

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 Phase 2, 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 at any time procuring permission from anyone.

Witness my hand in Parker County, Texas, the 15th day of December, 2023.

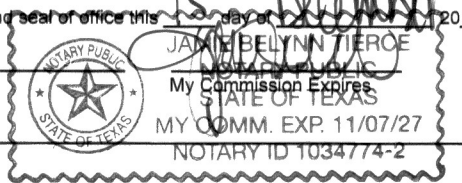
Representative for THE JUMBA, LLC

STATE OF TEXAS

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 15th day of December, 2023.

Notary Public



THE STATE OF TEXAS ()
COUNTY OF PARKER ()

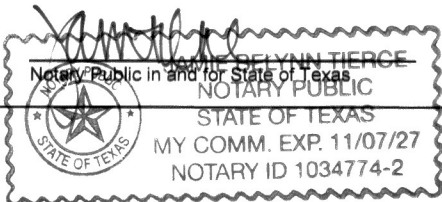
I, Blair Finkle, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town, except 4.4 miles from said 4.4 Parker County, Texas.

Signature of Owner

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

Before me, the undersigned authority on the day personally appeared Blair Finkle, 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 15th day of December, 2023.



LEGAL DESCRIPTION
6.79 ACRES

All that certain 6.79 acres tract or parcel of land being situated in the D. V. Kirbie Survey, Abstract 775 and the D. V. Kirbie Survey, Abstract 796, 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 6.79 acres tract being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set on the south line of Lot 2 of 41 Estates recorded in Cab. E. Slide 233 of the Plat Records of said county, on the northeast line Advance Road, for the west corner described herein, from which a "MAG Nail" found in said road, for an inner corner of said 83.564 acres tract and the southwest corner of said Lot 2 bears South 86°40'17" West, a distance of 30.79 feet (NOTE: BEARINGS AND DISTANCES ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202);

THENCE North 86°40'17" East, along said south line, a distance of 623.18 feet to capped iron rod found for the southeast corner of said Lot 2 and an inner corner described herein;
THENCE North 08°29'35" East, along the east line of said Lot 2, a distance of 340.90 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set for the northwest corner described herein;
THENCE South 79°15'16" East, leaving said east line, a distance of 89.34 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set for the northeast corner described herein;
THENCE South 04°10'55" West, a distance of 971.53 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set on the north line of said Advance Road;

THENCE Northwest along said north line the following calls:
North 66°06'24" West, a distance of 71.62 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 62°05'48" West, a distance of 56.66 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 57°53'30" West, a distance of 25.23 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 51°26'48" West, a distance of 110.36 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 45°16'48" West, a distance of 86.65 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 43°24'52" West, a distance of 241.09 feet to a 1/2 inch iron rebar, with a yellow plastic cap stamped "RPLS 5210", set;
North 45°03'24" West, a distance of 337.54 feet to the **POINT OF BEGINNING** and containing **6.79 acres** of land.

STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in September of 2023 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.
DATE OF SIGNATURE: October 13, 2023

Donald R. Crowley
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



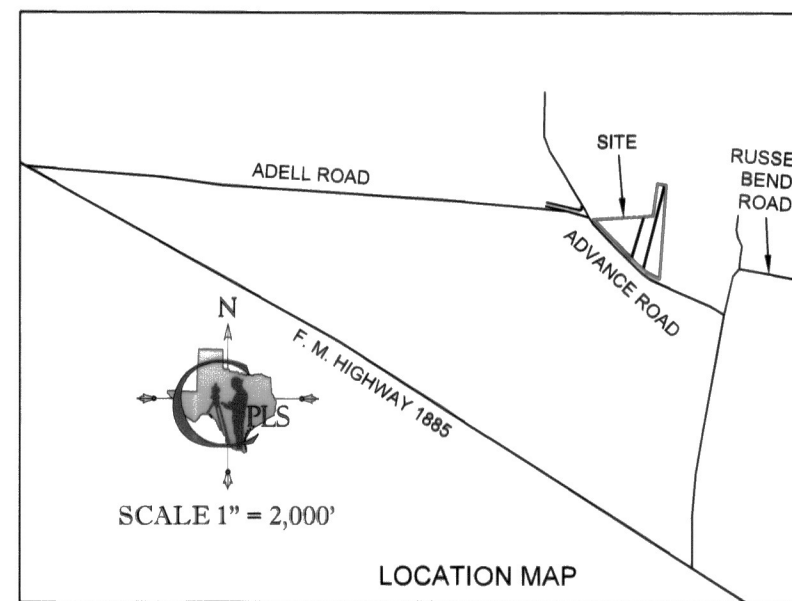
Ownership and Development
Representative
THE JUMBA, LLC
Fort Worth, Texas 76137

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202332794
12/26/2023 02:54 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS
ON THIS THE 26th DAY
Dec OF 2023

