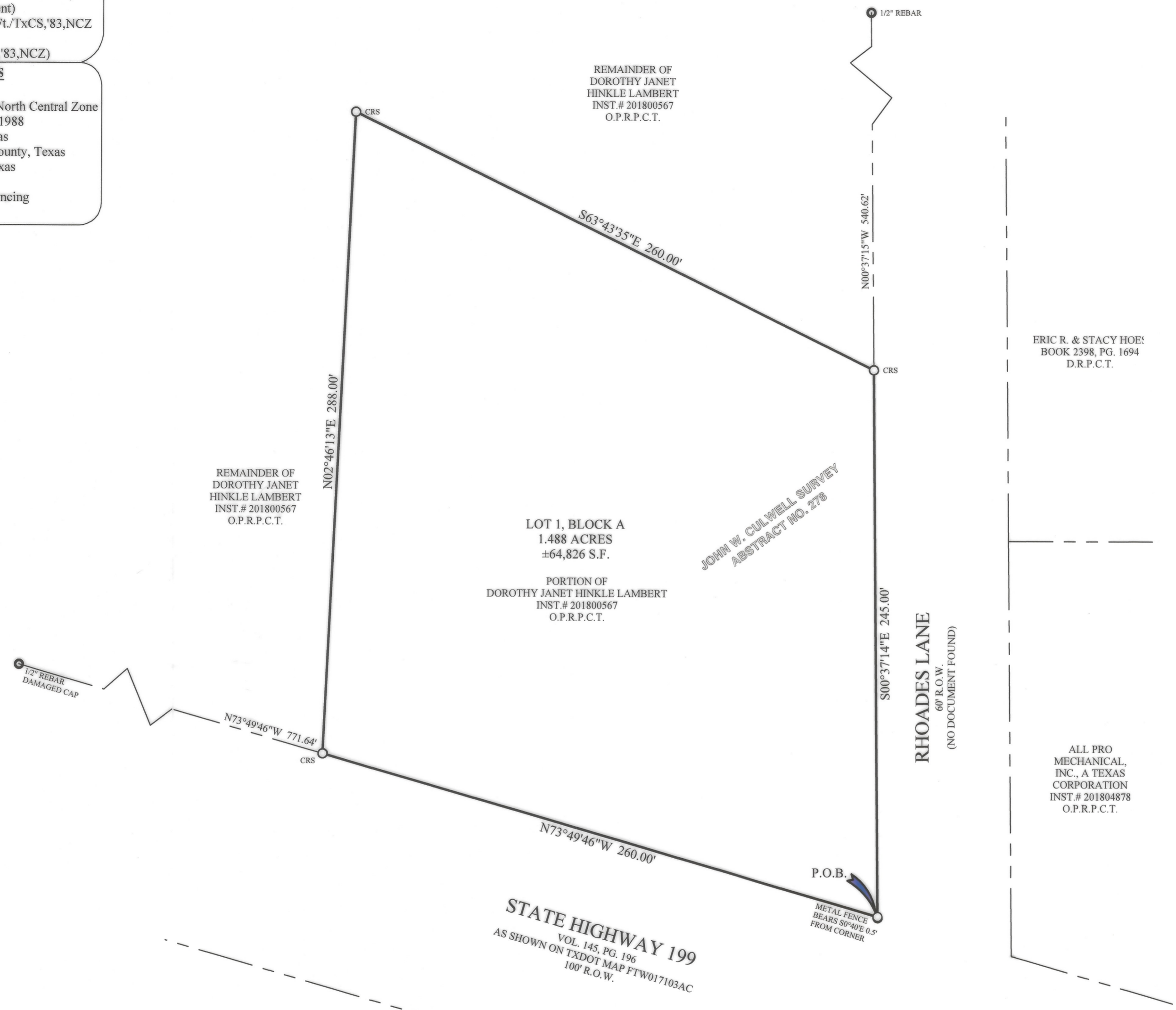


**MONUMENTS / DATUMS / BEARING BASIS**

Monuments are found if not marked MNS or CRS.  
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
 TBM ⊕ Site benchmark (see vicinity map for general location)  
 ○ Vertex or common point (not a monument)  
 Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ  
 Elevations, if shown, are NAVD'88  
 Bearings are based on grid north (TxCS,'83,NCZ)

**LEGEND OF ABBREVIATIONS**

US.SyFt. United States Survey Feet  
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 P.R.P.C.T. Plat Records of Parker County, Texas  
 O.P.R.P.C.T. Official Public Records of Parker County, Texas  
 D.R.P.C.T. Deed Records of Parker County, Texas  
 VOL/Pg/INST# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line



20278.004.000.50

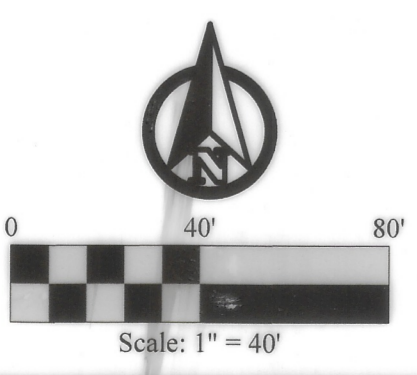
ACCT NO: 13586  
 SCH DIST: SP

**VICINITY MAP**  
 NOT TO SCALE



**FINAL PLAT**  
**LOT 1, BLOCK A**  
**HINKLE ADDITION**

A SUBDIVISION OF 1.488 ACRES  
 SITUATED IN THE  
 JOHN W. CULWELL SURVEY, ABSTRACT NO. 278  
 PARKER COUNTY, TEXAS  
 PREPARED APRIL 2021  
 SHEET 1 OF 2



