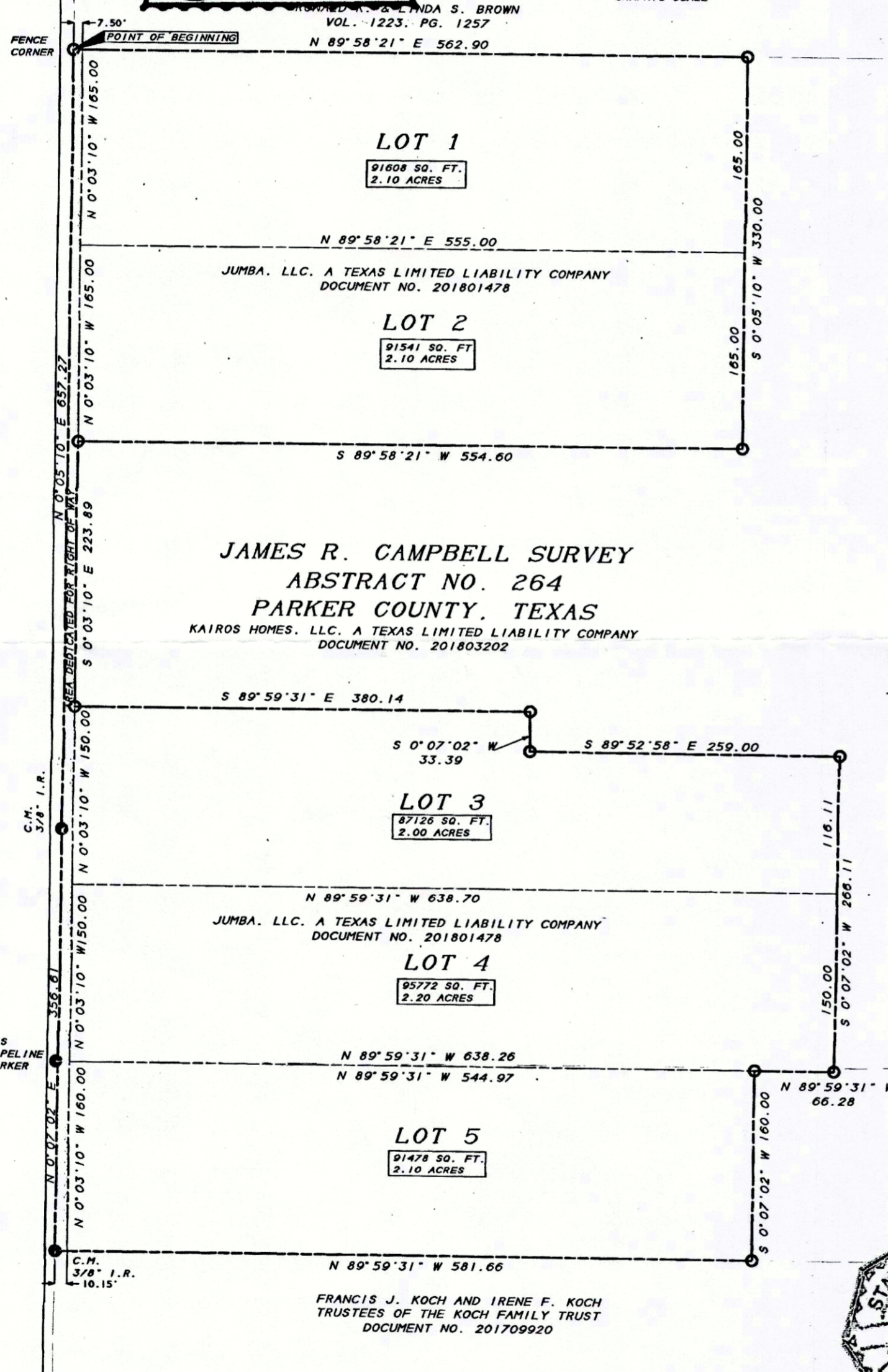
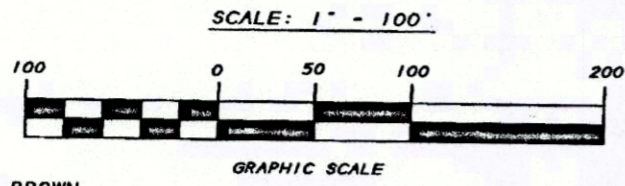


