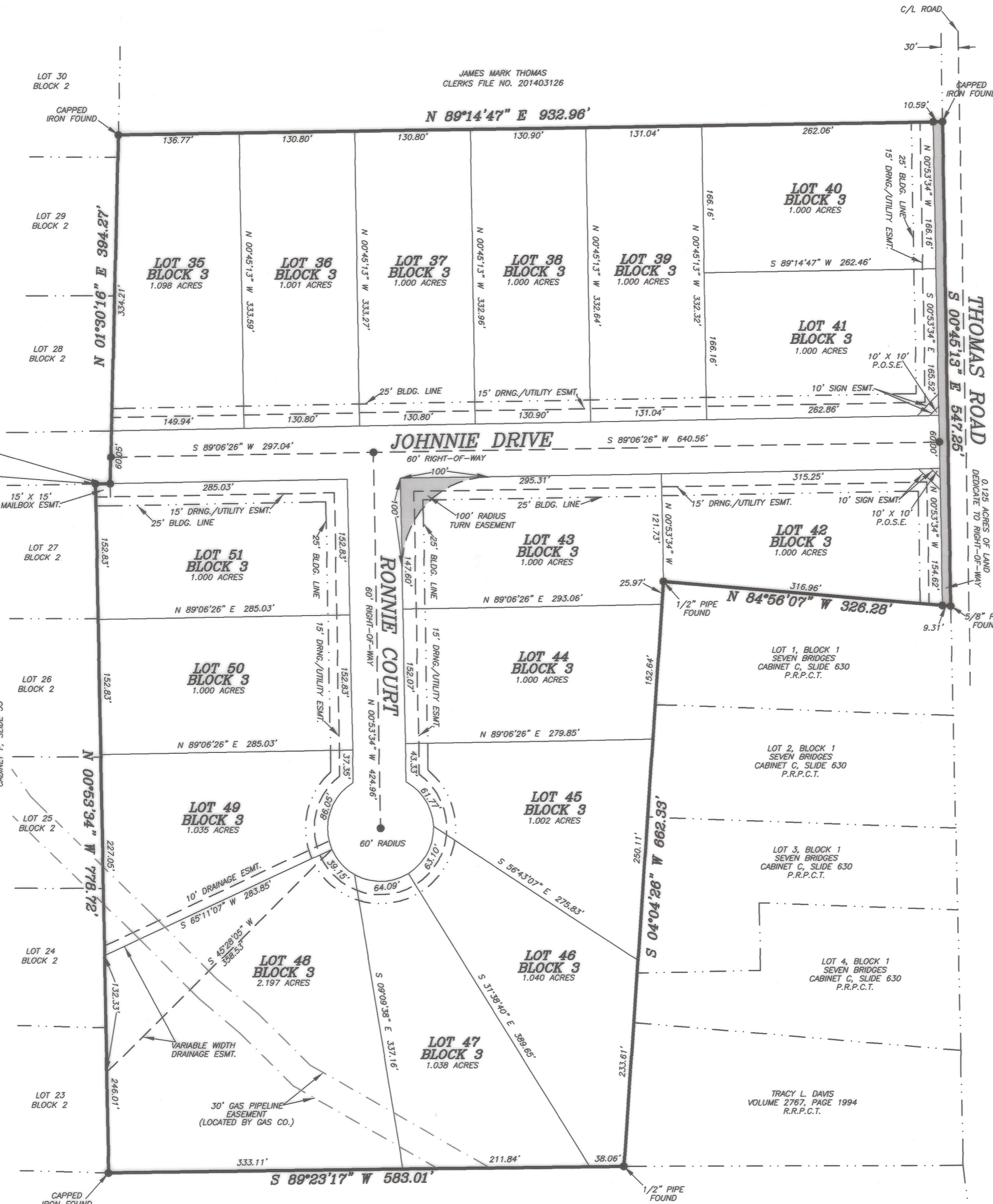


RJKK DEVELOPMENT GROUP, LLC BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Ronald Thomas
 RONALD THOMAS
 PRESIDENT OF RJKK DEVELOPMENT, LLC

202300870 PLAT Total Pages: 1



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2006, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

15' DRAINAGE AND UTILITY EASEMENTS ALONG ALL ROADS.

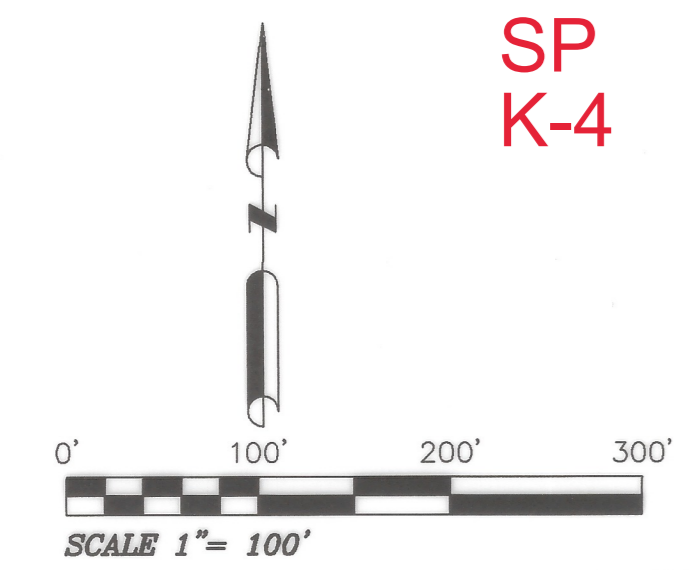
10' DRAINAGE AND UTILITY EASEMENTS ALONG SIDE AND REAR OF LOTS.

