

OWNERS DEDICATION

JAKE JAMMER LLC. IS THE OWNER OF ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE S. CARMENA SURVEY ABSTRACT NUMBER 262 IN GRAYSON COUNTY TEXAS, BEING A PART OF THAT CALLED 100 ACRE TRACT OF LAND DEEDED TO LEE NEASBITT & TAYLOR DARYLE RECORDED IN VOLUME 5059 PAGE 556 OFFICIAL PUBLIC RECORD OF GRAYSON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2 INCH IRON ROD SET IN OR NEAR THE CENTER OF A COUNTY ROAD UNDER APPARENT PUBLIC USE POSTED AS ARKANSAS ROAD AND THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 901;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 901 WITH THE FOLLOWING 3 CALLS:
 1) NORTH 00 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 25.00 FEET TO A CAPPED IRON ROD SET;
 2) NORTH 25 MINUTES 52 MINUTES 36 SECONDS WEST A DISTANCE OF 112.34 FEET TO A CAPPED IRON ROD SET;
 3) NORTH 00 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 326.21 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT BEING DESCRIBED HEREIN;

THENCE SOUTH 88 DEGREES 10 MINUTES 29 SECONDS EAST SEVERING SAID 100 ACRE TRACT A DISTANCE OF 883.36 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT BEING DESCRIBED HEREIN;

THENCE SOUTH 01 DEGREES 49 MINUTES 31 SECONDS WEST SEVERING SAID 100 ACRE TRACT A DISTANCE OF 450.59 FEET TO A CAPPED IRON ROD SET IN THE CENTER OF SAID ARKANSAS ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT BEING DESCRIBED HEREIN;

THENCE NORTH 88 DEGREES 10 MINUTES 29 SECONDS WEST WITH SAID ARKANSAS ROAD A DISTANCE OF 823.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.000 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JAKE JAMMER LLC. THRU IT'S DUALY SWORN REPRESENTATIVE, CHAD MUDD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ARKANSAS ESTATES DIVISION, COUNTY OF GRAYSON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON.

JAKE JAMMER LLC.
 REPRESENTATIVE - CHAD MUDD

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHAD MUDD, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF _____ 20____.

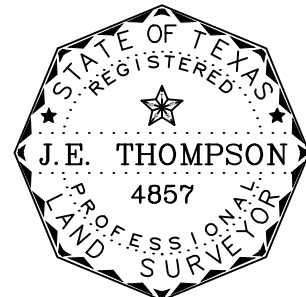
NOTARY PUBLIC, STATE OF TEXAS

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY STATE THAT THE MAP OR PLAT IS BASED UPON AN ON THE GROUND SURVEY, AND THAT IT IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED; THAT THE QUANTITY OF LAND THEREIN HAS BEEN ACCURATELY CALCULATED; THAT THE PLAT CONFORMS TO OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PLAT PREPARED 03/21/2022

J.E. THOMPSON, II DATE _____
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 4857



UTILITY PROVIDERS:

