

Notes:

1/2" iron rod with an orange plastic cap stamped MDH RPLS 5947 set at all corners, unless otherwise noted.

According to a copy of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map Number 48367C0150 E effective date September 26, 2008 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

Bearings based on Nad-83 Datum.

Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and penalties.

Statement Acknowledging Visibility Triangles:  
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

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.

No part of this subdivision is located within the extraterritorial jurisdiction of any municipality.

STATE OF TEXAS    ||  
COUNTY OF PARKER   ||

Whereas Jeffrey and Kimberly Jacobs, the owners of Lots 1 and 2, Block 1, Jacobs Farmstead, an addition, Parker County, Texas, also being part of a certain called 13.00 acre tract described in Clerk's File Number 201731449, Official Records, Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Southwest corner of said 13.00 acre tract and said Lot 1, Block 1, Jacobs Farmstead, according to the plat recorded in Plat Cabinet E, Slide 104, Plat Records, Parker County, Texas, said point also being in the most westerly North line of a certain called 48.09 acre tract recorded in Volume 2711, Page 474, Official Records, Parker County, Texas and the Southeast corner of a certain called 27.04 acre tract recorded in Volume 1003, Page 796, Official Records, Parker County, Texas;

THENCE North 00°08'30" West a distance of 1094.57 feet to a 1/2" iron rod found in the South right-of-way of Agnes Circle for the Northwest corner of said Lot 1;

THENCE South 89°42'24" East with said South right-of-way a distance of 252.97 feet to a 1/2" iron rod found for the Northeast corner of said Lot 2 and the Northwest corner of Lot 3 of said Block 1;

THENCE South 00°09'02" East a distance of 516.60 feet to a 1/2" iron rod found for a ell corner of said Lot 2 and the Southwest corner of said Lot 3;

THENCE South 89°42'24" East a distance of 252.97 feet to a 1/2" iron rod found in the East line of said 13.00 acre tract and the most northerly West line of said 48.09 acre tract for the Southeast corner of said Lot 3 and a corner of said Lot 2;

THENCE South 00°09'02" East a distance of 564.20 feet to a 1/2" iron rod found for the Southeast corner of said Lot 2 and said 13.00 acre tract and an ell corner of said 48.09 acre tract;

THENCE South 88°44'04" West with the South line of said Block 1 and the most Westerly North line of said 48.09 acre tract a distance of 506.19 feet to the POINT OF BEGINNING and containing 9.64 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFREY AND KIMBERLY JACOBS does hereby adopt this plat designating the hereinabove described real property as LOTS 1 THROUGH 2, BLOCK 1, JACOBS FARMSTEAD, an addition to Parker County, Texas, being 9.64 acres situated in Lots 1 and 2, Block 1, Jacobs Farmstead, Parker County, Texas and does hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

*Jeffrey Jacobs*  
Jeffrey Jacobs  
Date: April 10, 2020

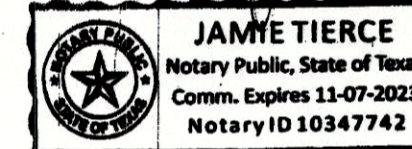
*Kimberly Jacobs*  
Kimberly Jacobs  
Date: April 10, 2020

STATE OF TEXAS    ||  
COUNTY OF PARKER   ||

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Jacobs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 10 day of April, 2020.

Notary Public in and for The State of Texas

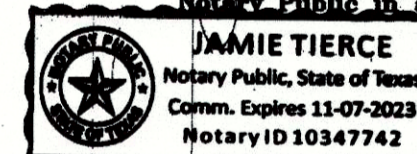


STATE OF TEXAS    ||  
COUNTY OF PARKER   ||

BEFORE ME, the undersigned authority, on this day personally appeared Kimberly Jacobs, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 10 day of April, 2020.

Notary Public in and for The State of Texas



THE STATE OF TEXAS    ||  
COUNTY OF PARKER    ||

I 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.

