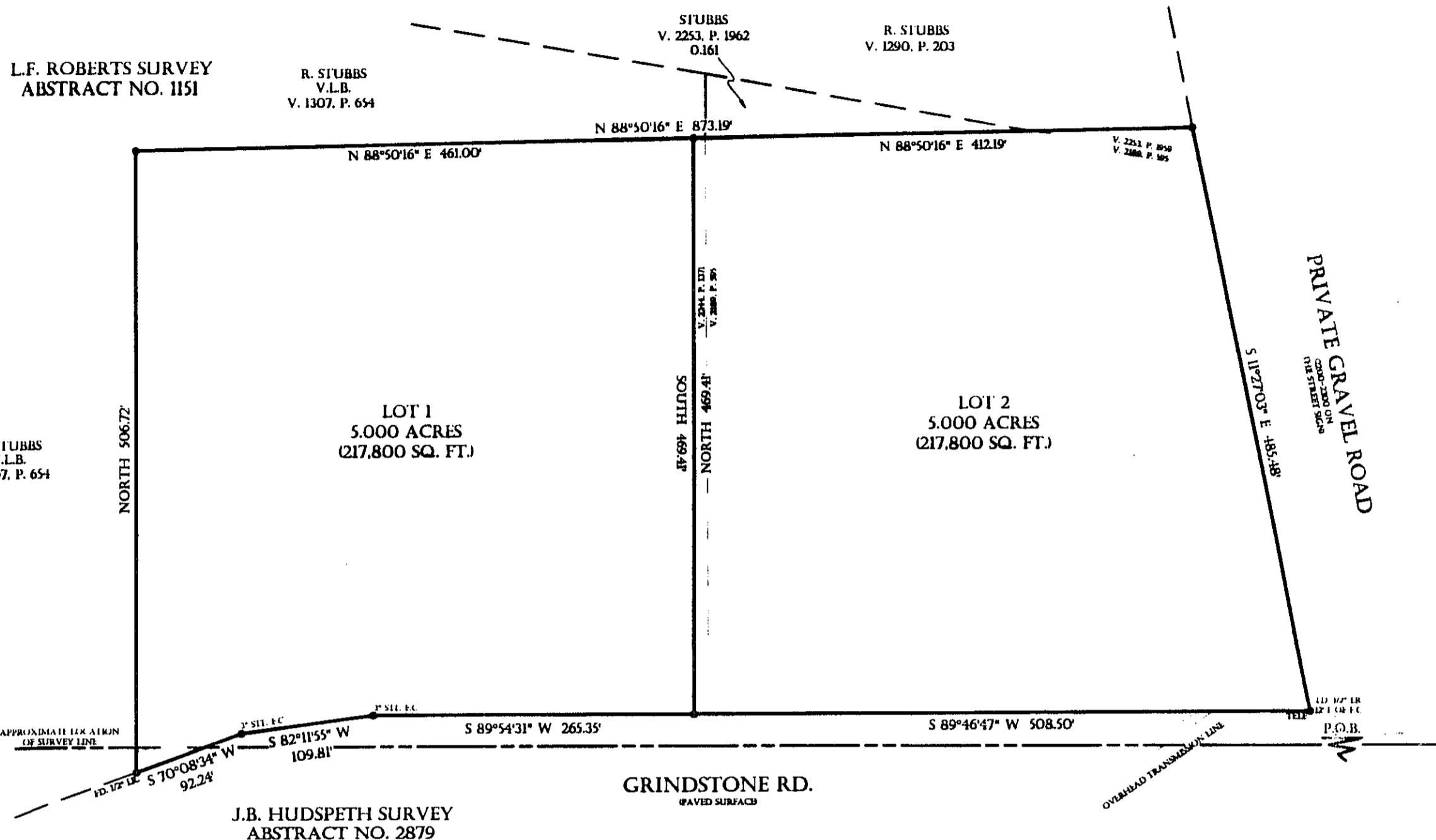


EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S 89°46'47" W	52.41'
L2	N 54°51'45" E	113.75'
L3	S 11°27'03" E	32.76'
L4	S 54°51'45" W	57.61'



