



PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Ranger AT Weatherford - Amended
Plat

Description Lot 1 Block 1

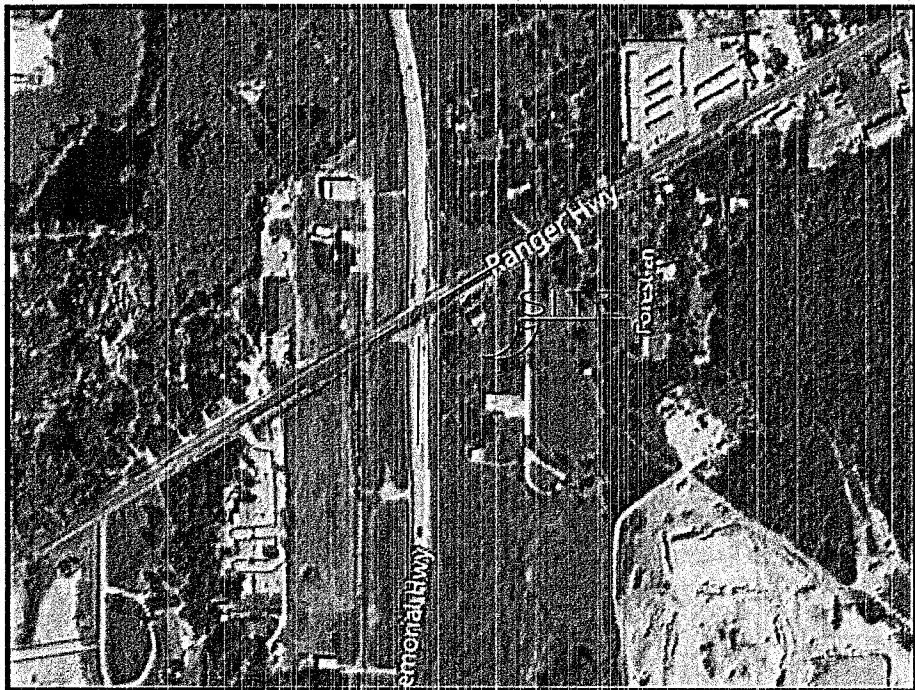
Filed in Plat Cabinet G slide # 286

File Date 6/1/26 Instrument Date 5/26/26

of pages 1

Official Public Record Filed
Recorded on: 06/01/2026 11:12:54 AM
Doc # 202615444
Lila Deakle, County Clerk
Parker County Texas





LOCATION MAP
NOT TO SCALE
KEY MAP 249S

METES AND BOUNDS:

BEING a 1.22 acre (53,103 square feet) tract of land, being all of a tract of land conveyed to 1421 Groups, LLC as recorded in instrument number 202503302, Official Records of Parker County, Texas (O.P.R.P.C.T.), said 1.2605 acre tract lying in the Benjamin Thomas Survey, Abstract Number 1563, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod, marking the northeast corner of the herein described tract, and being the northwest corner of called 0.62 acre tract of land (called Tract 1) conveyed to Clelo Rose, LLC, by deed recorded under Clerk's File Number (C.F.N.) 202022273 of the O.P.R.P.C.T., and marking a point on the south line of Ranger Highway;

THENCE South 00°34'13" West, with the east line of the herein described tract and the west line of said 0.65 acre tract, a distance of 348.52 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying", being a point on an interior corner of a called 10.0 acre tract of land (called Tract 2) conveyed to Clelo Rose, LLC, by deed recorded under C.F.N. 202022273 of the O.P.R.P.C.T.;

THENCE South 58°24'24" West, with the south line of the herein described tract, a distance of 180.00 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying" at the southwest corner of the herein described tract, being an exterior corner of said 10.0 acre tract, and being a point on the east line of Rick Williamson Memorial Highway;

THENCE North 00°34'13" East, with the west line of the herein described tract and the east line of said Rick Williamson Memorial Highway, a distance of 348.52 feet to a set 5/8 inch iron rod with cap inscribed "Core Land Surveying", and being the northwest corner of the herein described tract;

THENCE North 58°24'24" East, with the north line of the herein described tract, a distance of 180.00 feet to the POINT OF BEGINNING and containing a computed 1.22 acres (53,103 square feet) of land.