*M.D. Herringers* 4/9/20  
M.D. Herringers R.P.L.S. # 5947



LIENHOLDER

BBVA Compass  
15 20th Street Souht,  
Birmingham, AL 35233

*N/A*  
Signature of Lienholder

This the \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of \_\_\_\_\_

THE STATE OF TEXAS    ||  
COUNTY OF PARKER    ||

APPROVED by the Commissioners Court of Parker County, Texas, on this the 10 day of April, 2020.

*George A. Conley*  
George Conley  
Commissioner Precinct #1

*Harry Walden*  
Harry Walden  
Commissioner Precinct #3

*Pat Deen*  
Pat Deen, County Judge

*Craig Peacock*  
Craig Peacock  
Commissioner Precinct #2

*Steve Dugan*  
Steve Dugan  
Commissioner Precinct #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
Lila Deakle  
202009958  
04/13/2020 11:43 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

*Amended due to the home being on both lots.*

ACCT. NO.: 13933  
SCH. DIST.: SP  
CITY: H-6  
MAP NO.:

13933.001.001.00  
13933.001.002.00

AMENDMENT OF

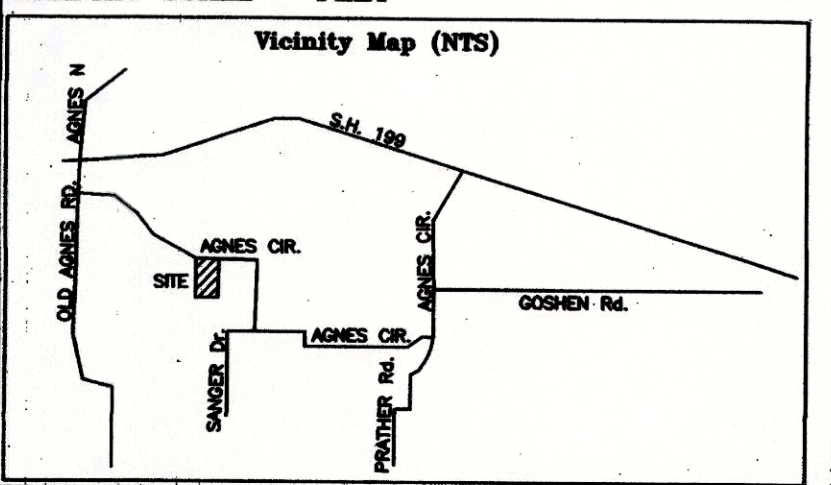
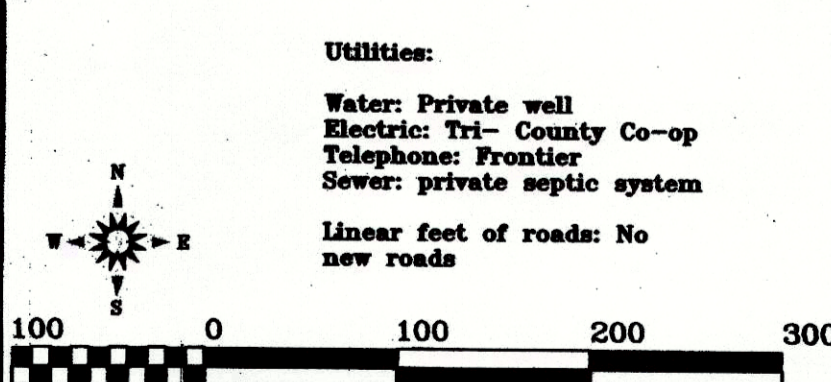
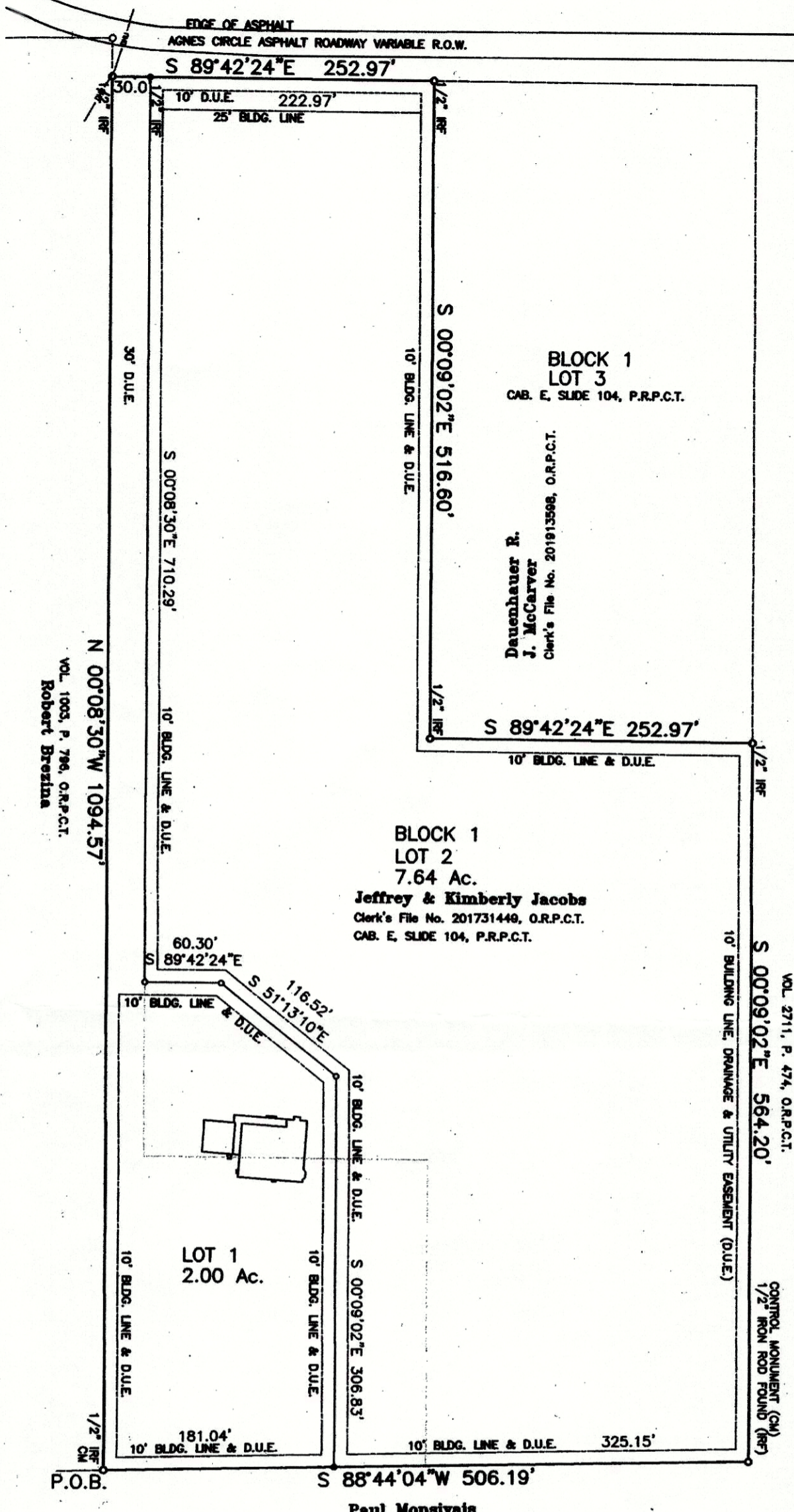
JACOBS FARMSTEAD

LOTS 1 and 2, BLOCK 1

AN ADDITION TO PARKER COUNTY, TEXAS.

Being a amendment of Lots 1 and 2, Block 1, Jacobs Farmstead, Parker County, Texas.

Cabinet: E Slide 495



OWNER/DEVELOPER:  
Jeffrey & Kimberly Jacobs  
4101 Agnes Circle  
Springtown, TX 76082  
682-444-9447

MDH SURVEYING  
348 CUNDIFF-CRAFTON RD.  
CHICO, TX 76431  
940-644-2800  
mdhsurveying@hotmail.com  
Texas Registration No. 10163500  
03-06-20  
Revised: 03-13-20  
Revised: 04-09-20