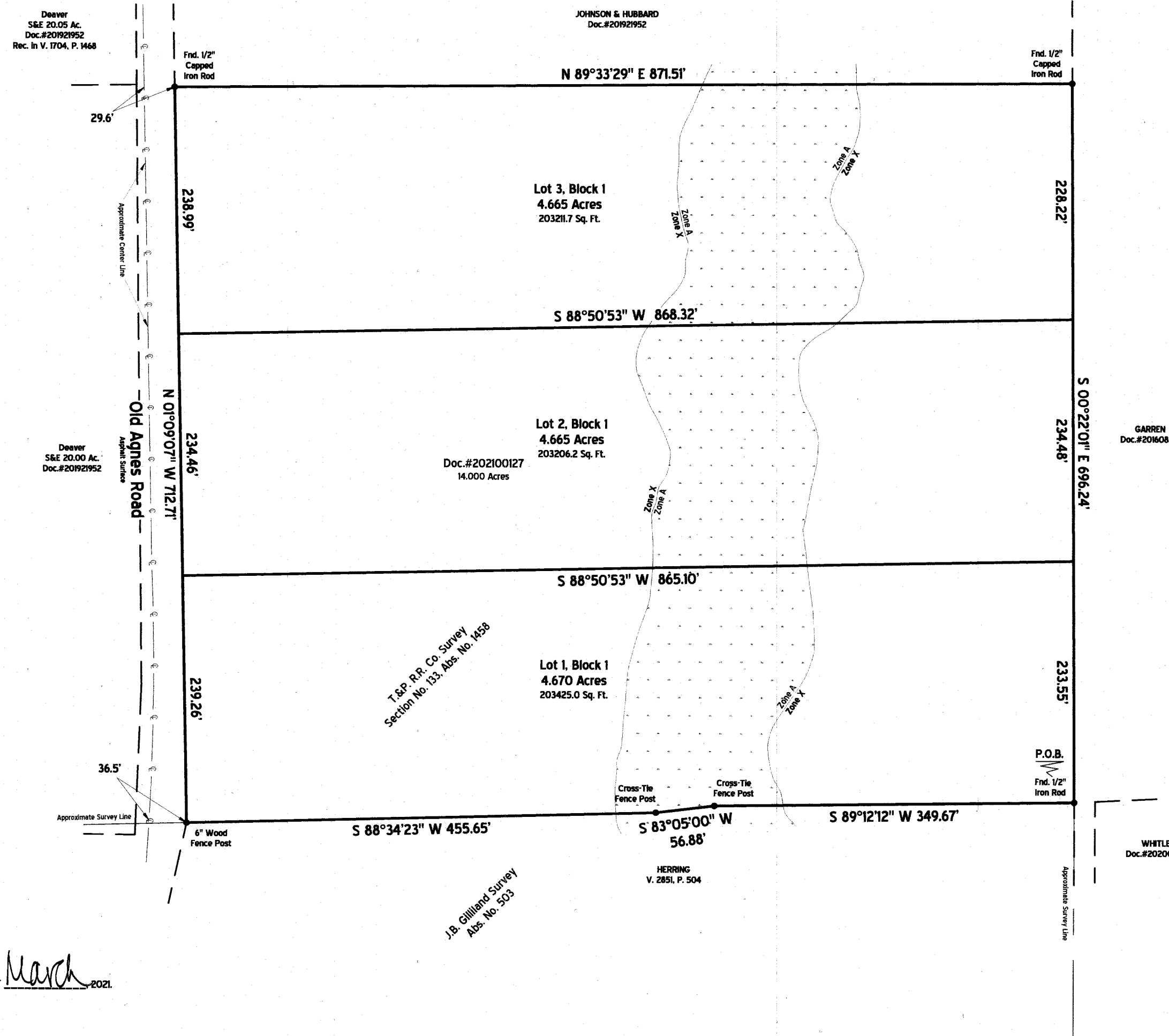


- Notes:**
- 1) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0273E, dated September 28, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
 - 2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
 - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (GRID)
 - 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - 5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
 - 6) 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 availability.
 - 7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
 - 8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - 9) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.
 - 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
 - 11) Approximate location of survey lines is based upon GLO GIS Map Database.

Easements:
There shall be a 10' Utility Easement around the perimeter of all lots shown herein.



State of Texas
County of Parker

Whereas CT3 Investments & Homes, L.L.C., being the sole owners of a 14.000 acres tract of land out of the T.&P. R.R. Co. Survey, Section No. 133, Abstract No. 1458, Parker County, Texas; being all of that certain tract of land as described in Doc.#202100127, Official Records, Parker County, Texas; being further described by metes and bounds as follows:

The following bearings, distances, and/or areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane coordinate system, North Central Zone 4202. (GRID)
BEGINNING at a found 1/2" iron rod at the southeast corner of said Doc.#202100127 and at the northeast corner of that certain tract of land as described in V. 2851, P. 504, O.R.P.C.T. and at an interior corner of that certain tract of land as described in Doc.#201608341, O.R.P.C.T., and at the occupied northeast corner of the J.B. Gilliland Survey, Abstract No. 503, Parker County, Texas, for the southeast and beginning corner of this tract.

