

- NOTES:**
- 1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §52.0032. 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 T.C.S. R.P.L.S 4277" rebar rods set unless otherwise noted.
  - 4) 10 feet wide utility easement along all property lines.
  - 5) Lots with be served by private individual septic system

**J.F. Elam Survey,  
Abstract # 453,  
Parker County,  
Texas**

**APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THE 11 DAY OF DEC 2017**

**George A. Conley**  
COUNTY JUDGE  
Mark R. Rife  
PRECINCT #1 COMMISSIONER  
Georgie Conley  
PRECINCT #2 COMMISSIONER  
Linda R. Rife  
PRECINCT #3 COMMISSIONER  
Brenda J. Rife  
PRECINCT #4 COMMISSIONER  
Steve R. Rife

THE STATE OF TEXAS    ||  
COUNTY OF PARKER    ||

I, Gustavo Castaneda, being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is/is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except \_\_\_\_\_ miles from said \_\_\_\_\_ Parker County, Texas.

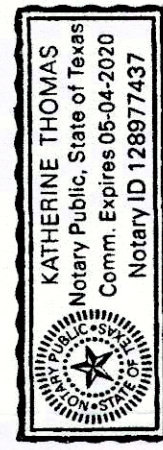
Signature of Owner

THE STATE OF TEXAS    ||  
COUNTY OF PARKER    ||

Before me, the undersigned authority on this day personally appeared Gustavo Castaneda, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 11<sup>th</sup> day of November 2017.

**Katherine Thomas**  
Notary Public in and for State of Texas



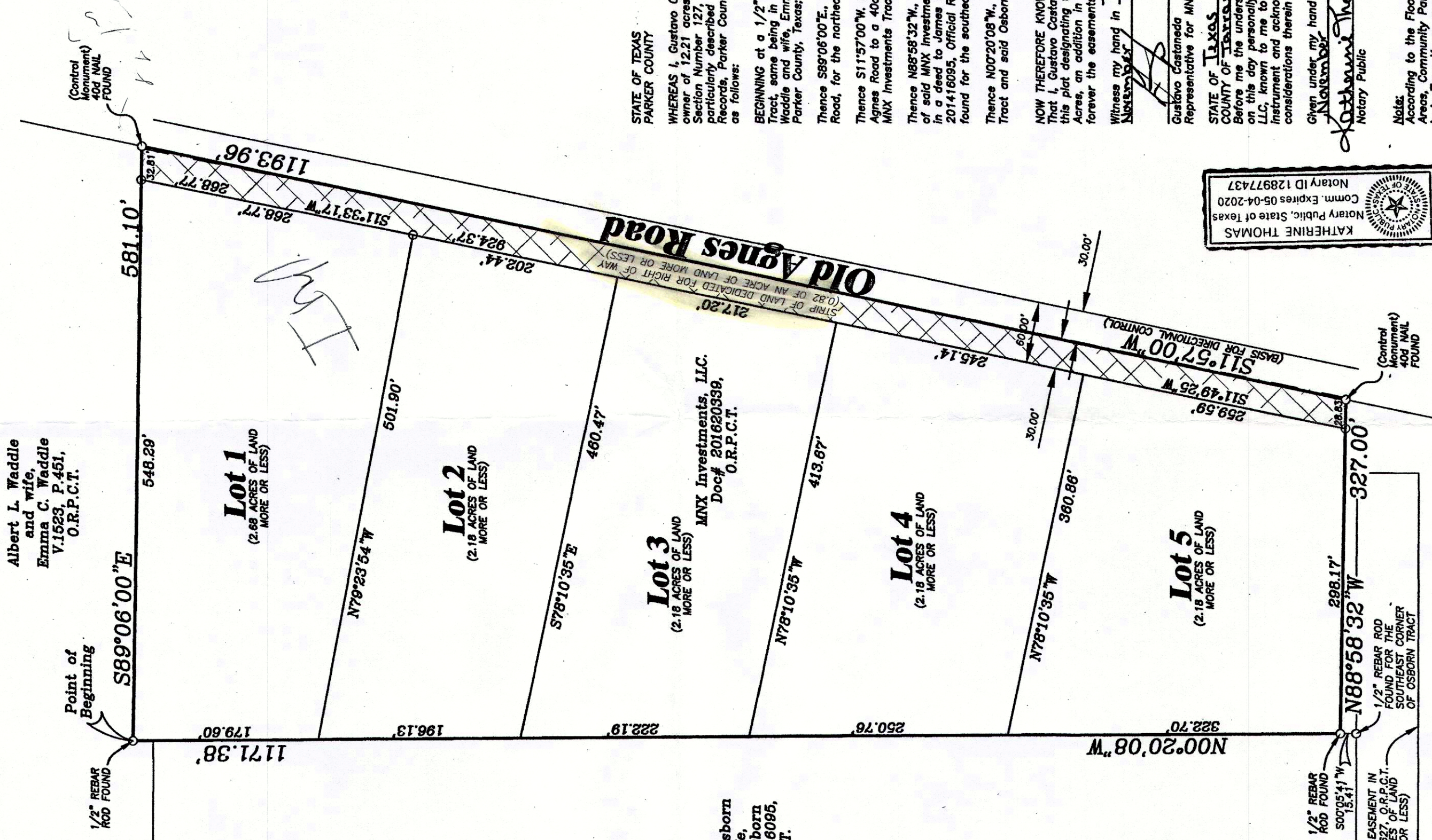
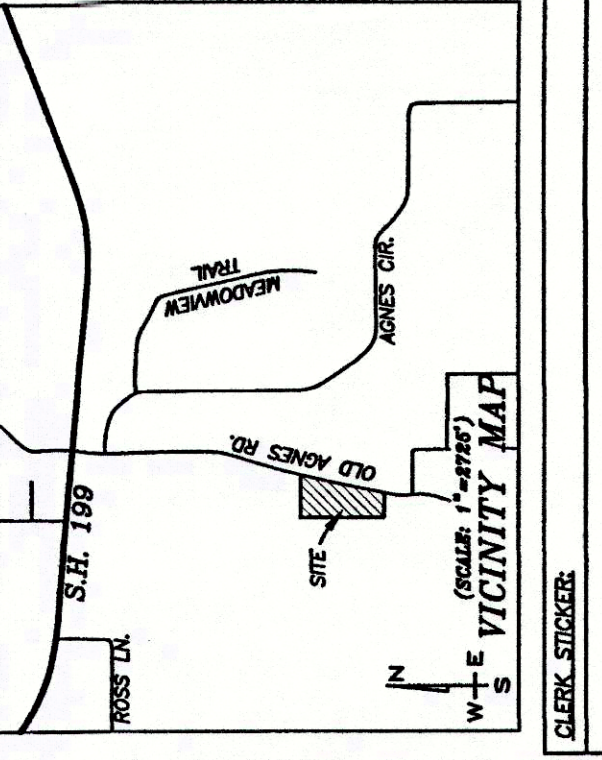
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