GENERAL NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.000044543.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Right of Way Deed dated September 6, 1907, and recorded under PARKER County Clerk's File Volume 210, Page 459, of the Deed Records of PARKER County, Texas, affects property but is blanket in nature.

THE STATE OF TEXAS

COUNTY OF PARKER

Date 26 May, 2026

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the Ranger at Weatherford subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

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

Brian Carlin
Signature of Owner

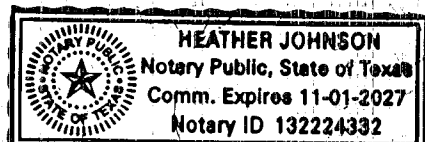
THE STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority a notary public in and for the state of Texas on this day personally appeared Brian Carlin known to me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

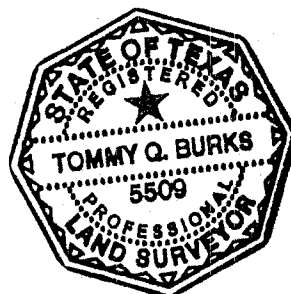
given under my hand and seal of office this the 26 day of May, 2026

Heather Johnson
Notary Public in and for The State of Texas



I, the undersigned, a registered professional land surveyor 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.

Tommy Q. Burks
Registered Public Surveyor



This plat has been submitted to and considered by the Development Services Department of the City of Weatherford, Texas, AS delegated by the City Council, and is hereby approved by such Department.

Dated this the 1st day of June, 2026

By: Maria Johnson
Development Service Staff

Attest: [Signature]
Development Service Staff

16561.001.001.00

16561
WE
CWE
G-15

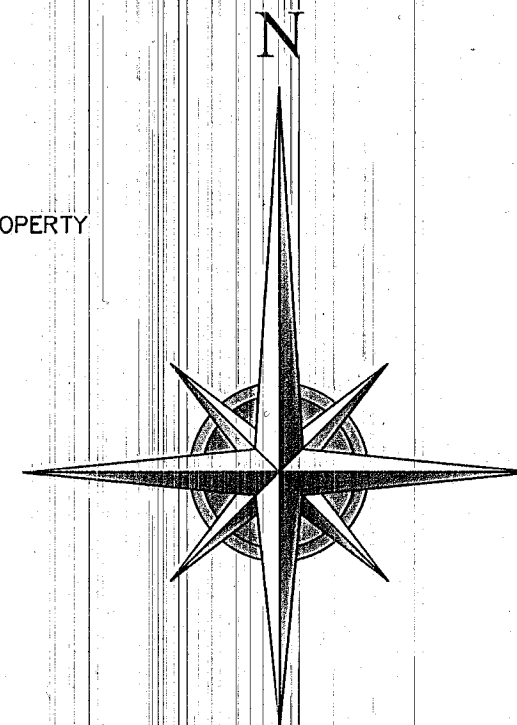
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LEGEND / ABBREVIATIONS

B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
P.C.T.	PARKER COUNTY, TEXAS
P.C.M.R.	PARKER COUNTY MAP RECORDS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
P.G.	PAGE
R.O.W.	RIGHT OF WAY
RP	REAL PROPERTY
VOL.	VOLUME
O	PROPERTY MARKER



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PURPOSE FOR AMENDED PLAT IS
TO CORRECT SUBDIVISION NAME IN
THE OWNER SIGNATURE BLOCK

AMENDED PLAT
RANGER AT WEATHERFORD
A 1.22 ACRES (53,103 SQ. FT.)
BEING A BEING A PORTION OF THE
BENJAMIN THOMAS SURVEY
PARKER COUNTY, TEXAS
ABSTRACT 1563

LOT 1

BLOCK 1

MAY 2026



RHEMA SURVEYING
AND MAPPING, LLC

23735 San Barria Dr.
Katy, TX 77493
(832) 919-1989
FIRM# 10194979

OWNER:
1421 GROUP, LLC
410 SHOPS BLVD., STE 200
WILLOW PARK, TX 76087
817-999-8484

ENGINEER:

Jamie Rodriguez
825 TOWN AND COUNTRY LANE
SUITE 1125
HOUSTON, TX 77024
(281) 293-7511