Signature of Liholder  
 This the 20<sup>th</sup> day of February, 2018  
 Notary Public, State of Texas

**BRIAN H FRAZIER**  
 My Commission Expires  
 October 9, 2018



THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 I, Andrea Vernon being the dedicatory and owner of the attached plat said subdivision, do hereby certify that it is/is not within ( ) miles Extra-Territorial Jurisdiction of any incorporated city or town, except ( ) miles from said Parker County, Texas.  
Andrea Vernon  
 Signature of Owner

THE STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )  
 Before me, the undersigned authority on the day personally appeared Andrea Vernon 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 20<sup>th</sup> day of February, 2018.  
LFB  
 Notary Public in and for State of Texas

**BRIAN H FRAZIER**  
 My Commission Expires  
 October 9, 2018

APPROVED BY THE  
 COMMISSIONERS COURT  
 OF PARKER COUNTY TEXAS  
 ON THIS THE 20<sup>th</sup> DAY  
 OF FEBRUARY 2018

COUNTY JUDGE  
George A. Conley  
 GEORGE CONLEY  
 PRECINCT #1 COMMISSIONER  
Kraig Reacock  
 KRAIG REACOCK  
 PRECINCT #2 COMMISSIONER  
Larry Walden  
 LARRY WALDEN  
 PRECINCT #3 COMMISSIONER  
Steve Dugan  
 STEVE DUGAN  
 PRECINCT #4 COMMISSIONER

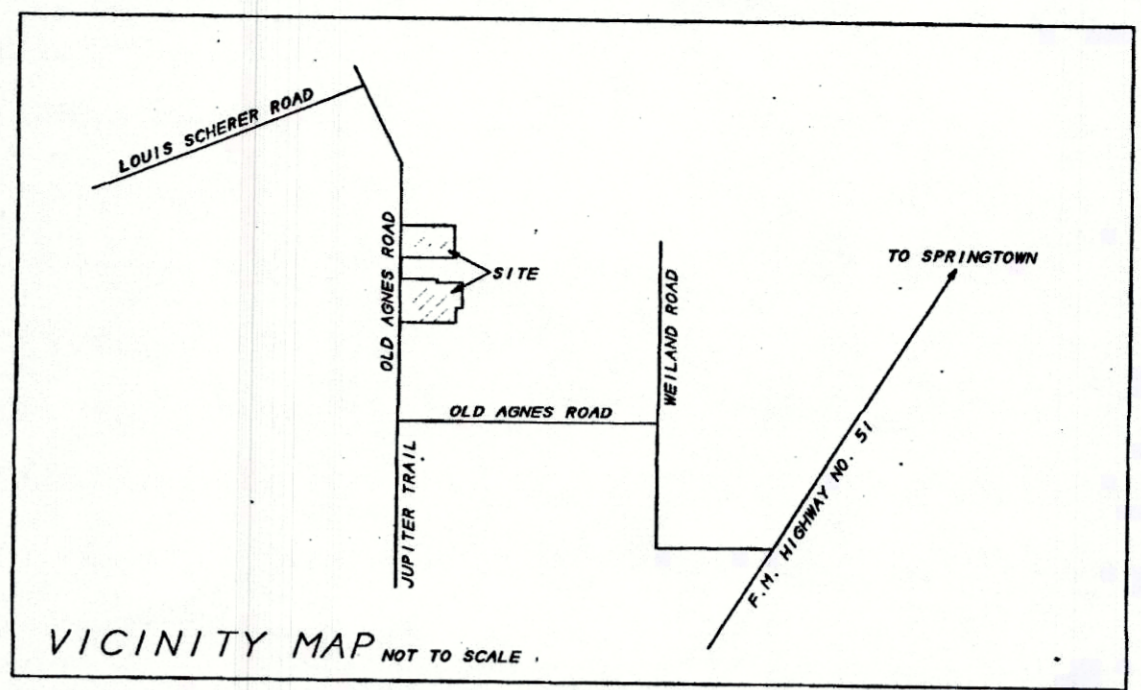
NOTE:  
 According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0275E, dated September 26, 2008, this tract is in Zone X, an area which is not in the 1% annual chance flood.

