

State of Texas
County of Parker

Whereas Open Acres RV Park, LLC, being the sole owner of a 6.219 acre tract of land, out of the T. & P. R.R. CO. SURVEY, ABSTRACT No. 1370, Parker County, Texas, being all of those certain tracts conveyed to Open Acres RV Park, LLC, as described in Clerk's File No.'s 201908646 and 202424097, Real Property Records, Parker County, Texas (R.P.R.C.T.); also being all of those certain Lots 7 and 8, Agnes II, according to the plat as recorded in Cabinet C, Slide 14, Plat Records, Parker County, Texas (P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

BEGINNING at a found 1/2" iron rod in the south right-of-way of State Highway 199, the northerly common corner of a certain Lot 6 in said Agnes II, and said Lot 7, for the northwest and beginning corner of this tract:

THENCE S 85°25'39" E, with the south right-of-way of said highway, 403.84 feet, to a found 1/2" iron rod at the northerly common corner of said Lot 8 and a certain Lot 9 in said Agnes II, for the northeast corner of this tract:

THENCE S 00°14'16" W, 663.57 feet, to a found 1/2" iron rod in the north line of a certain Lot 20, The Meadow View, according to the plat as recorded in Cabinet A, Slide 493, P.R.P.C.T., at the southerly common corner of said Lots 8 and 9, for the southeast corner of this tract:

THENCE N 88°01'17" W, with the north line of said Lot 20, at 203.06 feet, passing a found 1/2" iron rod at the southerly common corner of said Lots 7 and 8, and in all 402.87 feet, to a found 1/2" iron rod at the southerly common corner of said Lots 6 and 7, for the southwest corner of this tract:

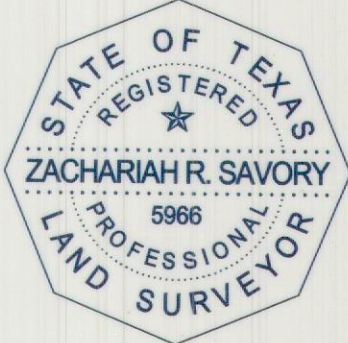
THENCE N 00°14'16" E, 681.85 feet, to the POINT OF BEGINNING, and containing 6.219 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@txs-e.com • 817-594-0400
Project ID: W2510014-RP
Field Date: October 14, 2025
Revised Date: January 6, 2026



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

10031.001.007.00
10031.001.008.00

Miguel Rosales &
Deysi Herrera
CF# 202525715

Lot 6
Agnes II
Cab. C. Sl. 14

Open Acres RV Park, LLC
CF#s 201908646 & 202424097

Lot 7R
6.219 Acres
(270,888 Sq. Ft.)

Benito & Christy Davila
V. 2228, P. 861

Lot 9
Agnes II
Cab. C. Sl. 14

T. & P. R.R. Co. Survey
Abstract No. 1370

J.P. Frazier Survey
Abstract No. 442

John & Mary Zigelhofer
V. 2155, P. 509

Lot 20
The Meadow View
Cab. A, Sl. 493

10031
SP

H-5

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202602277
01/29/2026 01:38 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Owner(s):
Open Acres RV Park, LLC
6637 W Highway 199
Springtown, TX 76082

1" = 80'

Plat Cabinet G Slide 240

202602277 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Open Acres RV Park, LLC, do(es) hereby adopt this plat designating the herein above described property as Lot 7R, Agnes II, an addition to Parker County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

Witness, my hand, this the 14th day of January, 2026.

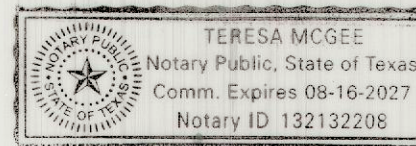
By: Bobby Garrett Sr.
Open Acres RV Park, LLC (Owner)
Bobby Garrett, Sr. (Member)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bobby Garrett Sr. known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 14th day of January, 2026.

Teresa McGee
Notary Public in and for the State of Texas



Lienholder Acknowledgement:

The Lienholder hereby consents to the plat of Lot 7R, Agnes II, as shown hereon.

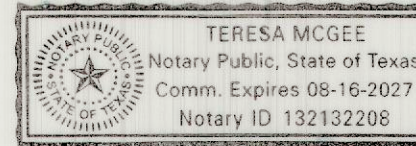
By: Paige Slate
Pinnacle Bank
Paige Slate Name of Authorized Representative
Branch President Title

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Paige Slate known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 14th day of January, 2026.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 20th day of January, 2026.

County Judge

George A. Conley Commissioner Precinct #1
Janet Lott Commissioner Precinct #2
Jim Walsh Commissioner Precinct #3
Jim Miller Commissioner Precinct #4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.

B) At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) 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 availability.

E) Water is to be provided by Walnut Creek Special Utility District.

F) At time of plat, West Highway 199 (a TxDOT maintained right-of-way) has a posted speed limit of 60 miles per hour.

G) At time of plat, no culverts are installed at the drive entrance on West Highway 199 (a TxDOT maintained right-of-way). Owner is advised to consult with TxDOT about entrance permits and traffic regulations.

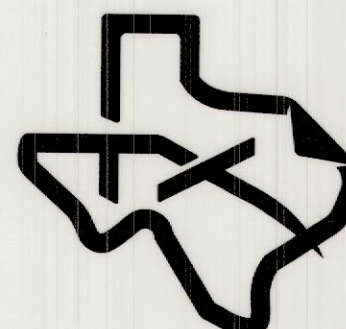
H) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

Replat
Lot 7R
Agnes II

an addition to Parker County, Texas

Being a 6.219 acre tract of land out of the T. & P. R.R.
Co. Survey, Abstract No. 1370, Parker County, Texas

January 2026



TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD • MINERAL WELLS • ALEDO INC.
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

Vicinity Map (1" = 4,000')