THENCE with the south line of said Doc.#202100127 and with the north line of said V. 2851, P. 504 the following courses and distances:
S 89°12'12" W 349.67 feet to a cross-tie fence post for a corner of this tract.
S 83°05'00" W 56.88 feet to a cross-tie fence post for a corner of this tract.
S 88°34'23" W 455.65 feet to a 6" wood fence corner at the southwest corner of said Doc.#202100127 and at the northwest corner of said V. 2851, P. 504, in the east line of Old Agnes Road, for the southwest corner of this tract.

THENCE N 01°09'07" W 712.71 feet with the east line of said Old Agnes Road to a found 1/2" capped iron rod at the northwest corner of said Doc.#202100127 and at the southwest corner of that certain tract of land as described in Doc.#201921952, for the northwest corner of this tract.

THENCE N 89°33'29" E 871.51 feet to a found 1/2" capped iron rod at the northeast corner of said Doc.#202100127 and at the southeast corner of said Doc.#201921952, in the west line of said Doc.#201608341, for the northeast corner of this tract.

THENCE S 00°22'01" E 696.24 feet to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: December 2020 - #2021250P



Now, Therefore, Know All Men By These Presents:

That Tim Roe acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-3, Block 1, Old Agnes Estates, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 21 day of March, 2021.

By: *Tim Roe*
CT3 Investments & Homes, LLC
Tim Roe

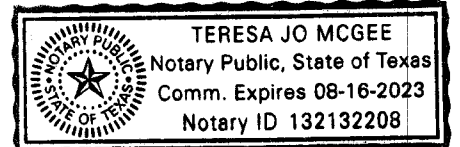
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tim Roe, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 4th day of March, 2021.

Teresa Jo McGee
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF _____
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 8 DAY OF March, 2021.

COMMISSIONER PRECINCT #1: *George Carley*
COMMISSIONER PRECINCT #3: *Janna Walden*

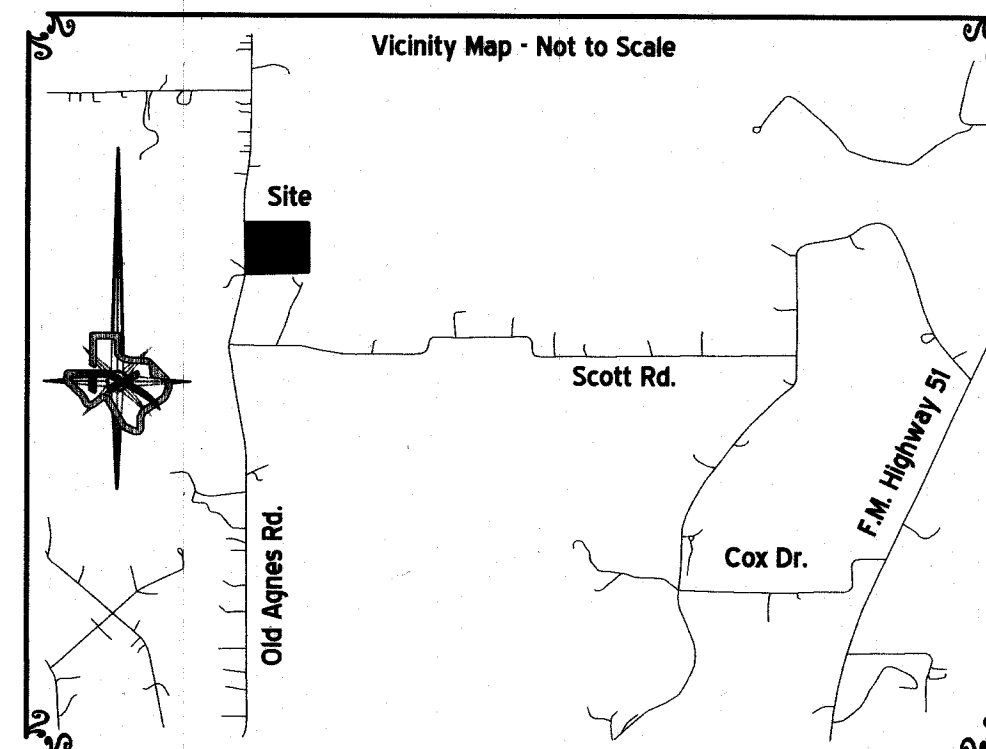
COMMISSIONER PRECINCT #2: *[Signature]*
COMMISSIONER PRECINCT #4: *[Signature]*

ACCT NO: 15804
SCH DIST: WE

21458.001.003.00

Plat Cabinet E Slide 695

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202108701
03/08/2021 01:52 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Final Plat
Lots 1-3, Block 1
Old Agnes Estates
an Addition in Parker County, Texas
Being a 14.000 acres tract of land out of the
T.&P. R.R. Co. Survey, Section No. 133, Abstract No. 1458,
Parker County, Texas.

March 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

