

State of Texas
County of Parker

Whereas Brandon Mackie, Jamie Mackie, Johnathan Poe and Jacy Poe, being the sole owners of 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, Parker County, Texas, same being all of Lots 99 & 100, Rhodes Ranch Estates, according to the plat as recorded in Volume 362-A, Page 13, Plat Records, Parker County, Texas (P.R.P.C.T.); being those certain tracts conveyed to Mackie and Poe, as described in Clerk's File No. 202516602 and 201604805, respectively, 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, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

Beginning at a found railroad spike at the southwest corner of said Lot 99, same being the southeast corner of Lot 98, of said Rhodes Ranch Estates, and in the north right of way line of Crockett Road, a paved surface, for the southwest and beginning corner of this tract.

Thence N 00°10'02" W 1636.01 feet to a found capped 1/2" iron rod at the northwest corner of said Lot 99, same being the northeast corner of said Lot 98, and in the south boundary line of that remaining portion of the Bowen Family Trust tract, known as Tract I, described in Volume 1965, Page 228, Real Records, Parker County, Texas, for the northwest corner of this tract.

Thence N 89°38'30" E along the south boundary line of said Tract I passing a found capped 1/2" iron rod at the northeast corner of said Lot 99 at 355.24 feet and in all 691.56 feet to a found 1/2" iron rod, for a corner of this tract.

Thence N 89°48'26" E 17.83 feet along the south boundary line of said Tract I to a found 1/2" iron rod at the northeast corner of said Lot 100, same being the northwest corner of Lot 101, of said Rhodes Ranch Estates, for the northeast corner of this tract.

Thence S 00°18'33" E 1636.45 feet to a found 3/8" iron rod at the southeast corner of said Lot 100, same being the southwest corner of said Lot 101, and in the north right of way line of said Crockett Road, for the southeast corner of this tract.

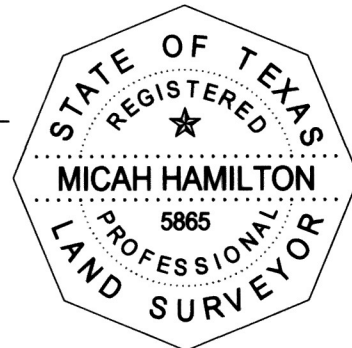
Thence S 89°40'52" W 713.45 feet along the north right of way line of said Crockett Road to the point of beginning.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 760868
weatherford@txs-e.com · 817-594-0400
Project ID: W2506063-RP
Field Date: November 21, 2025
Revised Date: February 18, 2026



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."

Now, Therefore, Know All Men By These Presents:

That Brandon Mackie, Jamie Mackie, Johnathan Poe and Jacy Poe, do(es) hereby adopt this plat designating the herein above described property as Lots 99R and 100R, Rhodes Ranch Estates, an addition to 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. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 27 day of February, 2026.

By:

Brandon Mackie
Brandon Mackie (Owner)

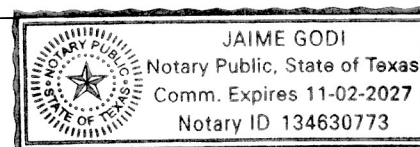
Jamie Mackie
Jamie Mackie (Owner)

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 Johnathan Poe, 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 19 day of February, 2026.

Jaime Godi
Notary Public in and for the State of Texas

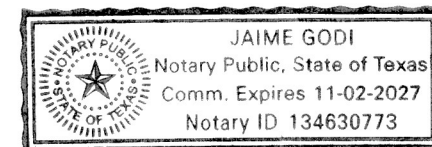


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jacy Poe, 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 27 day of February, 2026.

Jaime Godi
Notary Public in and for the State of Texas

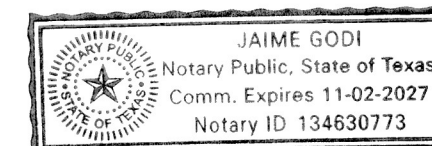


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Brandon Mackie, 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 27 day of February, 2026.

Jaime Godi
Notary Public in and for the State of Texas

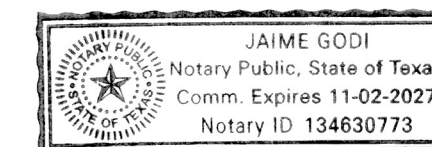


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jamie Mackie, 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 27 day of February, 2026.

Jaime Godi
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 99R and 100R, Rhodes Ranch Estates, as shown hereon.

By: AgTrust Farm Credit

Linsey Ellsworth
Linsey Ellsworth

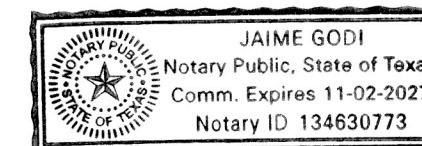
V.P. Branch Manager
Title

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 Linsey Ellsworth, 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 27 day of February, 2026.

Jaime Godi
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 99R and 100R, Rhodes Ranch Estates, as shown hereon.

By: Cynthia Hausher

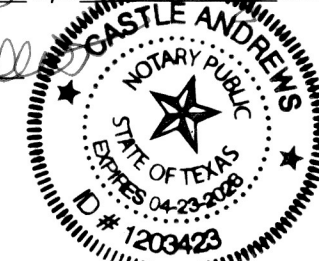
Cynthia Hausher
Cynthia Hausher

State of Texas
County of Johnson

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cynthia Hausher, 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 23 day of February, 2026.