201310703 PLAT Total Pages: 1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jeanne Dunham*  
 201310703  
 05/13/2013 10:21 AM  
 Fee: \$6.00  
 Jeanne Dunham, County Clerk  
 Parker County, Texas  
 PLAT

OWNER:  
 RAFAEL N. VALES III (LOT 1)  
 2100 S.E. 22ND AVE.  
 MINERAL WELLS, TX. 76067  
 (972) 817-629-1501

OWNER:  
 JULIAN GARCIA (LOT 2)  
 2350 GRINDSTONE RD.  
 MILLSAP, TX. 76066  
 (972) 817-597-4592

SURVEYOR:  
 PATRICK CARTER, R.P.L.S.  
 110 A PALO PINTO  
 WEATHERFORD, TEXAS 76086  
 (972) 817-594-0400

THE STATE OF TEXAS (1)  
 COUNTY OF PARKER (1)  
 JULIAN GARCIA AND RAFAEL N. VALES III, BEING THE DEDICATORY AND OWNERS OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN \_\_\_\_\_ MILES EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT \_\_\_\_\_ MILES FROM SAID WEATHERFORD, PARKER COUNTY, TEXAS.

*JULIAN GARCIA*  
*RAFAEL N. VALES III*

THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

LIEN HOLDER FOR LOT 1

*[Signature]*  
 FIRST STATE BANK  
 101 S.E. 15TH AVE.  
 MINERAL WELLS, TX. 76067  
 940-325-7821

THE UNDERSIGNED, AS LIEN HOLDER(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

LIEN HOLDER FOR LOT 2

BANK OF TEXAS  
 P.O. BOX 21368  
 TULSA, OK., 74121

STATE OF TEXAS  
 COUNTY OF PARKER  
 APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 11th DAY OF May 2013.  
 COUNTY CLERK

*[Signatures of Commissioners]*  
 COMMISSIONER PRECINCT #1  
 COMMISSIONER PRECINCT #2  
 COMMISSIONER PRECINCT #3  
 COMMISSIONER PRECINCT #4

NOTES:

- IF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONED "M" AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 4836/C03/98, DATED SEPTEMBER 26, 2008.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-ITERS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- WATER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0002. BUYER IS ADVISED TO QUESTION THE TITLE AS TO THE AVAILABILITY.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON THE REAR, FRONT, AND SIDE LINES OF ALL LOTS UNLESS OTHERWISE SHOWN.

STATE OF TEXAS  
 COUNTY OF PARKER

WHEREAS, JULIAN GARCIA AND RAFAEL N. VALES III, BEING THE SOLE OWNERS OF A 10.000 ACRES TRACT OF LAND OUT OF THE L.F. ROBERTS SURVEY, ABSTRACT NO. 1151 AND THE J.B. HUDSPETH SURVEY, ABSTRACT NO. 2879, PARKER COUNTY, TEXAS; BEING THOSE CERTAIN TRACTS OF LAND CONVEYED TO JULIAN GARCIA IN VOLUME 2253, PAGE 1959, AND A PORTION OF VOLUME 2189, PAGE 595 AND VOLUME 2284, PAGE 1371, REAL RECORDS, PARKER COUNTY, TEXAS; AND THAT CERTAIN TRACT OF LAND CONVEYED TO RAFAEL N. VALES III IN DOCUMENT NO. 201306968, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE CALLED WEST RIGHT OF WAY OF A PRIVATE GRAVEL ROAD 2200-2300 ON ROAD SIGN AND IN THE CALLED NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. (A PAVED SURFACE) FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTH-EAST CORNER OF SAID ROBERTS SURVEY IS CALLED TO BEAR N 11°27'03" W 47.75 FEET, NORTH 1886.89 FEET, EAST 2666.93 FEET, AND N 80°03'33" W 1748.95 FEET.

THENCE S 89°46'47" W 508.50 FEET ALONG SAID CALLED NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID VALES TRACT FOR A CORNER OF THIS TRACT.

THENCE S 89°43'31" W 265.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. AND THE SOUTHERN BOUNDARY LINE OF SAID VALES TRACT TO A 3" STEEL FENCE FOR A CORNER OF THIS TRACT.

