



Job No. 202503018
1410 Old Brock Road - Approved Plat-V07
Plot Date: 06/17/2025 2:15 pm

0' 40' 80'
Scale: 1" = 80'

JOHN KELSEY SURVEY
A-780

William & Rosemary Atwood Family Living Trust
Called 147.78 Acres - Document 201711030
Official Public Records, Parker County, Texas

(Record Bearing & Distance - S 90°00'00" E 551.17')
S 89°25'14" E 547.63'

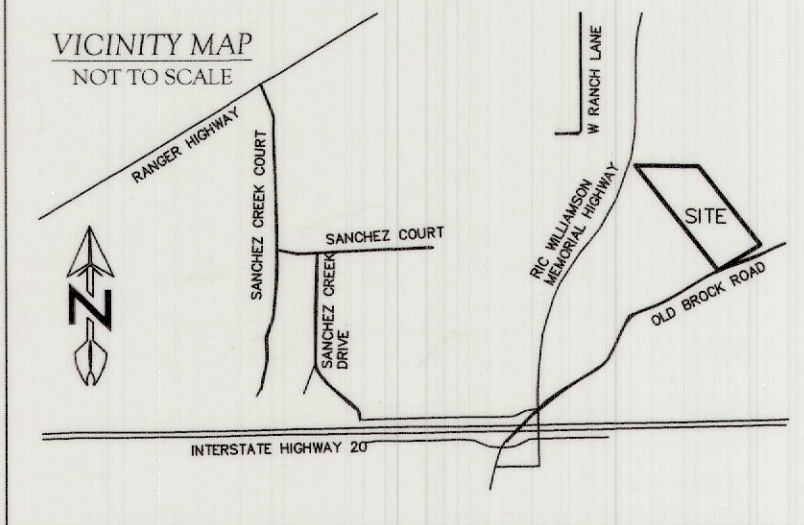
N:6950994.56
E:2172704.49

5/8 Inch Iron
Rod Found

C.A. LOVEJOY SURVEY
A-837

C.A. LOVEJOY SURVEY
A-837

VICINITY MAP
NOT TO SCALE



"GROUNDWATER AVAILABILITY NOTE"
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS DESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

"GROUNDWATER STUDY NOTE"
WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED IN THE COMMISSIONERS COURT ON JUNE 9, 2025.

"HOUSE NUMBER VISIBILITY"
REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF EMERGENCY SERVICE PERSONNEL VISIBILITY, SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION REGULATION SECTION 6A.1.

"DRIVEWAY CULVERT NOTE"
ALL NEW DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES. THERE CURRENTLY EXISTS A 18 INCH CONCRETE CULVERT PIPE AT THE DRIVEWAY FOR THE EXISTING RESIDENCE LOCATED ON LOT 1 HEREON.

"GENERAL PLAT NOTES"
1) LOT 1 OF THIS PROPERTY IS CURRENTLY SERVICED BY PARKER COUNTY SPECIAL UTILITY DISTRICT. LOT 2 OF THIS PROPERTY WILL BE SERVED BY PRIVATE WELL WATER.
2) THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PRIVATE ONSITE SEPTIC FACILITY.
3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X AS SHOWN ON FEMA FIRM No. 48367C0180F, EFFECTIVE 04/05/2019.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S SURVEY FEET (GRID).
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pds.texas.gov>
Email: info@pds.texas.gov
Phone: 512-440-7723

Variance for driveway distances was approved in the Commissioners Court on June 23, 2025

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 23 DAY OF June 2025

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

Lot 2, Block 1
8.687 Acres

Lot 1, Block 1
1.013 Acres

POINT OF
BEGINNING
3/8 Inch Steel Spike
Set w/ Cap Marked
JRP 5959

N:6950111.21
E:2172851.06

272.20'

1/2 Inch Iron
Rod Found

N:6950193.34
E:2172985.74

157.74'

N:6950087.41
E:2172869.65

21.1'

20.20'

N:6950111.21
E:2172851.06

228.17'

N:6950419.93
E:2172812.60

N:6950338.22
E:2173223.36

N:6950314.51
E:2173242.10

N:6950087.41
E:2172869.65

N:6950087.41
E:2172869.65

N:6950087.41
E:2172869.65

N:6950087.41
E:2172869.65

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202516567

06/23/2025 04:16 PM

Fee: 100.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

FINAL PLAT OF
S.A. REYNOLDS ADDITION

LOT 1 & 2, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS

10.000 ACRES OF LAND LOCATED IN THE C.A. LOVEJOY SURVEY, A-837, PARKER COUNTY, TEXAS, BEING ALL OF THAT CALLED 10 ACRES TRACT OF LAND CONVEYED TO STACY ANN REYNOLDS AS DOCUMENT 201514702 AND RECORDED IN THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH STEEL POST IN THE SOUTH LINE OF A CALLED 147.78 ACRES TRACT OF LAND CONVEYED TO WILLIAM & ROSEMARY ATWOOD FAMILY LIVING TRUST AS DESCRIBED IN DOCUMENT 201711030 AND RECORDED IN THE OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND AT THE CALLED NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PLOWMAN AS DESCRIBED IN VOLUME 306, PAGE 340 AND RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER CALLED BY DEED TO BE THE SOUTHWEST CORNER OF THE JOHN KELSEY SURVEY, A-780, PARKER COUNTY, TEXAS.