Castle Andrews
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lots 99R and 100R, Rhodes Ranch Estates, as shown hereon.

By: Sylvia Pineda

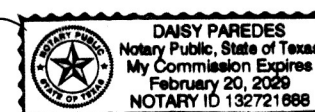
Sylvia Pineda
Sylvia Pineda

State of Texas
County of Wood

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sylvia Pineda, 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 20 day of February, 2026.

Daisy Paredes
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 9 day of March, 2026.

County Judge

Storger Conlay
Commissioner Precinct #1

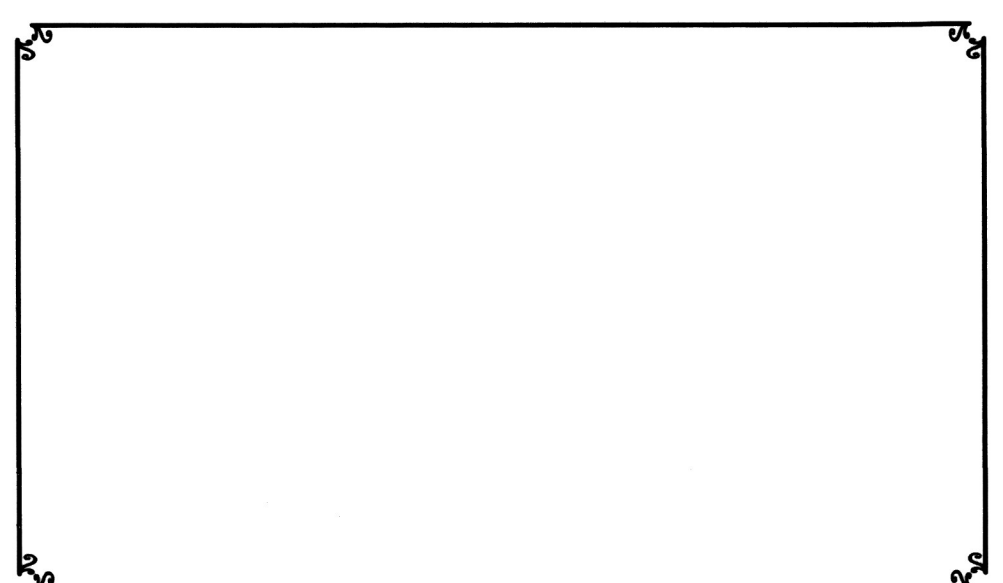
Jim Walter
Commissioner Precinct #3

Paul Hix
Commissioner Precinct #2

Shirley Hale
Commissioner Precinct #4

Parker County Notes:

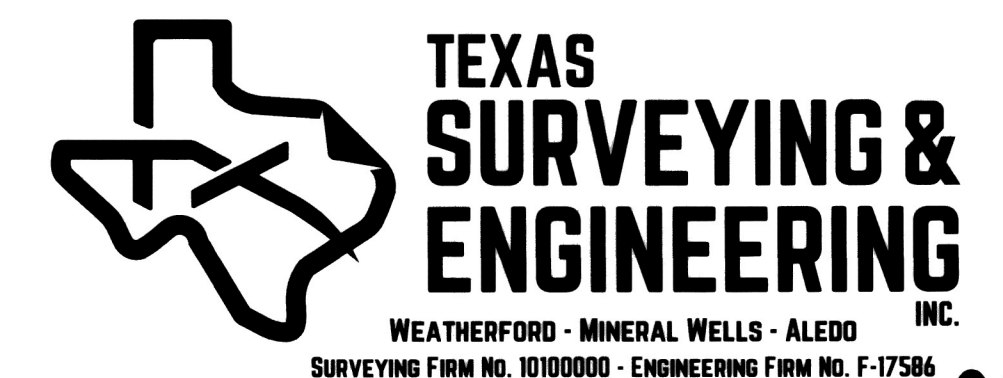
- A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
B) Sanitary sewer is to be provided by on-site septic facilities (OSSF).
C) Water is to be provided by private water wells.
D) This plat represents property which has 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.

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



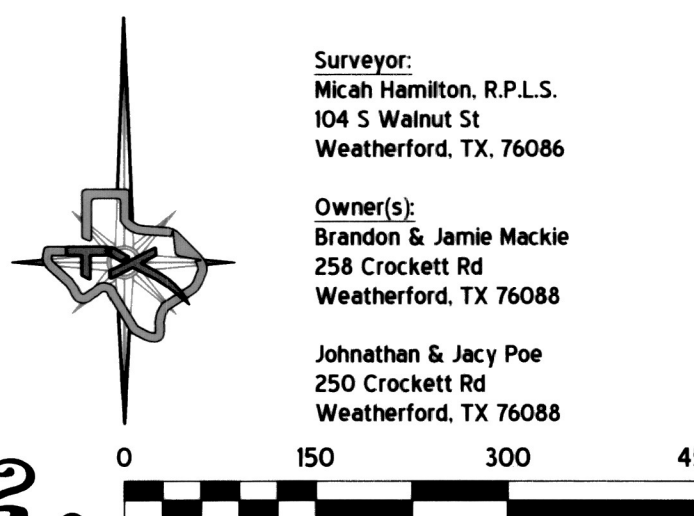
WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

16730.001.099.00
16730.001.100.00
16730.001.100.50

16730
WE

H-10

NWE



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'