GRAYSON COLLIN ELECTRIC COOP.
 P.O. BOX 548, 1096 NORTH WACO
 (903) 482-7100
 VAN ALSTYNE, TEXAS

TWO WAY S.U.D.
 P.O. BOX 919
 1201 SHERMAN DRIVE
 WHITESBORO, TX 76273
 (903) 564 3180

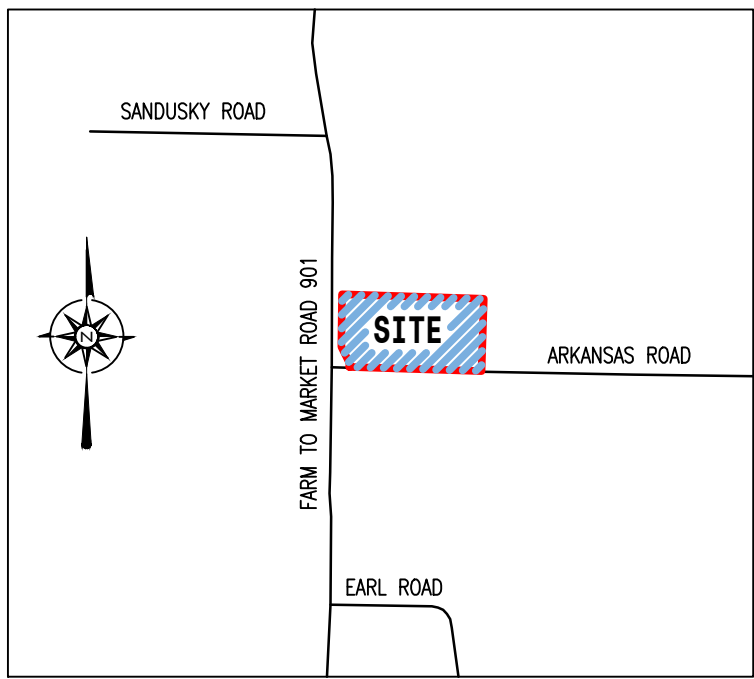
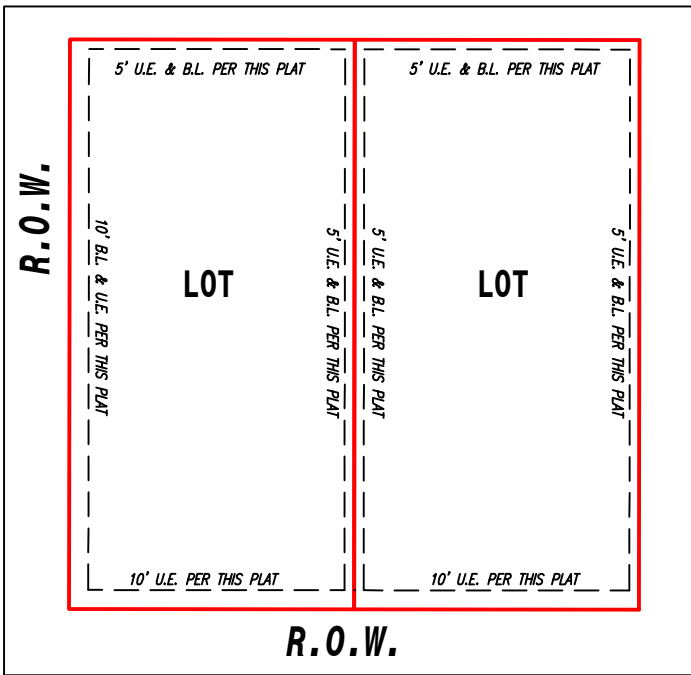
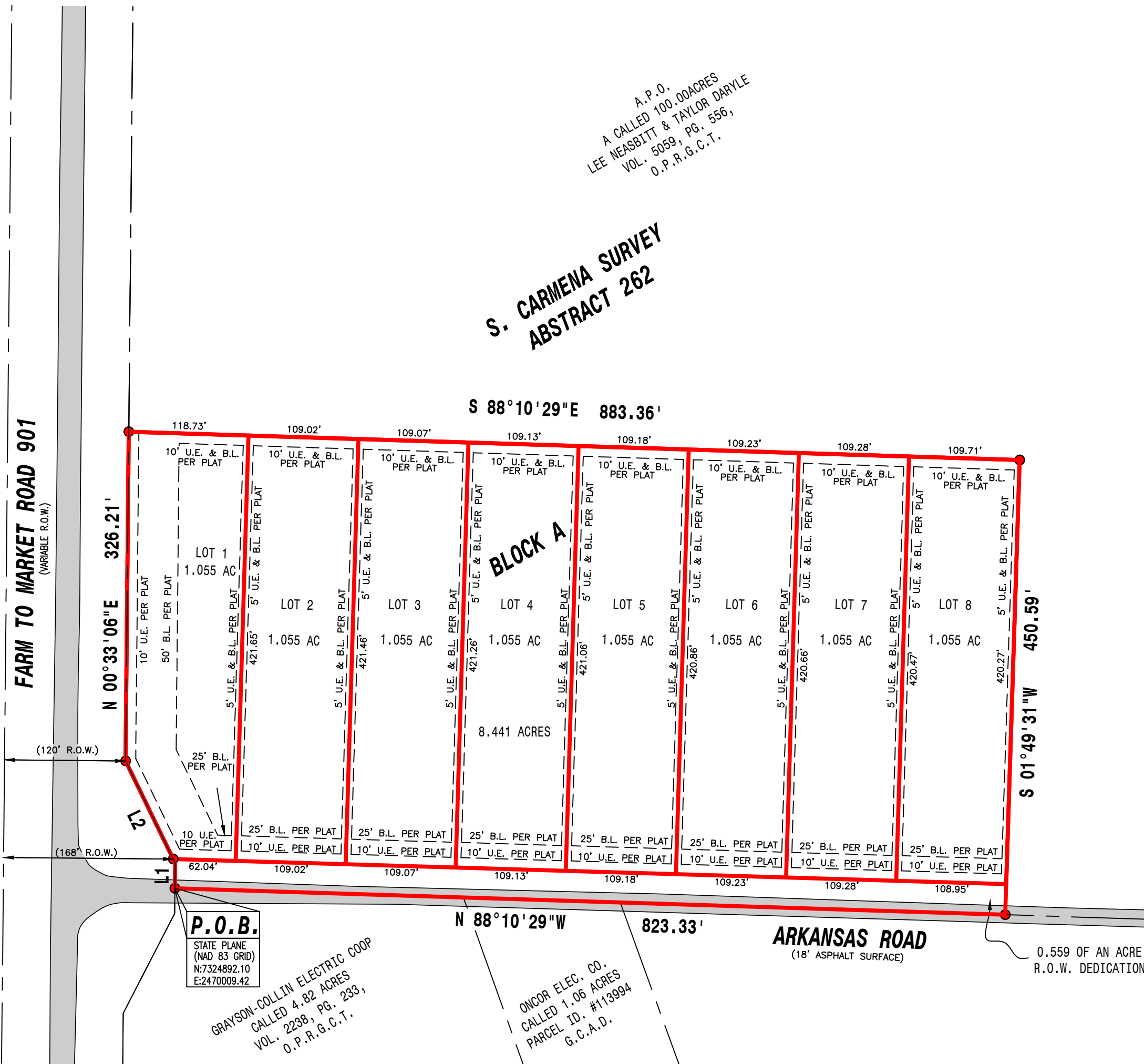
P.O.B.
 STATE PLANE
 (NAD 83 GRID)
 N:7324892.10
 E:2470009.42