CLERK STICKER:  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
Jeanne Brunson  
 201804149  
 02/26/2018 10:44 AM  
 Fee: 76.00  
 Jeanne Brunson, County Clerk  
 Parker County, Texas  
 PLAT



I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 4190 OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JANUARY, 2018.  
I. B.F. Rivers  
 B.F. RIVERS, M.S., P.E., R.P.L.S.  
 NO. 2190, STATE OF TEXAS

SINCE 1976  
**RIVERS SURVEYING, INC.**  
 LAND SURVEYORS  
 P.O. BOX 1447  
 MINERAL WELLS, TEXAS 76068  
 OFFICE: 940-325-8513  
 FIRM# 10012400



STATE OF TEXAS  
 PARKER COUNTY

WHEREAS I, Representative for JUMBA, LLC, being the owner of 10.71 acres of land situated in the James R. Campbell Survey, Abstract No. 264, Parker County, Texas, and being a part of that certain tract conveyed to The JUMBA, LLC, by deed recorded in Document Number 201801478 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a fence post, found in place, on the East line of Old Agnes Road, said point being the Southeast corner of that certain tract conveyed to Ronald K. and Linda S. Brown by deed recorded in Volume 1223, Page 1257 of the Real Records of Parker County, Texas and being S 03D 42° 16' E, a distance of 659.79 feet from the Northwest corner of said James R. Campbell Survey, for the Northwest corner of this tract:

Thence N 89D 58° 21' E, along and with the South line of said Brown tract, a distance of 562.90 feet to a 1/2 inch iron rod with cap, set, for the Northeast corner of this tract:

Thence S 00D 05° 10' W, a distance of 330.00 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 89D 58° 21' W, a distance of 554.60 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 00D 03° 10' E, a distance of 223.89 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 89D 59° 31' E, a distance of 380.14 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 00D 07° 02' W, a distance of 33.39 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 89D 52° 58' E, a distance of 259.00 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 00D 07° 02' W, a distance of 266.11 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence N 89D 59° 31' W, a distance of 66.28 feet to a 1/2 inch iron rod with cap, set, for an ell corner of this tract:

Thence S 00D 07° 02' W, a distance of 160.00 feet to a 1/2 inch iron rod with cap, set, for the Southeast corner of this tract:

Thence N 89D 59° 31' W, along and with the North line of said Koch tract, a distance of 581.66 feet to a 3/8 inch iron rod, found in place, on the East line of said Old Agnes Road, for the Southeast corner of this tract:

Thence N 00D 07° 02' E, along and with the East line of said Old Agnes Road, a distance of 356.61 feet to a 3/8 inch iron rod, found in place, for an angle point of this tract:

Thence N 00D 05° 10' E, along and with the East line of said Old Agnes Road, a distance of 657.27 feet to the place of beginning and containing 10.71 acres.

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" capped "RPLS 2190" rebar rods set unless otherwise noted.  
 4) 10 foot wide utility easement along all property lines.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS  
 That I, representative for JUMBA, LLC, do hereby adopt this plat designating the herein described real property as Lots 1 through 5, Old Agnes Estates, 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 of any time preparing permission from anyone.  
 Witness my hand in Tarrant County, Texas, the 20<sup>th</sup> day of Feb., 2018.  
Andrea Vernon  
 Representative for JUMBA, 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 I, Representative for 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 20<sup>th</sup> day of February, 2018.  
LFB  
 Notary Public  
 My Commission Expires

**BRIAN H FRAZIER**  
 My Commission Expires  
 October 9, 2018

ACCT. NO.: 10036  
 SCH. DIST.: WE  
 CITY: \_\_\_\_\_  
 MAP NO.: H-11

FINAL PLAT SHOWING  
 LOTS 1 THROUGH 5  
**AGNES RANCH ESTATES**  
 AN ADDITION IN PARKER COUNTY, AND BEING 10.71 ACRES OF  
 LAND SITUATED IN THE JAMES R. CAMPBELL SURVEY  
 ABSTRACT NO. 264, PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET E SLIDE 42 DATE \_\_\_\_\_  
 20264.001.000.50 - 10.71 acres