**Jeanne Brunson**  
201730525 10:18 AM  
12/11/2017  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

LENHOLDER: (if applicable)  
MA

Signature of Lienholder  
This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public, State of Texas



**Texas and Pacific Railroad Company**  
Survey, Section # 1519,  
Abstract # 127,  
Parker County, Texas

James D. Osborn and wife,  
Dina K. Osborn  
Doc# 201416096,  
O.R.P.C.T.

STATE OF TEXAS  
PARKER COUNTY

WHEREAS I, Gustavo Castaneda, Representative for MNX Investments, LLC, being the owner of 12.21 acres of land situated in the Texas and Pacific Railway Company Survey, Section Number 127, Abstract Number 1519, Parker County, Texas, and being more particularly described in a deed recorded in Document Number 201620339, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found for the northwest corner of said MNX Investments Tract, same being in the south line of a tract of land described in a deed to Albert L. Waddle and wife, Emma C. Waddle, recorded in Volume 1523, Page 451, Official Records, Parker County, Texas;

Thence S89°06'00"E, 581.10 feet to a 40d nail found (Control Monument) in Old Agnes Road, for the northeast corner of said MNX Investments Tract;

Thence S11°57'00"W, (BASIS FOR DIRECTIONAL CONTROL), 1193.96 feet along said Old Agnes Road to a 40d nail found (Control Monument) for the southeast corner of said MNX Investments Tract;

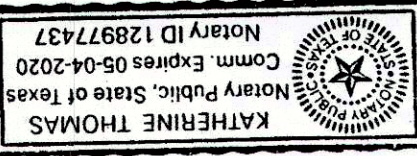
Thence N85°53'32"W, 327.00 feet to a 1/2" rebar rod found for the southwest corner of said MNX Investments Tract, same being in the east line of a tract of land described in a deed to James D. Osborn and wife, Dina K. Osborn, recorded in Document Number 201416096, Official Records, Parker County, Texas, and from which a 1/2" rebar rod found for the southeast corner of said Osborn Tract bears S00°05'41"W, 15.41 feet;

Thence N00°20'08"W, 1171.39 feet along the common line of said MNX Investments Tract and said Osborn Tract to the point of beginning.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Gustavo Castaneda, Representative for MNX Investments, LLC, do hereby adopt this plat designating the herein described real property as Lots 1 through 5, Old Agnes Acres, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown herein.

Witness my hand in Tarrant County, Texas, the 11<sup>th</sup> day of November, 2017.

**Gustavo Castaneda**  
Representative for MNX Investments, 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 Gustavo Castaneda, Representative for MNX Investments, LLC, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 11<sup>th</sup> day of November, 2017.

**Katherine Thomas**  
Notary Public  
My Commission Expires 5-4-2020

Note: According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated Areas, Community Panel Number 4337C 0150 E, Dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

21519.010.000.00  
21519.010.000.10  
21519.010.000.50

deducted + combined TO 21519.010.000.00

ACCT. NO.: 15802  
SCH. DIST.: SP  
CITY: H-5  
MAP NO.:

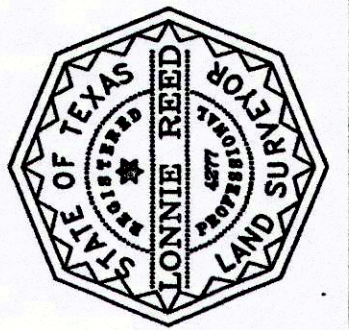
**FINAL PLAT SHOWING**  
Lots 1 through 5,

**Old Agnes Acres**

AN ADDITION IN PARKER COUNTY, AND BEING 12.21 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, SECTION NUMBER 127, ABSTRACT NUMBER 1519, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 2, DATE \_\_\_\_\_

**Ownership and Development Representative**  
MNX Investments, LLC  
6316 Timberwolfe Lane  
Fort Worth, TX 76135



**DINA SURVEYING**  
116 LOCUST STREET  
AZLE, TEXAS 76020  
817-246-7766  
817-887-5275  
FAX: 469-7810800  
E-MAIL: dina@dynasurvey.com  
FIRM REGISTRATION: 101460-00  
JOB# 17060181

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

**Lonnie Reed**  
LONNIE REED  
R.P.L.S. No. 4277

07-14-2017