

State of Texas
County of Parker

Whereas Lance Phillips, being the sole owner of that certain 4.999 acre tract, being all of Lot 16R-1, of Weatherford Mini-Ranch Estates, plat of said subdivision recorded in Cabinet C, Slide 490, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and being that same tract described in instrument to said Lance Phillips, recorded in Volume 2609, Page 844, of the Real Property Records of Parker County, Texas, said 4.999 acre tract being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID: US Survey Feet).

BEGINNING at a 5/8" iron rod found in the easterly right-of-way of Hilltop Terrace, (60 feet wide), for the westerly southwest corner of Lot 16R-2, of said Weatherford Mini-Ranch Estates, being the northwest corner of said Lot 16R-1 and the herein described tract, from which a 5/8" iron rod found for the northwest corner of said Lot 16R-2 bears N 41°27'10" W, 54.76 feet:

THENCE N 72°36'40" E, 613.62 feet, with the north line of said Lot 16R-1, to a 5/8" iron rod found for its northeast corner, being an ell corner of said Lot 16R-2:

THENCE S 20°24'40" E, 397.11 feet, with the east line of said Lot 16R-1, to a 5/8" iron rod found for its southeast corner, being the southerly southwest corner of said Lot 16R-2, and being the northerly common corner of Lots 17-RA and 17-RC, of Weatherford Mini-Ranch Estates, plat of said subdivision recorded in Cabinet B, Slide 574, P.R.P.C.T.:

THENCE S 69°35'20" W, 447.55 feet, with the north line of said Lot 17-RA, to a 5/8" iron rod found in the east right-of-way of said Hilltop Terrace, for the northwest corner of said Lot 17-RA, being the southwest corner of said Lot 16R-1, and the herein described tract:

THENCE N 41°27'10" W, 460.14 feet, with the east right-of-way of said Hilltop Terrace, to the POINT OF BEGINNING, and containing 4.999 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2508067-RP
Field Date: October 7, 2024
Revised Date: November 1, 2025



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 of Flood Hazard, Zone "X" - Areas of minimal flood hazard

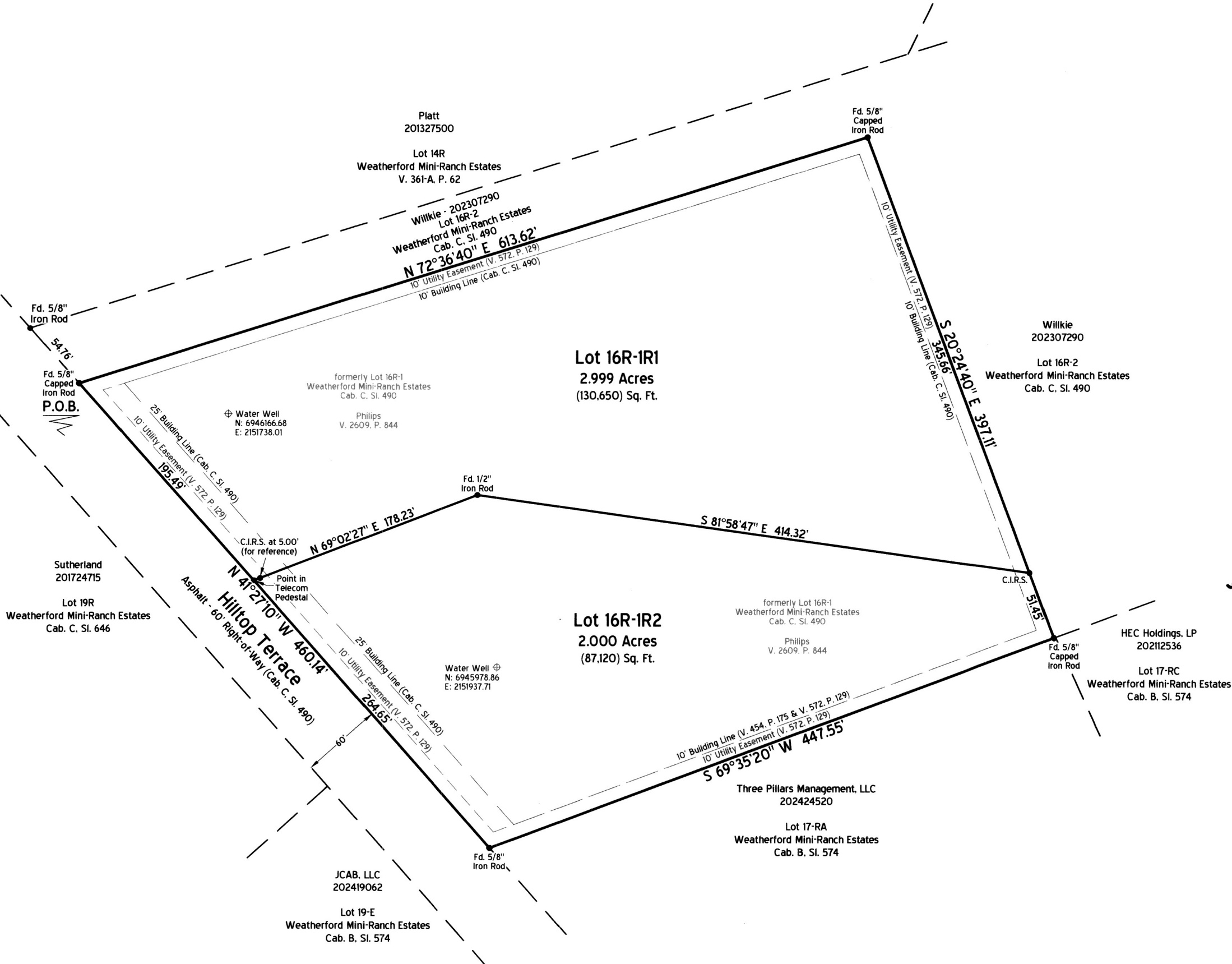
According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

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. Call 811 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.).

