley
Commissioner Precinct 1

Commissioner Precinct 3

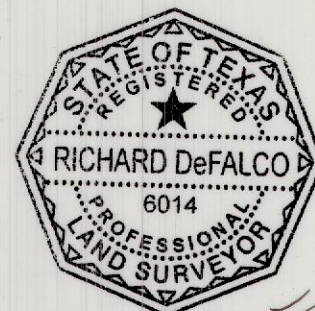
Commissioner Precinct 2

Commissioner Precinct 4



Driveway culverts on each lot are 20 feet long and 18" diameter, in place.

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.



SURVEYOR'S CERTIFICATE:

Know all men by these presents; That I, Richard DeFalco, do 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.

B.F. DeFalco 11/13/2025
Richard DeFalco RPLS # 6014

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 09/13/2025
Updated: 11/12/2025

13247
AZ
L-10

The purpose of the replat is to divide Lot 2 into 2 lots

Revision of Plat
LOTS 2R-1 AND 2R-2
HEATHER RIDGE ADDITION,
an Addition to Parker County, Texas
Being a 5.00 acre Replat of Lot 2,
Heather Ridge, an Addition to Parker
County, Texas, according to the Plat
recorded in Cabinet B, Slide 6, Plat
Records of Parker County, Texas.

Plat Cabinet

Slide 204