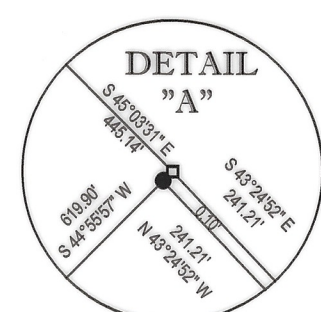
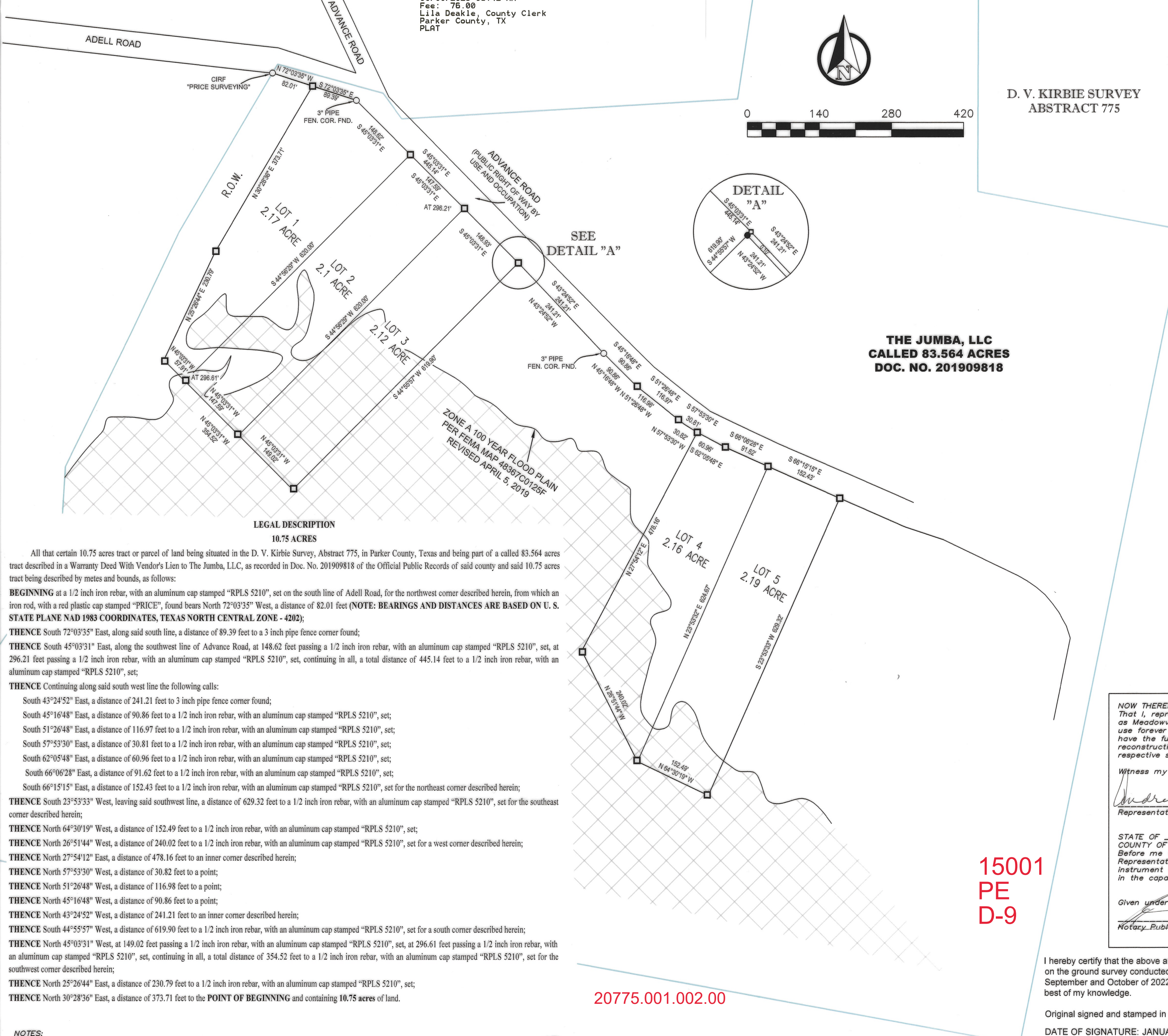