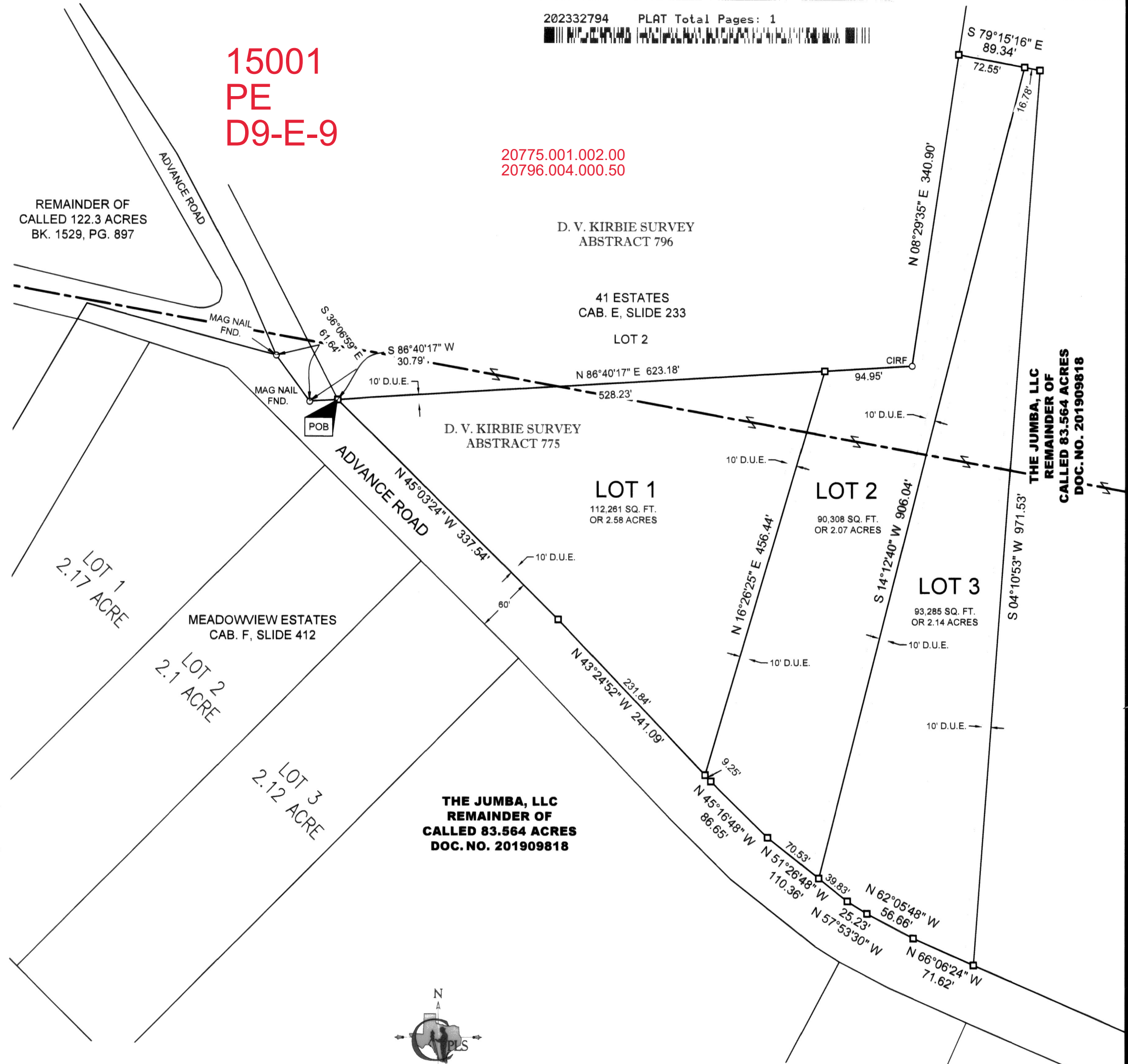
COUNTY JUDGE
PAT DEEN

PRECINCT #1 COMMISSIONER
GEORGE CONLEY

PRECINCT #2 COMMISSIONER
JACOB HOLT

PRECINCT #3 COMMISSIONER
LARRY WALDEN

PRECINCT #4 COMMISSIONER
MIKE HALE



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 area of minimal flood hazard.

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.

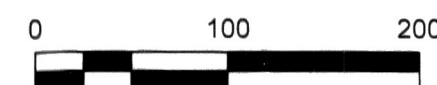
3) Property corners are 1/2" iron rebar with a yellow plastic capped "RPLS 5210" set unless otherwise noted.

4) 10 feet wide utility easement along all property lines.

I, N/A, A
REPRESENTATIVE OF THE JUMBA, LLC HAVE
REVIEWED AND ACCEPTED THIS PLAT ON THIS
DAY, 15 2023.

LEGEND

- = APPROXIMATE SURVEY LINE
- = DEED LINE
- = LOT LINE
- = EDGE OF ROAD
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- = 1/2" IRS W/ A YELLOW PLASTIC CAP STAMPED "RPLS 5210"
- = 6.79 ACRES BOUNDARY



FINAL PLAT
MEADOWVIEW ESTATES
PHASE 2
6.79 ACRES
LOTS 1, 2 AND 3
IN THE
D. V. KIRBIE SURVEY, ABSTRACT NO. 775
D. V. KIRBIE SURVEY, ABSTRACT NO. 796
PARKER COUNTY, TEXAS

DATE: September 2023 Drawn By: LAJ Checked By: DRC Scale: 1"=100' 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 ST.
JACKSBORO, TX 76458
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