

STATE OF TEXAS }
 COUNTY OF PARKER }
 WHEREAS RJKK DEVELOPMENT GROUP, LLC and R&C Custom Homes, 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 a 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 and R&C Custom Homes, 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 24th day of September 2020.

Ronald Thomas
 Ronald Thomas
 President of RJKK Development Group, LLC
Levi Chase Lynn
 Levi Chase Lynn
 President of R&C Custom Homes, 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 24th day of September, 2020.

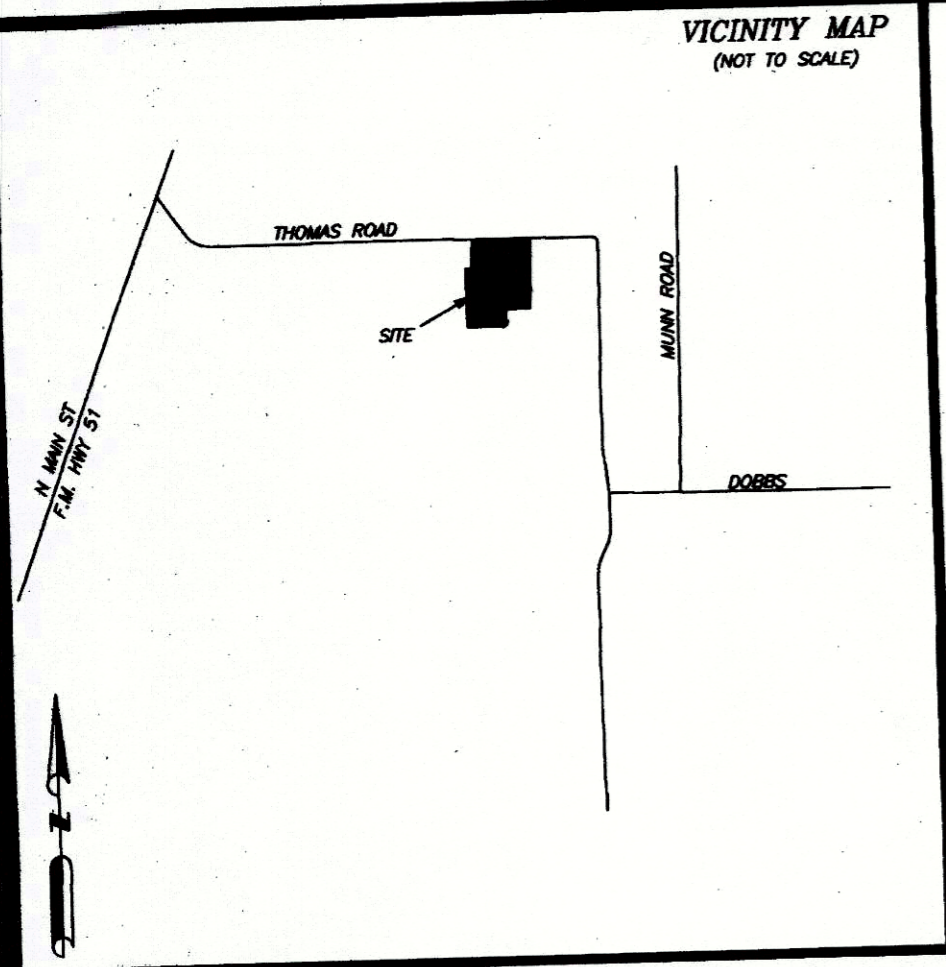
Donna G. Holbrooks
 Donna G. Holbrooks
 Notary Public State of Texas

STATE OF TEXAS }
 COUNTY OF PARKER }
 BEFORE ME, the undersigned authority, on this day personally appeared Levi Chase Lynn, President of R&C Custom Homes, 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 24th day of September, 2020.

Donna G. Holbrooks
 Donna G. Holbrooks
 Notary Public State of Texas

THE PURPOSE OF THIS PLAT REVISION IS TO MOVE THE 10' X 10' MAILBOX EASEMENT AND TO ADD A 10' SIGN EASEMENT, ADJACENT TO THE 10' X 10' P.O.S.E. SITUATED ON LOT 2, AND LOT 15.

Plat Revision
 Lots 1 - 16, Block 1
 THOMAS ESTATES
 Parker County, Texas, and being a revision
 Lots 1-16, Block 1, Thomas Estates, recorded
 Plat Cabinet E, Slide 464, Plat Records, Park
 County, Texas and Being 19.842 acres of la
 situated in the
 JOHN B. THOMAS SURVEY, Abstract No. 1290
 Parker County, Texas.