25' BUILDING LINES ALONG ALL ROADS.

10' BUILDING LINES ALONG THE SIDE AND REAR OF LOTS.

JOHNNIE DRIVE=937.60'
 RONNIE COURT=424.96'

18356
 SP
 K-4



HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-534-0027
 horizonlandtx@gmail.com
 FIRM NO. 10194616

OWNER/DEVELOPER
 RJKK DEVELOPMENT GROUP, LLC
 1606 WEST BILL B RD.
 AZLE, TX 76020
 817-521-1123



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN THEREON.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 MAY 06, 2022

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 LILA DEAKLE
 COUNTY CLERK
 PARKER COUNTY, TX
 PLAT

202300870
 01/11/2023 08:41 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS RJKK DEVELOPMENT GROUP, LLC, being the owner of that certain 20.553 acre tract of land more particularly described as follows:

Description for a tract of land situated in the JOHN B. THOMAS SURVEY, ABSTRACT NO. 1290, Parker County, Texas, and being all of that certain tract of land described in deed to RJKK DEVELOPMENT GROUP, LLC, recorded in Clerks File No. 202007300 and being a portion of that certain tract of land described as tract two, in deed to RJKK DEVELOPMENT GROUP, LLC., recorded in Clerks File No. 202002617, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Northeast corner of Lot 27, Block 2, THOMAS ESTATES, Phase 2, recorded in Cabinet F, Slide 55, Plat Records, Parker County, Texas and being in the South line of Johnnie Drive;

thence N 89°06'26" E, with the South line of said Johnnie Drive, 16.73 feet;

thence N 01°30'16" E, 394.27 feet to a capped iron found at the Northwest corner of said Clerks File No. 202007300;

thence N 89°14'47" E, with the North line of said Clerks File No. 202007300, 932.96 feet to a capped iron found at the Northeast corner of said Clerks File No. 202007300 and being in the West line of Thomas Road;

thence S 00°45'13" E, with the West line of said Thomas Road and with the East line of said Clerks File No. 202007300 and said Clerks File No. 202002617, 547.25 feet to a 3/8" pipe found at the Southeast corner of said Clerks File No. 202002617 and the Northeast corner of Lot 1, Block 1, Seven Bridges, recorded in Cabinet C, Slide 630, Plat Records, Parker County, Texas;

thence N 84°56'07" W, with the common line of said Tract Two, Clerks File No. 202002617 and said Seven Bridges, 326.28 feet to a 1/2" pipe found at an ell corner of said Tract Two, Clerks File No. 202002617 and the Northwest corner of said Lot 1, Block 1, Seven Bridges;

thence S 04°04'26" W, with the common line of said Tract Two, Clerks File No. 202002617 and said Seven Bridges, 662.33 feet to a 1/2" pipe found at the most Southerly Southeast corner of said Tract Two and the Southwest corner of that certain tract of land described in deed to Tracy L. Davis, recorded in Volume 2767, Page 1994, Real Records, Parker County, Texas and being in the North line of that certain tract of land described in deed to George H. James, Jr. and Earlene W. James, recorded in Volume 1158, Page 1333, Real Records, Parker County, Texas;

thence S 89°23'17" W, with the common line of said Tract Two, Clerks File No. 202002617 and said Volume 1158, Page 1333, 583.01 feet to a capped iron found at the Southeast corner of said Lot 23, Block 2, THOMAS ESTATES, Phase 2;

thence N 00°53'34" W, with the East line of said THOMAS ESTATES, Phase 2, 778.72 feet to the POINT OF BEGINNING and containing 20.553 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that RJKK Development Group, LLC., acting by and thru its duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 35-51, Block 3
 THOMAS ESTATES, PHASE 3, Parker County, Texas

and does hereby dedicate, to the Public's use forever, the streets and easements shown hereon.

Executed this the 20th day of
December, 2022

Ronald Thomas
 Ronald Thomas
 President of RJKK Development Group, LLC

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ronald Thomas, President of RJKK Development Group, LLC, 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 20th day of December, 2022

Donna G. Holbrooks
 Donna G. Holbrooks
 Notary Public State of Texas

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 9th DAY OF January, 2023

George A. Conley
 COUNTY JUDGE

George A. Conley
 COMMISSIONER PRECINCT #1

Jim Walden
 COMMISSIONER PRECINCT #3

John H. ...
 COMMISSIONER PRECINCT #2

...
 COMMISSIONER PRECINCT #4

21290.004.002.00
 21290.004.004.00

Final Plat
 Lots 35-51, Block 3
 THOMAS ESTATES, Phase 3
 Parker County, Texas, and being 20.553 acres
 of land situated in the
 JOHN B. THOMAS SURVEY, Abstract No. 1290
 Parker County, Texas.

F 413

2021225-3 RSB