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202300873
01/11/2023 08:42 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



D. V. KIRBIE SURVEY
ABSTRACT 775

THE JUMBA, LLC
CALLED 83.564 ACRES
DOC. NO. 201909818

LEGAL DESCRIPTION
10.75 ACRES
All that certain 10.75 acres tract or parcel of land being situated in the D. V. Kirbie Survey, Abstract 775, in Parker County, Texas and being part of a called 83.564 acres tract described in a Warranty Deed With Vendor's Lien to The Jumba, LLC, as recorded in Doc. No. 201909818 of the Official Public Records of said county and said 10.75 acres tract being described by metes and bounds, as follows:
BEGINNING at a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the south line of Adell Road, for the northwest corner described herein, from which an iron rod, with a red plastic cap stamped "PRICE", found bears North 72°03'35" West, a distance of 82.01 feet (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202);
THENCE South 72°03'35" East, along said south line, a distance of 89.39 feet to a 3 inch pipe fence corner found;
THENCE South 45°03'31" East, along the southwest line of Advance Road, at 148.62 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set, at 296.21 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set, continuing in all, a total distance of 445.14 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
THENCE Continuing along said south west line the following calls:
South 43°24'52" East, a distance of 241.21 feet to 3 inch pipe fence corner found;
South 45°16'48" East, a distance of 90.86 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
South 51°26'48" East, a distance of 116.97 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
South 57°53'30" East, a distance of 30.81 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
South 62°05'48" East, a distance of 60.96 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
South 66°06'28" East, a distance of 91.62 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
South 66°15'15" East, a distance of 152.43 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the northeast corner described herein;
THENCE South 23°53'33" West, leaving said southwest line, a distance of 629.32 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southeast corner described herein;
THENCE North 64°30'19" West, a distance of 152.49 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
THENCE North 26°51'44" West, a distance of 240.02 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for a west corner described herein;
THENCE North 27°54'12" East, a distance of 478.16 feet to an inner corner described herein;
THENCE North 57°53'30" West, a distance of 30.82 feet to a point;
THENCE North 51°26'48" West, a distance of 116.98 feet to a point;
THENCE North 45°16'48" West, a distance of 90.86 feet to a point;
THENCE North 43°24'52" West, a distance of 241.21 feet to an inner corner described herein;
THENCE South 44°55'57" West, a distance of 619.90 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for a south corner described herein;
THENCE North 45°03'31" West, at 149.02 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set, at 296.61 feet passing a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set, continuing in all, a total distance of 354.52 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southwest corner described herein;
THENCE North 25°26'44" East, a distance of 230.79 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set;
THENCE North 30°28'36" East, a distance of 373.71 feet to the POINT OF BEGINNING and containing 10.75 acres of land.

