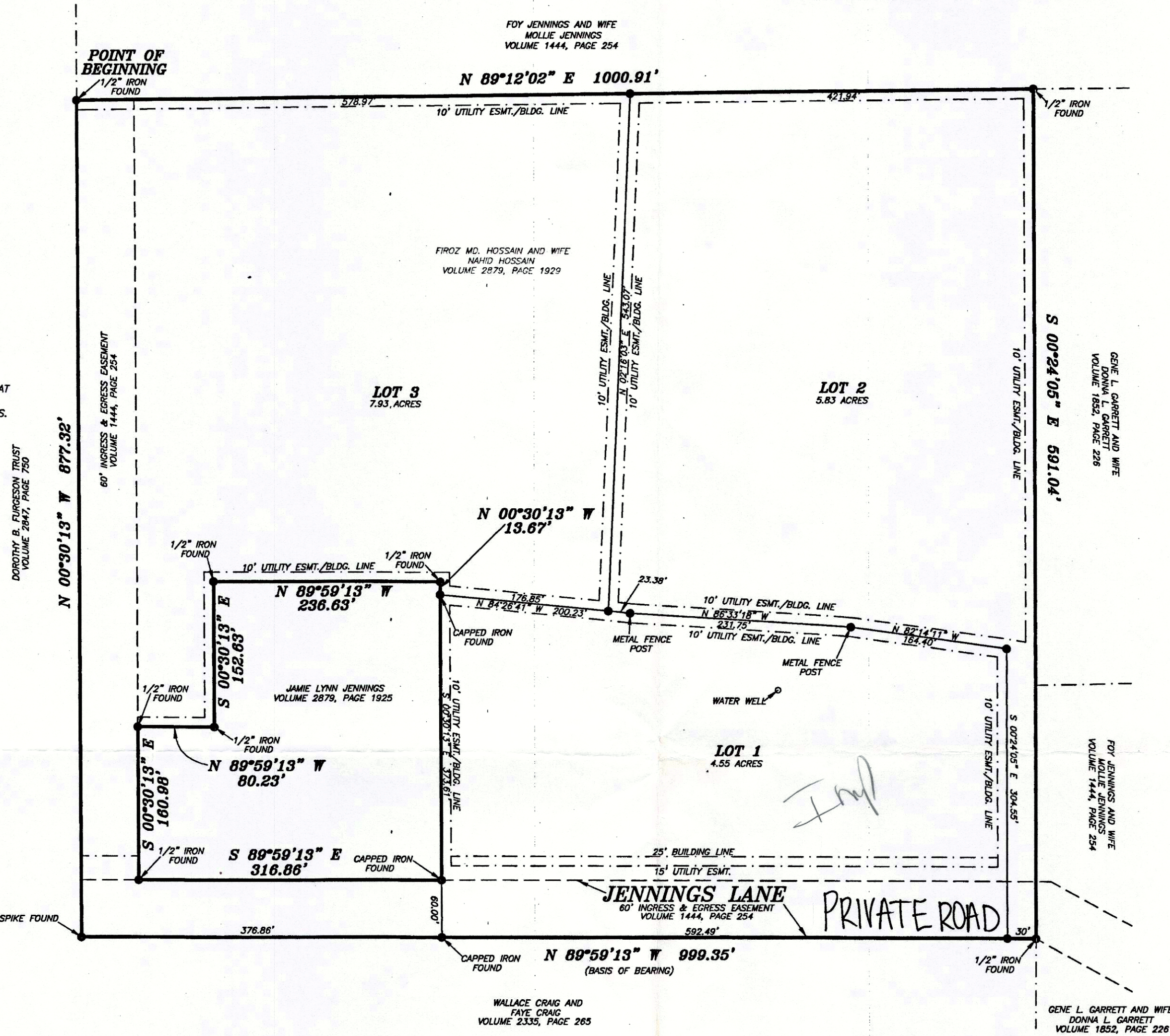


201816742 PLAT Total Pages: 1

STATE OF TEXAS }  
 COUNTY OF PARKER }  
 WHEREAS Firoz MD. Hossain and wife Nahid Hossain, being the owners of that certain 18.31 acre tract of land more particularly described as follows:  
 Description for a 20.31 acre tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1373, Parker County, Texas, said tract being the same tract of land described in deed to Firoz MD. Hossain and wife Nahid Hossain, recorded in Volume 2879, Page 1929, Real Records, Parker County, Texas, and being more particularly described as follows:  
 COMMENCING by deed call from the Northwest corner of said T&P R.R. CO. SURVEY, Abstract No. 1373;



I, FIROZ MD. HOSSAIN, 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.