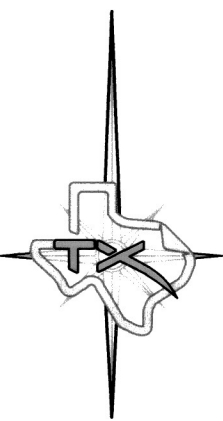
6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"



15270.001.016.00
15270.001.016.20

15270
BR

E-17



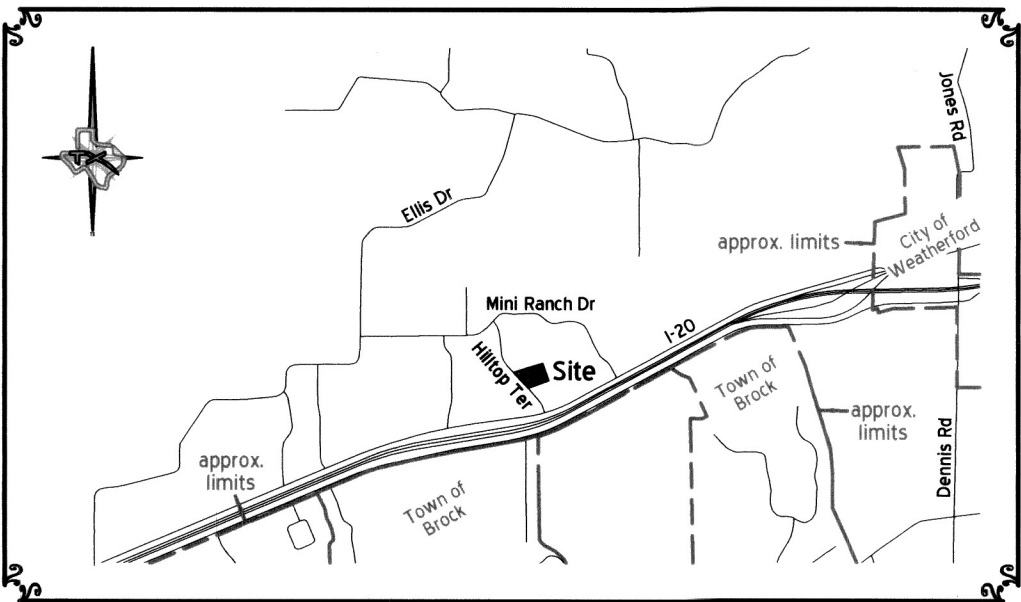
1" = 80'
0 80 160 240

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202530633
11/12/2025 08:33 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 194



Vicinity Map (1" = 4,000')

Now, Therefore, Know All Men By These Presents:

That Lance Phillips, do(es) hereby adopt this plat designating the herein above described property as Lots 16R-1R1 and 16R-1R2, Weatherford Mini-Ranch Estates, an addition to the Extraterritorial Jurisdiction of the City of Weatherford, 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, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford, and was deferred to Parker County for platting via email on October 2, 2025.

Witness, my hand, this the 14 day of November, 2025.

By:

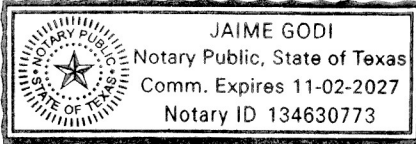
Lance Phillips (Owner)

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 Lance Phillips, 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 14 day of November, 2025.

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 14 day of November, 2025.

County Judge

Commissioner Precinct #1

Commissioner Precinct #3

Commissioner Precinct #2

Commissioner Precinct #4

Parker County Notes:

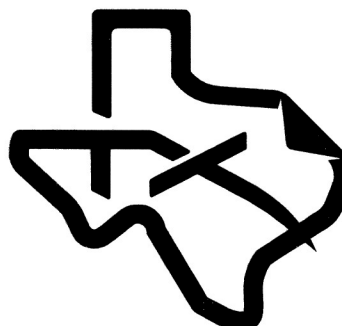
- Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- Water is to be provided by private water wells.
- This plat represents property which 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.
- At time of plat, Hilltop Terrace has a posted speed limit of 30 miles per hour.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- At time of plat, there is a 15" Corrugated Metal Culvert installed at the drive entrance of Lot 16R-1R2. Lot 16R-1R1 does not have an existing culvert. Owner(s) is(are) required to reach out to their respective County Commissioner to find out if a culvert is necessary.
- The Parker County Commissioner's Court approved the waiver for a groundwater study on October 13, 2025.
- At time of plat, this tract lies within the Extraterritorial Jurisdiction of the City of Weatherford, and was deferred to Parker County for platting via email on October 2, 2025.

Replat
Lots 16R-1R1 and 16R-1R2
Weatherford Mini-Ranch Estates

an addition to the Extraterritorial Jurisdiction of
the City of Weatherford, Parker County, Texas

Being a 4.999 acre replat of Lot 16R-1, Weatherford
Mini-Ranch Estates, according to the plat recorded in
Cabinet C, Slide 490, Plat Records, Parker County, Texas

November 2025



TEXAS
SURVEYING &
ENGINEERING

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