THENCE S 82°11'55" W 109.81 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. AND THE SOUTHERN BOUNDARY LINE OF SAID VALES TRACT TO A 3" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.

THENCE S 70°08'34" W 92.24 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF GRINDSTONE RD. AND THE SOUTHERN BOUNDARY LINE OF SAID VALES TRACT TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID VALES TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH 506.72 FEET ALONG THE WEST BOUNDARY LINE OF SAID VALES TRACT TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID VALES TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°50'16" E 873.19 FEET ALONG THE NORTH BOUNDARY LINE OF SAID VALES TRACT AND SAID GARCIA TRACT TO A SET 1/2" CAPPED IRON ROD FOR THE NORTH-EAST CORNER OF THIS TRACT.

THENCE S 11°27'03" E 485.48 FEET ALONG THE CALLED WEST RIGHT OF WAY LINE OF SAID PRIVATE GRAVEL ROAD TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JULIAN GARCIA AND RAFAEL N. VALES III, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1 AND LOT 2, 5.0 ACRES, AN ADDITION TO PARKER COUNTY, TEXAS; AND DO HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT \_\_\_\_\_ PARKER COUNTY, TEXAS  
 THIS THE 12 DAY OF May 2013.

JULIAN GARCIA

RAFAEL N. VALES III

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 JULIAN GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May 2013.

*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

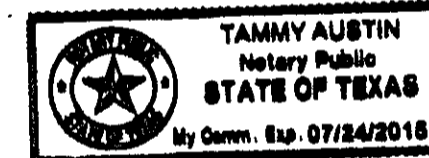


STATE OF TEXAS  
 COUNTY OF PARKER Palo Pinto

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RAFAEL N. VALES III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May 2013.

*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

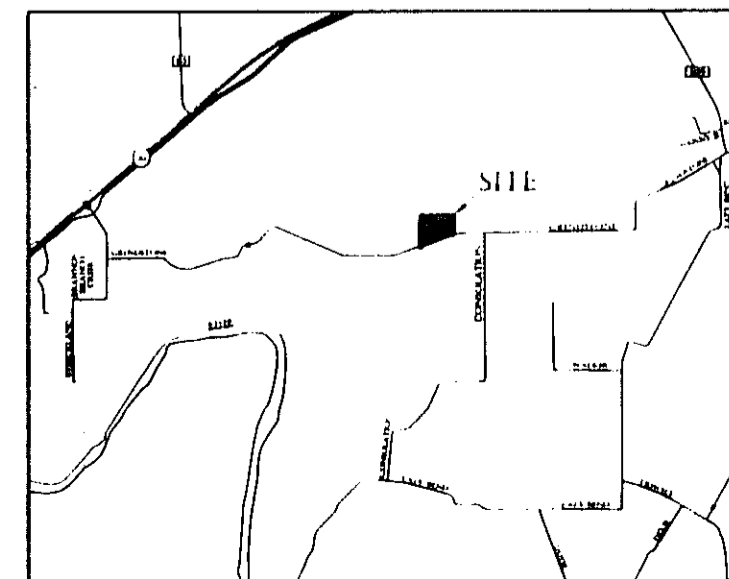


SURVEYORS CERTIFICATE

THIS IS TO STATE THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
 CARTER SURVEYING AND MAPPING, 110 A PALO PINTO ST. WEATHERFORD, TX 76086  
 JANUARY 2013 - JN040531P

ACCT. NO.: 13932  
 SCH. DIST.: BR  
 CITY: NONE  
 MAP NO.: C78-19



FINAL PLAT  
 J & R ACRES  
 BEING A 10.000 ACRES  
 ADDITION OUT OF THE  
 L.F. ROBERTS SURVEY, ABSTRACT NO. 1151  
 AND THE J.B. HUDSPETH SURVEY,  
 ABSTRACT NO. 2879,  
 PARKER COUNTY, TEXAS.  
 JANUARY 2013

CARTER SURVEYING  
 & MAPPING  
 110 A PALO PINTO 817.594.0400  
 WEATHERFORD, TX FAX 817.594.0403

0 100 200 300  
 1" = 100'

Cabinet D slide 241