

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 31 DAY OF JANUARY, 2020.

[Signatures]
COUNTY JUDGE

[Signatures]
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

LIENHOLDER

[Signature]
Signature of Lienholder

This the _____ day of _____, 2020.

Notary Public, State of Texas

RJKK DEVELOPMENT GROUP, LLC BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

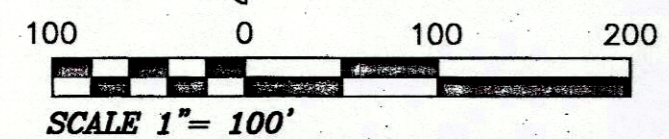
[Signature]
RONALD THOMAS
PRESIDENT OF RJKK DEVELOPMENT, LLC

15' DRAINAGE AND UTILITY EASEMENTS ALONG ALL ROADS.

10' DRAINAGE AND UTILITY EASEMENTS ALONG SIDE AND REAR OF LOTS.

10' BUILDING LINES ALONG THE SIDE AND REAR OF LOTS.

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-594-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800



OWNER/DEVELOPER
RJKK DEVELOPMENT GROUP, LLC
1606 WEST BILL B RD.
AZLE, TX 76020
817-521-1123

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
202003558
02/10/2020 02:22 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

E 464



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
NOVEMBER 9, 2018

STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS RJKK DEVELOPMENT GROUP, LLC being the owners of that certain 19.842 acre tract of land more particularly described as follows:

Description for a tract of land situated in the JOHN B. THOMAS SURVEY, ABSTRACT NO. 1290, Parker County, Texas, being the same tract of land described as tract one, recorded in document number 202002617 real records Parker County Texas, and being more particularly described as follows:

BEGINNING at a capped iron found in the South line of Thomas Road at the Northeast corner of said Document No. 202002617 and being the Northwest corner of that certain tract of land described by deed to Mark Thomas and Deana Thomas, recorded in Volume 2855, Page 1335, Real Records, Parker County, Texas;

THENCE S 01°30'16" W, along the common line of said Document No. 202002617 and said Volume 2855, Page 1335, 917.47 feet to a capped iron set, from which a capped iron found at the Southwest corner of said Volume 2855, Page 1335, bears S 01°30'16" W, 1125.89 feet;

THENCE N 89°41'00" W, 323.63 feet to a capped iron set;

THENCE S 00°19'00" W, 133.57 feet to a capped iron set at the beginning of a curve to the right whose radius is 60.00 feet and whose chord bears S 30°19'00" W, 120.00 feet;

THENCE along said curve in a Southwesterly direction a distance of 188.50 feet to a capped iron set;

THENCE N 89°41'00" W, 445.28 feet to a capped iron set in the East line of Lot 7, SPRING HEIGHTS ADDITION, an Addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 344, Plat Records, Parker County, Texas, said iron also being in the West line of said Document No. 201401364, from which at capped iron set at the Southwest corner of said Document No. 201401364, bears S 00°19'40" E, 1611.50 feet;

THENCE N 00°19'40" W, along the common line of said Document No. 202002617 and said SPRING HEIGHTS ADDITION, 780.05 feet to a capped iron set;

THENCE S 89°41'00" E, 78.22 feet to a capped iron set;

THENCE N 01°38'09" E, 366.93 feet to a metal fence post found in the South line of said Thomas Road;

THENCE N 89°43'36" E, along the South line of said Thomas Road, 770.07 feet to the POINT OF BEGINNING and containing 19.842 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that RJKK Development Group, LLC acting by and thru its duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 16
THOMAS ESTATES
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 31 day of January, 2020.

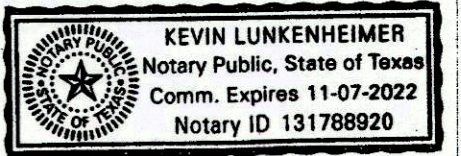
[Signature]
Ronald Thomas
President of RJKK Development Group, LLC

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ronald Thomas, President of RJKK Development Group, LLC, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of January, 2020.

[Signature]
Notary Public State of Texas



ACCT. NO.: 18356
SCH. DIST.: 38
CITY: R-4
MAP NO.:

Final Plat
Lots 1 - 16, Block 1
THOMAS ESTATES
Parker County, Texas, and Being 19.842 acres of land situated in the JOHN B. THOMAS SURVEY, Abstract No. 1290 Parker County, Texas.

21290.004.002.00