JPH Job/Drawing No. (see below)  
 2021.022.011 DG NWC Of Hwy 199 And Rhoades Ln, Parker Co., (Agnes) TX - Final Plat.dwg  
 © 2021 JPH Land Surveying, Inc. - All Rights Reserved  
 785 Lonesome Dove Trail, Hurst, Texas 76054  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPELS Firm #10019500 #10194073 #10193867  
 DFW-Houston | Central Texas | West Texas

**OWNERS:**  
 Dorothy Janet Hinkle Lambert  
 1541 West Bankhead Hwy  
 Weatherford, TX 76086

**PREPARED BY:**  
 JPH Land Surveying, Inc.  
 785 Lonesome Dove Trail,  
 Hurst, Texas 76054  
 (817) 431-4971

**DEVELOPER:**  
 Vaquero Agnes Partners, LP  
 2900 Wingate Street, Suite 200  
 Fort Worth, TX 76107  
 (512) 983-1793

VOLUME OR CABINET E, PAGE OR SLIDE 761



STATE OF TEXAS §  
COUNTY OF PARKER §

WHEREAS, Dorothy Janet Hinkle Lambert, is the owner of that certain tract situated in the John W. Culwell Survey, Abstract No. 278, Parker County, Texas, said tract being a portion of the tract described in the deed to said Dorothy Janet Hinkle Lambert as described under Instrument Number 201800567, Official Public Records, Parker County, Texas; the subject tract is more particularly described as follows:

**Beginning** at the southeast property corner of said Lambert tract, being the intersection of the north right-of-way line of State Highway 199, being a called 100 foot right-of-way, with the west right-of-way line of Rhoades Lane, being a called 60 foot right-of-way, from which a found fence corner bears SOUTH 00° 40' EAST, a distance of 0.5 feet;

THENCE NORTH 73° 49' 46" WEST, with the south property line of the said Lambert tract and with the said north right-of-way line of State Highway 199, a distance of 260.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said property line and the said right-of-way line, through the interior of the Lambert tract, the following bearings and distances:

1. NORTH 02° 46' 13" EAST, a distance of 288.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 63° 43' 35" EAST, a distance of 260.00 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set on the east property line of the Lambert tract and being a point on the aforementioned west right-of-way line of Rhoades Lane;

THENCE SOUTH 00° 37' 14" EAST, with the said east property line and with the said right-of-way line, a distance of 245.00 feet returning to the **POINT OF BEGINNING** and enclosing 1.488 acres (±64,826 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Dorothy Janet Hinkle Lambert, does hereby adopt this plat designating the hereinabove described property as AGNES ADDITION, an addition in Parker County, Texas, being a 1.488 acres situated in and being a portion of the John W. Culwell Survey, Abstract Number 278, Parker County, Texas and does hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand this 18 day of May, 2021.

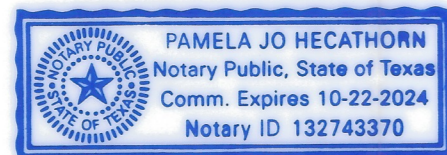
*Dorothy Janet Hinkle Lambert*  
Dorothy Janet Hinkle Lambert

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 **Dorothy Janet Hinkle Lambert**, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18 day of May, 2021.

*Pamela Jo Hecathorn*  
Notary Public in and for the State of Texas



**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Jewel Chadd*  
Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphl.com  
May 17, 2021



**PLAT NOTES:**

1. Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.
2. This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GF# 200974T, effective December 27, 2020, and issued January 20, 2021.
3. Field work was completed on March 9, 2021.
4. The site benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in asphalt at the northeast intersection of Rhoades Lane and State Highway 199. Benchmark Elevation = 1076.18' (NAVD88). See Vicinity map for general location.
5. No portion of the subject property lies within the 100-year flood plain according to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0150E, dated 2008/09/26. This property lies within zone(s) X (Non-Shaded) of said map, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
6. It is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

STATE OF TEXAS §  
COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, this the 24 day of May, 2021.

*[Signature]*  
County Judge

*George A. Corley*  
Commissioner Precinct 1

*[Signature]*  
Commissioner Precinct 2

*[Signature]*  
Commissioner Precinct 3

*[Signature]*  
Commissioner Precinct 4



JPH Job/Drawing No. (see below)  
2021.022.011 DG NWC Of Hwy 199 And Rhoades Ln, Parker Co., (Agnes) TX - Final Plat.dwg  
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**DEVELOPER:**  
Vaquero Agnes Partners, LP  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
(512) 983-1793

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202120721  
05/26/2021 08:25 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**FINAL PLAT  
LOT 1, BLOCK A  
HINKLE ADDITION**

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SHEET 2 OF 2

VOLUME OR CABINET E, PAGE OR SLIDE 761