

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.

STATE OF TEXAS
COUNTY OF PARKER

Whereas Jeffrey and Kimberly Jacobs, the owners of a 12.98 acre tract in the J.J. Culwell Survey, Abstract Number 321, and the J.A. Miller Survey, Abstract Number 893, Parker County, Texas, also being 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 point in Agnes Circle for the Northeast corner of said 13.00 acre tract and the most Northerly Northwest corner of a certain called 48.09 acre tract recorded in Volume 2711, Page 474, Official Records, Parker County, Texas; THENCE South 00°09'02" East passing a 5/8" reference iron rod found at a distance of 23.27 feet, in all a distance of 1110.80 feet to a 1/2" iron rod found for the Southeast corner of said 13.00 acre tract and an ell corner of said 48.09 acre tract;

THENCE South 88°44'04" West with the most Westerly North line of said 48.09 acre tract a distance of 506.19 feet to a 1/2" iron rod found for the Southwest corner of said 13.00 acre tract 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 passing a 3" steel fence post found at a distance of 1099.14 feet, in all a distance of 1124.57 feet to a point in said Agnes Circle for the Northwest corner of said 13.00 acre tract and a corner of said 27.04 acre tract;

THENCE South 89°42'24" East with said Agnes Circle a distance of 505.93 feet to the POINT OF BEGINNING and containing 12.98 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFREY AND KIMBERLY JACOBS does hereby adopt this plat designating the herein above described real property as LOTS 1 THROUGH 3, BLOCK 1, JACOBS FARMSTEAD, an addition to Parker County, Texas, being 12.98 acres situated in the J.J. Culwell Survey, Abstract Number 321, and the J.A. Miller Survey, Abstract Number 893, 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
Date: 6-4-2018

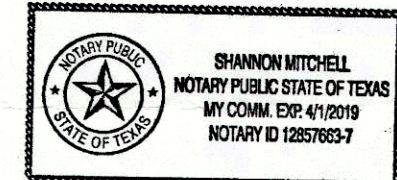
Kimberly Jacobs
Date: 6-4-2018

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 04 day of June, 2018.

Shannon Mitchell
Notary Public in and for The State of Texas

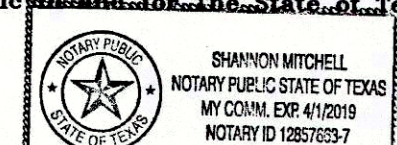


STATE OF TEXAS
COUNTY OF PARKER

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 04 day of June, 2018.

Shannon Mitchell
Notary Public in and for The State of Texas



STATE OF TEXAS
COUNTY OF PARKER

I, Jeffrey Jacobs, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within 0.5 mile(s) Extra-Territorial Jurisdiction of any incorporated city of town, except 3.2 miles from said Springtown, Parker County, Texas.

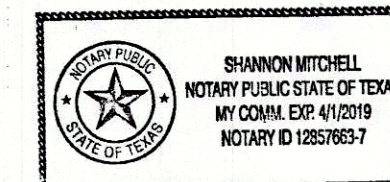
Jeffrey Jacobs

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/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 04 day of June, 2018.

Shannon Mitchell
Notary Public in and for The State of Texas



FINAL PLAT
JACOBS FARMSTEAD
LOTS 1-3, BLOCK 1

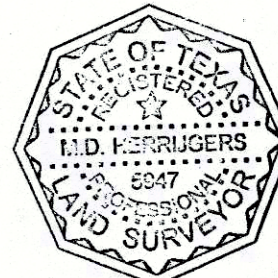
AN ADDITION TO PARKER COUNTY, TEXAS.

Being 12.98 acres in the J.J. Culwell Survey, Abstract Number 321 and the J.A. Miller Survey, Abstract Number 893, Parker County, 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. Herrigers R.P.L.S. # 5947



LIENHOLDER

Lone Star Ag Credit
155 E. BB Fielder Road,
Suite 100
Weatherford, TX 76087

Signature of Lienholder

This the 4th day of June, 2018.

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, on this the 11 day of June, 2018.

George A. Conley, Commissioner Precinct #1
Larry Walden, Commissioner Precinct #3
Mark Riley, County Judge
Craig Peacock, Commissioner Precinct #2
Steve Dugan, Commissioner Precinct #4

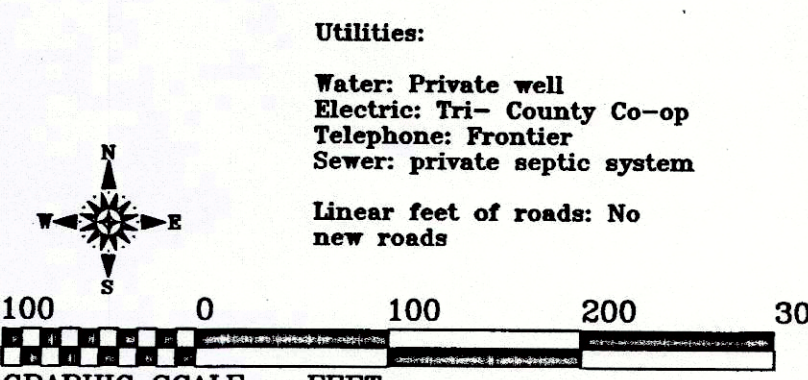
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201813973
06/11/2018 10:38 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

20321.001.000.00
20893.001.000.00

Cabinet: E Slide 104



OWNER/DEVELOPER:
Jeffrey & Kimberly Jacobs
248 Lovers Path Drive
Springtown, TX 76082
682-444-9447

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Texas Registration No. 10163500