

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 27th DAY OF JULY 2020

COUNTY JUDGE PAT DEBY

PRECINCT #1 COMMISSIONER GEORGE CONLEY

PRECINCT #2 COMMISSIONER CRAIG FEAGOC

PRECINCT #3 COMMISSIONER LARRY WALDEN

PRECINCT #4 COMMISSIONER STEVE DUGAN

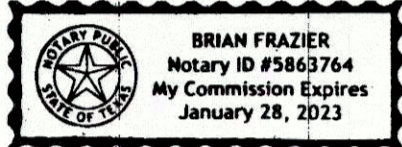
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, representative for The Jumba, LLC, do hereby adopt this plat designating the herein described real property as Advance Estates, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the easements and streets shown hereon. The builder, the Developer, and their assigns, shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 20th day of July, 2020

Andreea Seran
Representative for The Jumba, LLC

STATE OF Texas
COUNTY OF Parker
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, Andreea Seran, Representative for The Jumba, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 20th day of July, 2020

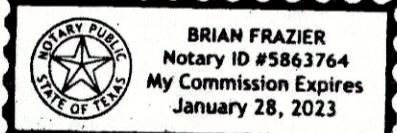


THE STATE OF TEXAS (1)
COUNTY OF PARKER (1)
I, Andreea Seran, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within 1/2 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 1/4 miles from said any Parker County, Texas.

Andreea Seran
Signature of Owner

THE STATE OF TEXAS (1)
COUNTY OF PARKER (1)
Before me the undersigned authority on the day personally appeared Andreea Seran, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 20th day of July, 2020



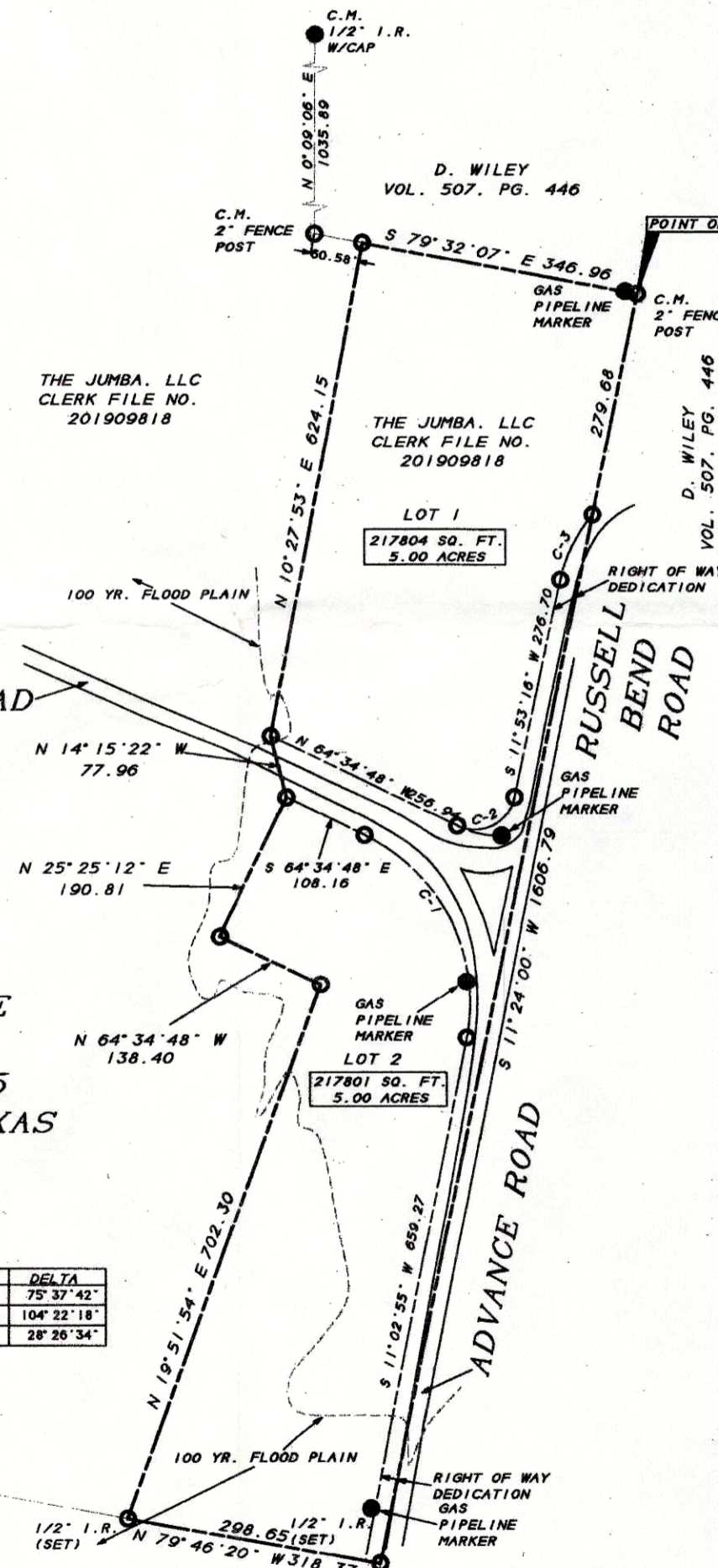
BFD
Notary Public in and for State of Texas