*[Signature]*  
 FIROZ MD. HOSSAIN

THE BEARINGS SHOWN HEREON WERE CORRELATED TO THE SOUTH LINE OF VOLUME 2879, PAGE 1929, R.R.P.C.T.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY DHI TITLE CO., IN TITLE COMMITMENT G.F. NO. 181-111702421-367.  
 THE EASEMENT RECORDED IN VOLUME 1632, PAGE 521, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.  
 ACCORDING TO THE F.I.R. MAP, PANEL NO. 483670200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.  
 ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.  
 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 PRIVATE WATER WELL.  
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
 TOTAL NUMBER OF RESIDENTIAL LOTS: 3

THENCE S 00°31'13" E, 861.50 feet to a 1/2" iron found at the Northwest corner of said Volume 2879, Page 1929 from the POINT OF BEGINNING;  
 THENCE N 89°12'02" E, with the North line of said Volume 2879, Page 1929, 1000.91 feet to a 1/2" iron found at the Northeast corner of said Volume 2879, Page 1929 and at the most Northerly Northwest corner of that certain tract of land described in deed to Gene L. Garrett and wife Donna L. Garrett, recorded in Volume 1852, Page 226, Real Records, Parker County, Texas;  
 THENCE S 00°24'05" E, with common line of said Volume 2879, Page 1929, and said Volume 1852, Page 226, at 624.84 feet passing the Southeast corner said Volume 1852, Page 226, Real Records, Parker County, Texas, and continuing in all, 891.50 feet to a 1/2" iron found at the Southeast corner of said Volume 2879, Page 1929 and being for an ell corner of said Volume 1852, Page 226 and being in the South line of a 60' ingress & egress easement recorded in said Volume 1444, Page 254, and being for the Northeast corner of that certain tract of land described in deed to Wallace Craig and Faye Craig, recorded in Volume 2335, Page 265, Real Records, Parker County, Texas;  
 THENCE N 89°59'13" W, with the South line of said Volume 2879, Page 1929 and the South line of said 60' ingress & egress easement and with the North line of said Volume 2335, Page 265, at 808.52 feet passing a 1/2" iron found at the Northwest corner of said Volume 2335, Page 265 and continuing in all, 999.35 feet to a spike found at the Southwest corner of said Volume 2879, Page 1929 and the Southwest corner of said 60' ingress & egress easement;  
 THENCE N 00°30'13" W, with the West line of said Volume 2879, Page 1929 and said 60' ingress & egress easement, 877.32 feet to the POINT OF BEGINNING and containing 20.31 acres of land.  
 SAVE & EXCEPT the following tract of land.  
 2.00 acres situated in and being a portion of the T&P RAILROAD COMPANY SURVEY No. 15, ABSTRACT No. 1373, Parker County, Texas and being a portion of that certain tract of land conveyed to Jim Alan Jennings and Jamie Lynn Jennings by deed recorded in Volume 1705, Page 1586, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING at a 1/2" iron found, said iron being S 00°30'13" E, 1517.84 feet and S 89°59'13" E, 60.00 feet from the Northwest corner of said T&P Railroad Company Survey, said iron also being in the East line of a 60' wide Ingress-Egress Easement recorded in Volume 1444, Page 254, Real Records, Parker County, Texas;  
 THENCE S 89°59'13" E, 80.23 feet to a 1/2" iron found;  
 THENCE N 00°30'13" W, 152.63 feet to a 1/2" iron found;  
 THENCE S 89°59'13" E, 236.63 feet to a 1/2" iron found;  
 THENCE S 00°30'13" E, 313.61 feet to a 1/2" iron found in the North line of said 60' Ingress-Egress Easement;  
 THENCE N 89°59'13" W, with the North line of said 60' Ingress-Egress Easement, 316.86 feet to a 1/2" iron found;  
 THENCE N 00°30'13" W, with the East line of said 60' Ingress-Egress Easement, 160.98 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Firoz MD. Hossain and wife Nahid Hossain, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 3, JR RANCH, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
 Executed this the 5th day of July, 2018.

