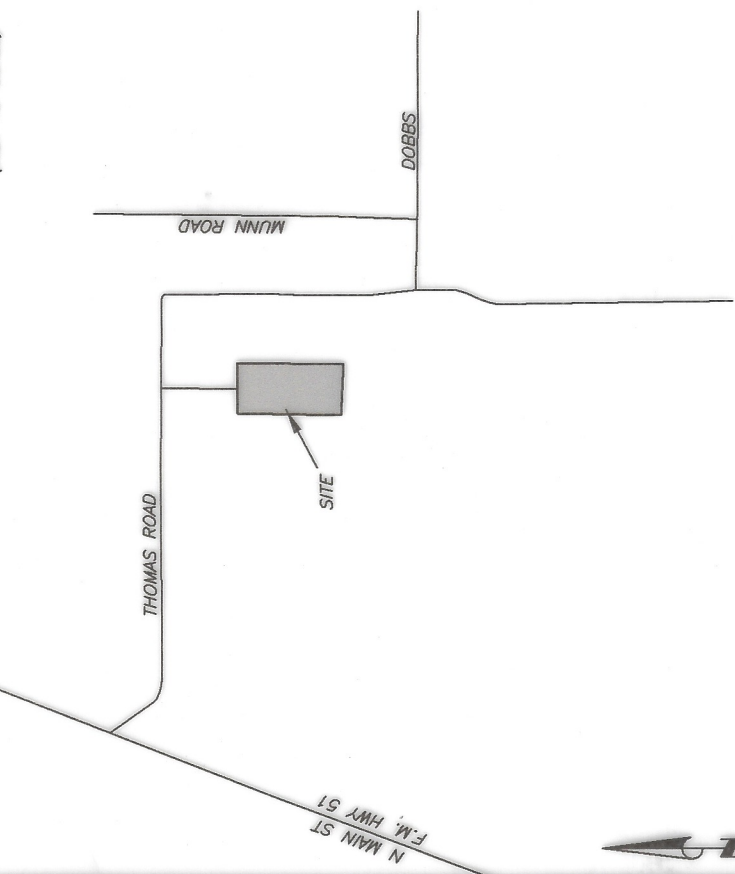


VICINITY MAP  
(NOT TO SCALE)



RIKK 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**  
PRESIDENT OF RIKK DEVELOPMENT, LLC

202125471 PLAT Total Pages: 1

18356.001.009.00  
21290.004.002.00

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. 4836700175-E, DATED SEPTEMBER 26, 2008, 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 GROUNDWATER CERTIFICATION ACT. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WILMUT 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.

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS RIKK DEVELOPMENT GROUP, LLC and R&C Custom Homes, LLC, being the owners of that certain 32.670 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 a portion of that certain tract of land described as tract two, recorded in Clerk's File No. 202002617, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron found at the Southeast corner of Lot 10, Block 1, Thomas Estates, recorded in Cabinet E, Slide 593, Plat Records, Parker County, Texas and being for the Northeast corner of said Tract Two and being in the West line of that certain tract of land described in deed to James Mark Thomas, recorded in Clerk's File No. 201403126, Real Records, Parker County, Texas;

THENCE S 01°30'16" W, along the common line of said Clerk's File No. 202002617 and said Clerk's File No. 201403126, passing the Southwest corner of said Clerk's File No. 201403126 and the Northwest corner of that certain tract of land described in deed to RIKK Development Group, LLC, recorded in Clerk's File No. 202002700, Real Records, Parker County, Texas, and continuing in all, 1057.44 feet to a capped iron set;

THENCE N 89°41'00" W, 16.74 feet to a capped iron set;

THENCE S 00°53'34" E, 779.07 feet to a capped iron set in the South 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, Clerk's File No. 202002617 and said Volume 1158, Page 1333, passing the Northwest corner of said Volume 1158, Page 1333 and the Northeast corner of that certain tract of land described in deed to James E. Sullivan and Barbara Gayle Sullivan, recorded in Volume 309, Page 236, Deed Records, Parker County, Texas, and continuing in all, 788.88 feet to a capped iron set at the Southeast corner of Lot 15, SPRING HEIGHTS ADDITION, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 344, Plat Records, Parker County, Texas;

THENCE N 00°19'40" W, along the common line of said Tract Two, Clerk's File No. 202002617 and said SPRING HEIGHTS ADDITION, 1741.50 feet to a capped iron found at the Northwest corner of Lot 9, Block 1 and the Southwest corner of Lot 8, Block 1 of said Thomas Estates;

THENCE S 89°41'00" E, with the common line of said Lot 8, Block 1 and said Lot 9, Block 1, 506.74 feet to a capped iron set;

THENCE N 00°19'00" E, with the East line of Alex Drive, 107.49 feet to a capped iron found at the Southwest corner of said Lot 10, Thomas Estates;

THENCE S 89°41'00" E, with the South line of said Lot 10, Block 1, Thomas Estates, 323.63 feet to the POINT OF BEGINNING and containing 32.670 acres of land.

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

Lots 9R, Block 1 & Lots 10-34, Block 2  
THOMAS ESTATES, PHASE 2  
Parker County, Texas

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

Executed this the 16 day of June, 2021.

**Ronald Thomas**  
President of RIKK Development Group, LLC

STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Ronald Thomas, President of RIKK 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 19 day of June, 2021.

**Danna F. Hellocks**  
Notary Public State of Texas



THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 19 DAY \_\_\_\_\_, 2021.