THENCE ALONG THE SOUTH LINE OF SAID CALLED 147.78 ACRES TRACT, S 89°25'14" E - 547.63 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF A CALLED 10.67 ACRES TRACT OF LAND CONVEYED TO CHRISTIAN AND SHELLY LAMB AS DESCRIBED IN DOCUMENT 201514417 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID CALLED 10.67 ACRES TRACT, S 38°19'42" E, AT 832.94 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF OLD BROCK ROAD, IN ALL A DISTANCE OF 866.88 FEET TO A MAG NAIL SET IN THE CENTERLINE OF SAID OLD BROCK ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE CENTERLINE OF SAID OLD BROCK ROAD, S 58°37'38" W - 436.23 FEET TO A MAG NAIL SET IN THE CENTERLINE OF SAID OLD BROCK ROAD AND IN THE EAST LINE OF A CALLED 57.23 ACRES CONVEYED TO KERRY L. AND JEANIE CORNELIUS AS DESCRIBED IN VOLUME 1636, PAGE 739 AND RECORDED IN THE DEED RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINE OF SAID CALLED 57.23 ACRES, N 37°59'17" W, AT 28.89 FEET PASSING A 1/2 INCH IRON ROD FOUND, IN ALL 1158.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, OF WHICH 0.300 ACRES FALLS WITHIN THE LIMITS OF OLD BROCK ROAD.

PARKER COUNTY RIGHT OF WAY DEDICATION OF OLD BROCK ROAD

BEGINNING AT A POINT (N:6950111.21, E:2172851.06) IN THE NORTH RIGHT OF WAY LINE OF OLD BROCK ROAD, said right of way line BEING CREATED BY THIS DESCRIPTION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE S.A. REYNOLDS ADDITION, SAID S.A. REYNOLDS ADDITION BEING PRELIMINARY AND UNRECORDED AT THE TIME OF THIS DESCRIPTION:

THENCE WITH THE COMMON LINE OF OLD BROCK ROAD AND SAID S.A. REYNOLDS ADDITION, N58°37'38"E - 436.05 FEET TO A POINT (N:6950338.22, E:2173223.36) FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID S.A. REYNOLDS ADDITION AND IN THE NORTH LINE OF OLD BROCK ROAD;

THENCE LEAVING SAID COMMON LINE AND CROSSING OLD BROCK ROAD THE FOLLOWING BEARINGS AND DISTANCES:

S38°19'42"E - 30.22 FEET TO A POINT (N:6950314.51, E:2173242.10),
S58°37'38"W - 436.23 FEET TO A POINT (N:6950087.41, E:2172869.65), AND
N37°59'17"W - 30.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.300 ACRES.

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

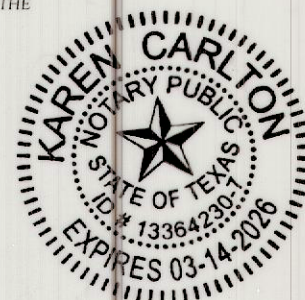
I, STACY ANN REYNOLDS, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Stacy Ann Reynolds 6/17/25
DATE
Stacy Ann Reynolds
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stacy Ann Reynolds, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 17 DAY OF June 25

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



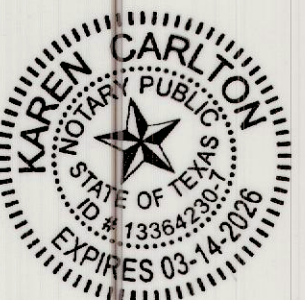
I, STACY ANN REYNOLDS, THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD AND THAT THE CITY OF WEATHERFORD HAS RELINQUISHED OVERSIGHT AND PLATTING AUTHORITY OVER TO THE PARKER COUNTY COMMISSIONERS COURT.

Stacy Ann Reynolds 6/17/25
DATE
Stacy Ann Reynolds
OWNER - PRINTED

THE STATE OF TEXAS (I)
COUNTY OF PARKER (I)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stacy Ann Reynolds, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 17 DAY OF June 25

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER/DEVELOPER(S)

Stacy Ann Reynolds
1410 Old Brock Road
Weatherford, Texas 76088
Phone No. 817-304-1235
reynolds@tceagles.org

SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

"LEGEND"

○ = 3/8 Inch Steel Spike Set w/ Cap Marked "JRP 5959" or Mag Nail Set in Asphalt

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 18, 2025. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

20250617
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



CABINET G, SLIDE 132