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. 48367C0175-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 OF PARKER COUNTY, TEXAS, THIS THE 24th DAY OF September 2020.
George A. Conley
 Commissioner Precinct #1
San Walden
 Commissioner Precinct #3
Chris...
 Commissioner Precinct #2

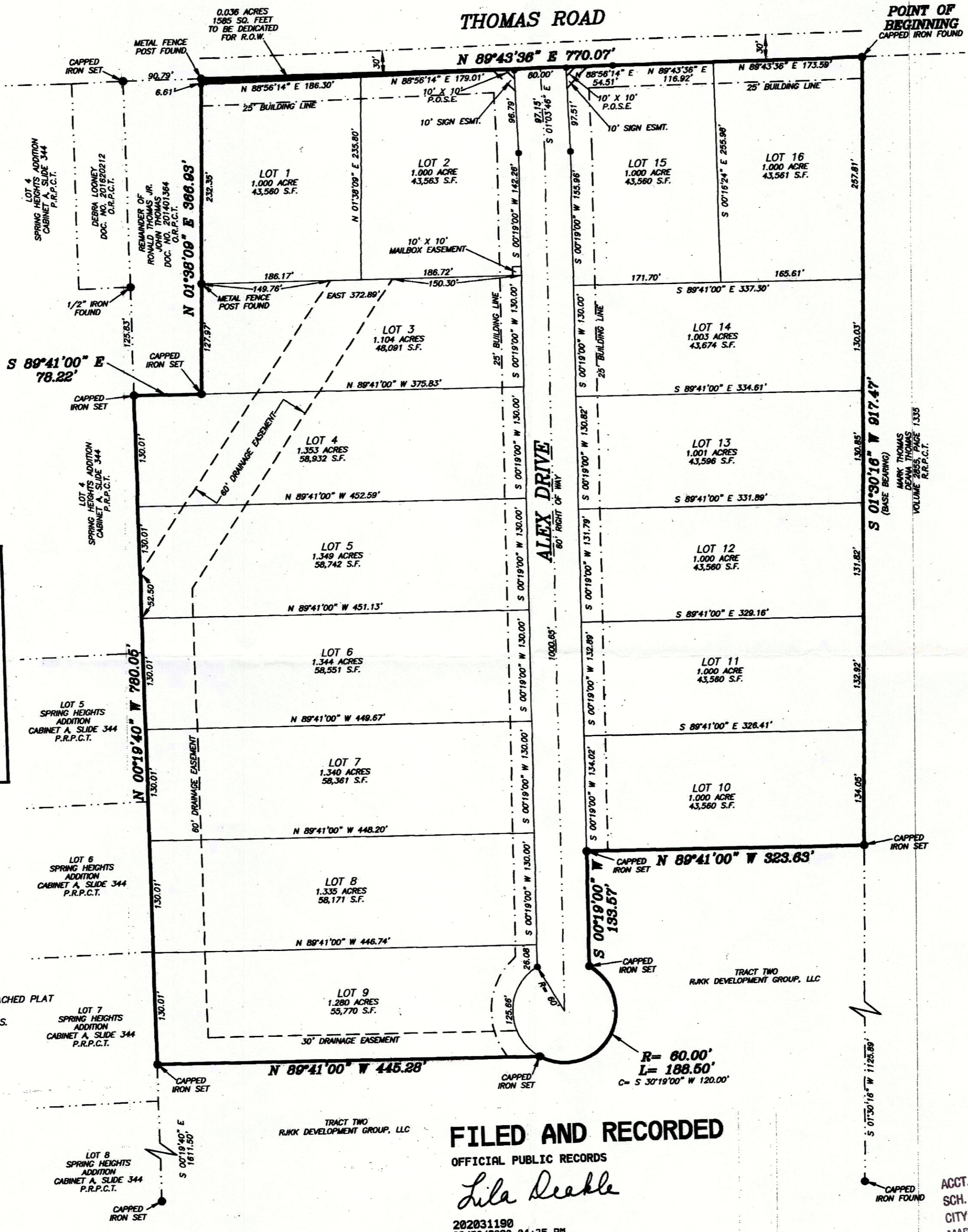
LIENHOLDER
 Signature of Lienholder: *NA*
 This the ___ day of ___, 2020.
 Notary Public, State of Texas

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.
Ronald Thomas
 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.

HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616

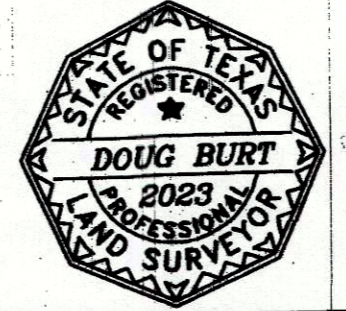
SCALE 1" = 100'



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202031190
 09/28/2020 04:35 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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

OWNER/DEVELOPER
 R&C CUSTOM HOMES, LLC
 313 NORTH MAIN STREET
 SPRINGTOWN, TEXAS 76082



ACCT. NO.: 18356
 SCH. DIST.: 3P
 CITY: R-4
 MAP NO.:

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN THEREON.
Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 SEPTEMBER 21, 2020

E-593