COUNTY JUDGE  
**Steve A. Carley**  
COMMISSIONER PRECINCT #1

**Gregg Reed**  
COMMISSIONER PRECINCT #2

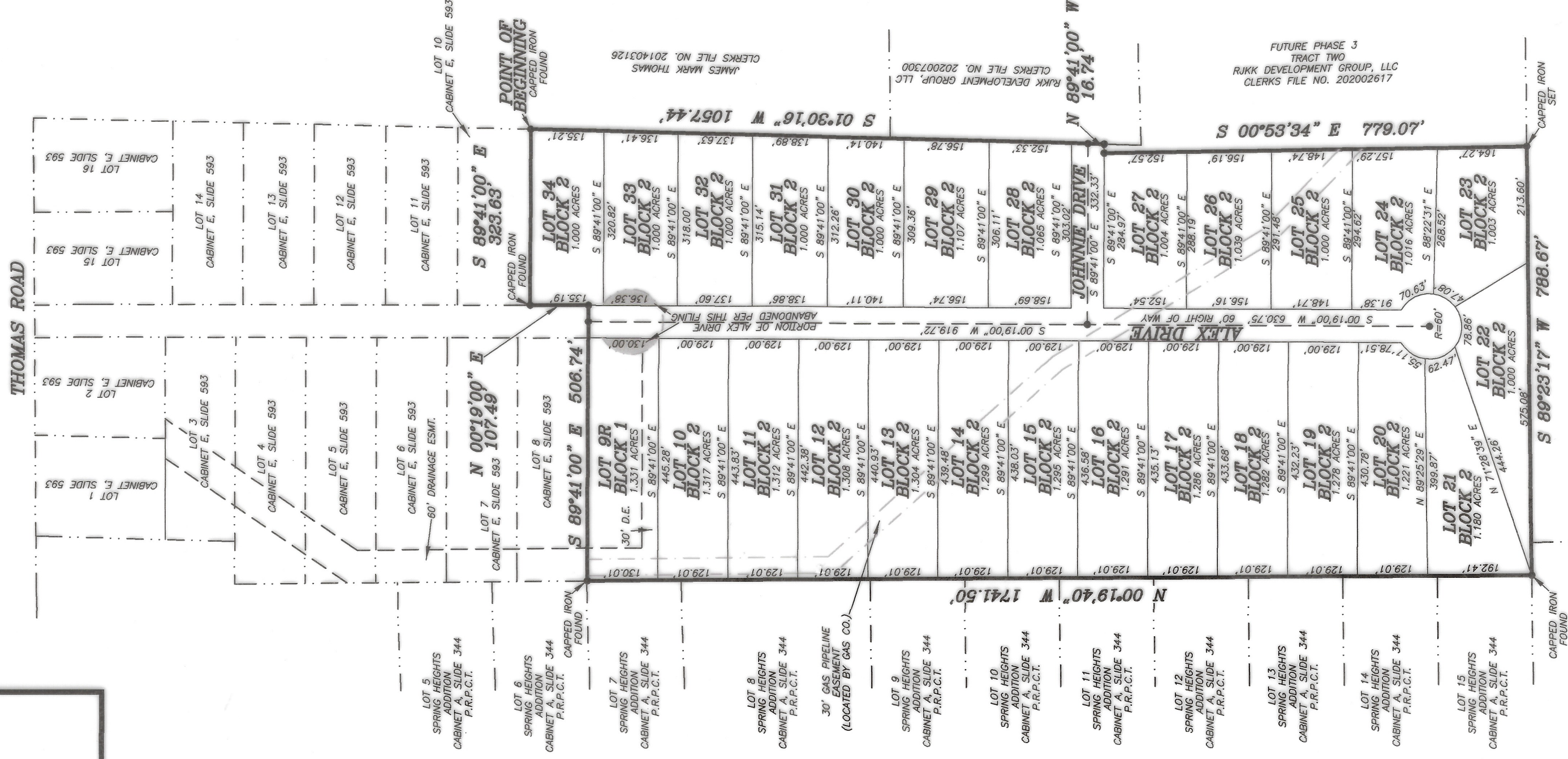
**Sammy Waldon**  
COMMISSIONER PRECINCT #3

LIEHOLDER

**NIA**  
Signature of Lienholder

This the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas



JAMES E. SULLIVAN  
BARBARA GAYLE SULLIVAN  
VOLUME 569, PAGE 238  
P.R.P.C.T.

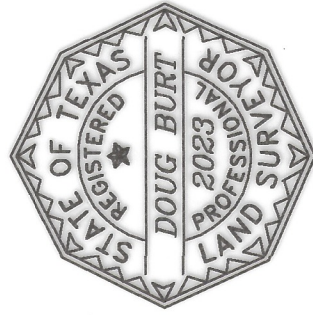
GEORGE H. JAMES JR.  
EARLENE W. JAMES  
VOLUME 1158, PAGE 1333  
P.R.P.C.T.

18356  
SP  
K-4

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202125471  
06/23/2021 09:58 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLRT



HORIZON LAND SURVEYING

562 Balboa Trail  
Azle, Texas 76020  
horizonland@comcast.net  
FIRM NO. 10194616

E 796

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

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2023  
MARCH 20, 2021

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

Final Plat  
Lots 9R, Block 1 & Lots 10-34, Block 2  
THOMAS ESTATES, Phase 2  
Parker County, Texas, and being a revision of  
Lot 9R, Block 1, Thomas Estates, recorded in  
Plat Cabinet E, Slide 593, Plat Records, Parker  
County, Texas and being 32.670 acres of land  
situated in the  
JOHN B. THOMAS SURVEY, Abstract No. 1290  
Parker County, Texas.