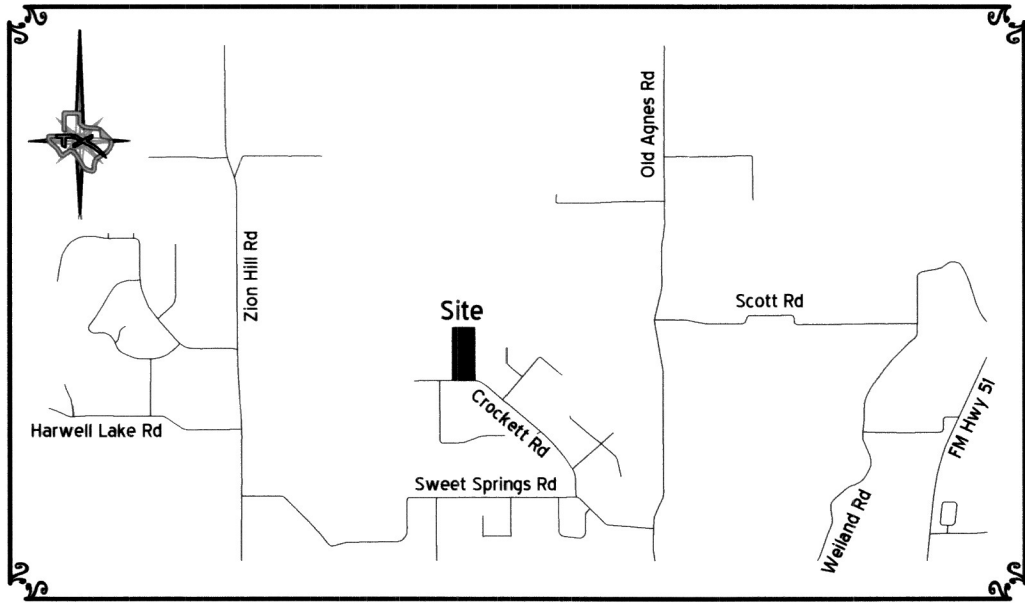




Vicinity Map (1" = 6,000')

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(s):

Other Areas, Zone "X" - Areas of minimal flood hazard, determined to be outside the 0.2% annual chance floodplain

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. Always call Texas811 and/or Utility Providers before excavation or construction.

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

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

C) Water is to be provided by private water wells.

D) 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.

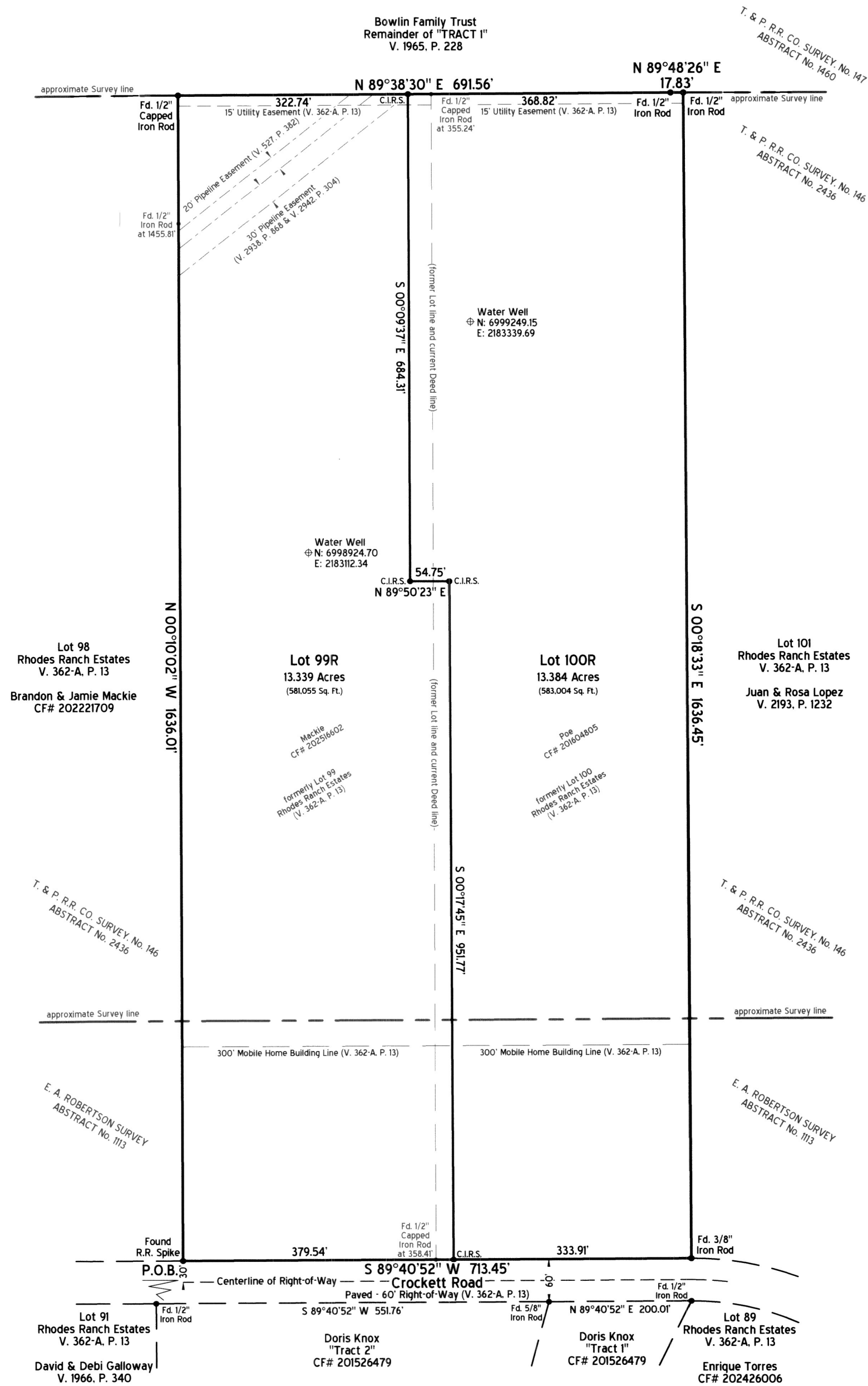
E) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

F) Owner is required to consult with their County Precinct Commissioner about drive entrances and culvert requirements.

G) At time of plat, Crockett Road has a posted speed limit of 30 miles per hour.

H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

I) The Parker County Commissioners' Court approved the waiver for a groundwater study on January 28, 2026.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202606423
03/09/2026 03:53 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet 6 Slide 256

Replat
Lots 99R and 100R
Rhodes Ranch Estates
an addition to Parker County, Texas

Being a 26.723 acre tract of land out of the E. A. ROBERTSON SURVEY, ABSTRACT No. 1113 and the T. & P. R.R. Co. SURVEY No. 146, ABSTRACT No. 2436; same being all of Lots 99 and 100, Rhodes Ranch Estates, according to the plat recorded in Volume 362-A, Page 13, Plat Records, Parker County, Texas

February 2026

**TEXAS
SURVEYING &
ENGINEERING**
INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Owner(s):
Brandon & Jamie Mackie
258 Crockett Rd
Weatherford, TX 76088

Johnathan & Jacy Poe
250 Crockett Rd
Weatherford, TX 76088

1" = 150'



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16730.001.100.00
16730.001.100.50

16730
WE
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