*[Signature]*  
 Firoz MD. Hossain

*[Signature]*  
 Nahid Hossain

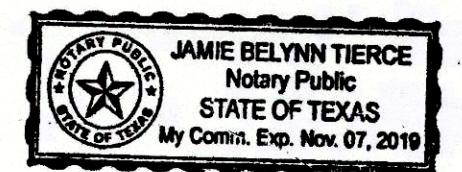
ACCT. NO.: 14029  
 SCH. DIST.: A7  
 CITY: N-4  
 MAP NO.: N-4

STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Firoz MD. Hossain, 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 5th day of July, 2018.

*[Signature]*  
 Notary Public State of Texas

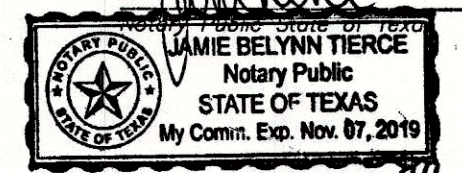


STATE OF TEXAS }  
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Nahid Hossain, 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 5th day of July, 2018.

*[Signature]*  
 Notary Public State of Texas



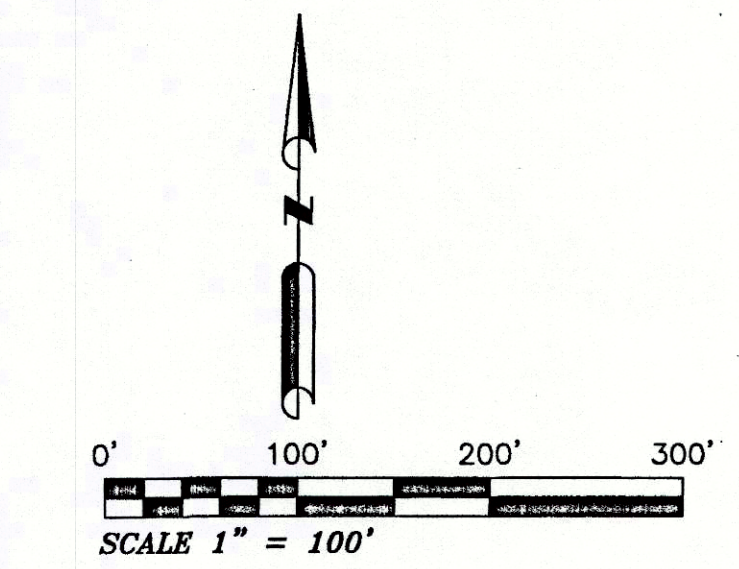
Final Plat Showing  
 Lots 1 thru 3,  
 JR RANCH  
 An Addition to Parker County, Texas  
 and being 18.31 acres of land situated in the  
 T&P R.R. CO. SURVEY, Abstract No. 1373, Parker  
 County, Texas.

THE STATE OF TEXAS }  
 COUNTY OF PARKER }  
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 7th DAY OF July, 2018.  
 Absent  
 Judge Pro Temp  
 Commissioner Precinct #1  
 Commissioner Precinct #3  
 Commissioner Precinct #2  
 Commissioner Precinct #4

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*[Signature]*  
 Jeane Brunson  
 201816742  
 07/09/2018 10:51 AM  
 Fee: 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

OWNER/DEVELOPER  
 FIROZ MD. HOSSAIN  
 AND WIFE  
 NAHID HOSSAIN  
 927 JENNINGS LANE  
 AZLE, TEXAS 76020



NRB SURVEYING, PLLC  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 RSB# 817-584-9027  
 NLR# 817-406-6439  
 FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*[Signature]*  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 JUNE 12, 2018

E-124  
 21373.004.001.60  
 21373.004.001.50