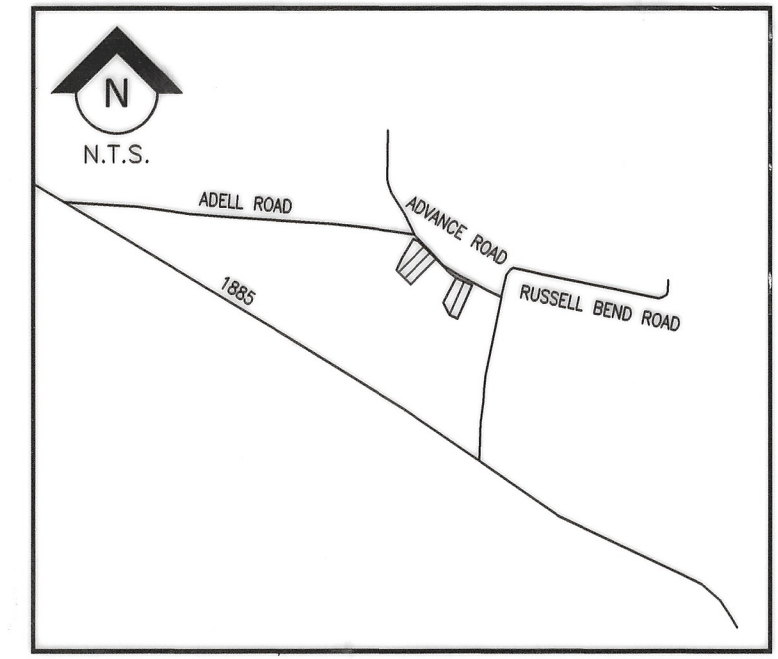
- NOTES:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
2) Water source is from private water wells.
3) Property corners are 1/2" iron rebar with an aluminum capped "RPLS 5210" set unless otherwise noted.
4) 10 feet 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 5, 2019, this tract is in Zone X and Zone A.

REPRESENTATIVE OF THE JUMBA, LLC HAVE REVIEWED AND ACCEPTED THIS PLAT ON THIS DAY, JAN 2 2023

LEGEND
= FENCE LINE
= DEED LINE
= LOT LINE
= EDGE OF ROAD LINE
= 1/2" IRS W/ AN ALUMINUM CAP STAMPED "RPLS 5210"

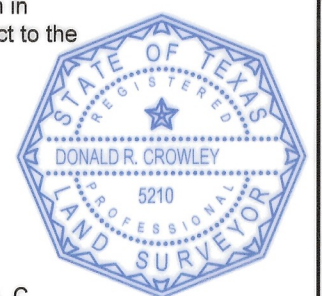
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 9th DAY OF January 20 23
COUNTY JUDGE PAT DEEN
PRECINCT #1 COMMISSIONER GEORGE COMLEY
PRECINCT #2 COMMISSIONER JACOB HOLT
PRECINCT #3 COMMISSIONER LARRY WALDEN
PRECINCT #4 COMMISSIONER MIKE HALE



THE STATE OF TEXAS
COUNTY OF PARKER
I, BRIAN FRAZIER, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, except 1/4 miles from said Parker County, Texas.
Signature of Owner
THE STATE OF TEXAS
COUNTY OF PARKER
Before me, the undersigned authority on the day personally appeared ANDREA VERNON 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 2nd day of January 2023.
BRIAN FRAZIER
Notary ID #5863764
My Commission Expires January 28, 2023
Notary Public in and for State of Texas

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 Meadowview 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 assignees, 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 TARRANT County, Texas, the 2nd day of January, 2023.
Representative for THE JUMBA, LLC
STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared I, 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 2nd day of January, 2023.
Notary Public My Commission Expires Jan 28 2023

I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in September and October of 2022 and is true and correct to the best of my knowledge.
Original signed and stamped in blue ink.
DATE OF SIGNATURE: JANUARY 3, 2023
DONALD R. CROWLEY R.P.L.S. NO. 5210



FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00
117 W. ARCHER ST.
JACKSBORO, TX 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

F412

FINAL PLAT
MEADOWVIEW ESTATES
LOTS 1 THRU 5
10.75 ACRES
IN THE
D. V. KIRBIE SURVEY, ABSTRACT NO. 775
PARKER COUNTY, TEXAS

Date: October 2022 Drawn: MP Checked: LAJ Scale: 1" = 140' Sheet: 1 of 1
Owner: THE JUMBA, LLC 3345 WESTERN CENTER FORT WORTH, TX 76137
Surveyor: DONALD R. CROWLEY R.P.L.S. NO. 5210 FRN:100465-00 117 W. ARCHER JACKSBORO, TX 76458 (940) 567-2234 OFFICE (940) 567-2155 FAX