CLERK STICKER:
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202022515
07/27/2020 11:37 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

DANIEL V. KIRBIE SURVEY
ABSTRACT NO. 775
PARKER COUNTY, TEXAS

THE JUMBA, LLC
CLERK FILE NO.
201909818

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	230.09	303.59	179.50	282.03	S 88°45'57" E	75°37'42"
2	50.00	91.08	64.43	79.00	S 63°14'03" W	104°22'18"
3	184.17	91.42	46.67	90.49	S 0°00'00" E	28°26'34"



- NOTES:
- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 2) Water source is from private water wells.
 - 3) Property corners are 1/2" capped "RPLS 2190" rebar rods set unless otherwise noted.
 - 4) 10 foot wide utility easement along all property lines.

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0125F, dated April 05, 2019, a part of this tract is in a flood plain.

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Representative for The Jumba, LLC, being the owner of 11.27 acres of land situated in the Daniel V. Kirbie Survey, Abstract No. 775, Parker County, Texas, and being a part of that certain tract conveyed to The Jumba, LLC, by deed recorded in Clerk File No. 201909818 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at 2 inch fence post, found in place, at the most Easterly Northeast corner of said The Jumba, LLC tract, said point being the Northeast corner of said Daniel V. Kirbie Survey, Abstract No. 775, for the Northeast corner of this tract:

THENCE S 11D 24' 00" W, a distance of 1606.79 feet to a 60d nail, set, said point being the Northeast corner of that certain tract conveyed to I. Morrison by deed recorded in Volume 1259, Page 240 of the Real Records of Parker County, Texas, for the Southeast corner of this tract:

THENCE N 79D 46' 20" W, along and with the North line of said Morrison tract, a distance of 318.37 feet to a 1/2 inch iron rod, set, for the Southeast corner of this tract:

THENCE N 19D 51' 54" E, a distance of 702.30 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 64D 34' 48" W, a distance of 138.40 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 25D 25' 12" E, a distance of 190.81 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

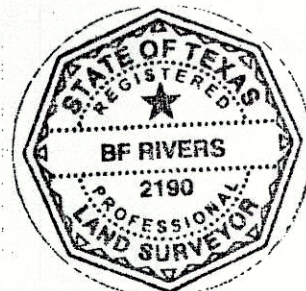
THENCE N 14D 15' 22" W, a distance of 77.96 feet to a 1/2 inch iron rod, set, for an angle point of this tract:

THENCE N 10D 27' 53" E, a distance of 624.15 feet to a 1/2 inch iron rod, set, on the South line of that certain tract conveyed to D. Wiley by deed recorded in Volume 507, Page 446, for the Northeast corner of this tract:

THENCE S 79D 32' 07" E, along and with the South line of said Wiley tract, a distance of 346.96 feet to the place of beginning and containing 11.27 acres.

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JULY, 2020.

B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS
FIRM NO. 10012400



Ownership and Development Representative
The Jumba, LLC
3345 Western Center Boulevard
Fort Worth, Texas 76037

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

ACCT. NO.: 10018
SCH. DIST.: PE
CITY: D-9
MAP NO.: _____

FINAL PLAT
2 LOTS
ADVANCE ESTATES
AN ADDITION IN PARKER COUNTY, AND BEING 11.27 ACRES OF
LAND SITUATED IN THE DANIEL V. KIRBIE SURVEY
ABSTRACT NO. 775, PARKER COUNTY, TEXAS
THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 559, DATE 7-27-20

20195-001-002-00