GRAYSON COLLIN ELECTRIC COOP
 CALLED 4.82 ACRES
 VOL. 2236, PG. 233,
 O.P.R.G.C.T.

ONCOR ELEC. CO.
 CALLED 1.06 ACRES
 PARCEL ID. #13994
 G.C.A.D.

A.P.O.
 A CALLED 100.00 ACRES
 LEE NEASBITT & TAYLOR DARYLE
 VOL. 5059, PG. 556,
 O.P.R.G.C.T.

**S. CARMENA SURVEY
 ABSTRACT 262**



NOTES:

- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
- ELECTRIC SERVICE TO BE PROVIDED BY GRAYSON COLLIN ELECTRIC COOPERATIVE.
- SANITARY SEWER SERVICES ON ALL LOTS TO BE PERMITTED AND INSTALLED ACCORDING TO GRAYSON COUNTY OSSF REGULATIONS.
- PROPOSED LAND USE IS FOR SINGLE FAMILY RESIDENCES.
- FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE GRAYSON COUNTY, TEXAS, COMMUNITY NUMBER 480829, EFFECTIVE DATE 09-29-2010 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0125 F OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- CODE 3.3.17 BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENT IN DRAINAGE EASEMENT AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- WATER SERVICE TO BE PROVIDED BY TWO WAY SPECIAL UTILITY DEPARTMENT
- THE DEVELOPER WILL COMPLY WITH ANY OTHER STATE OF FEDERAL SUBDIVISION DEVELOPMENT REQUIREMENTS.
- DEDICATION LINE IS 30 FEET FROM THE CENTER OF THE EXISTING ROADS.
- LOTS 1 & 8 REQUIRES A 15 INCH CULVERT ON DRIVEWAY; LOT 2 REQUIRES A 18 INCH CULVERT; LOT 3 REQUIRES A 21 IN CULVERT; LOT 4 REQUIRES TWO 18 INCH CULVERTS (OR ONE 24 INCH CULVERT AS AN ALTERNATIVE); LOTS 5-7 REQUIRES TWO 18 INCH CULVERTS.

COUNTY COMMISSIONERS APPROVAL

STATE OF TEXAS
 COUNTY OF GRAYSON

NOW ALL MEN BY THESE PRESENTS:

I, BILL MAGERS, COUNTY JUDGE OF GRAYSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF GRAYSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS.

BILL MAGERS, COUNTY JUDGE DATE _____
 GRAYSON COUNTY, TEXAS

COUNTY CLERK'S APPROVAL

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE DAY OF _____ 20____, THE GRAYSON COUNTY COMMISSIONERS COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS SHORT PLAT OF ARKANSAS ESTATES DIVISION IS IN COMPLIANCE WITH APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS

CERTIFIED THIS _____ DAY OF _____ 20____.

COUNTY CLERK
 GRAYSON COUNTY, TEXAS

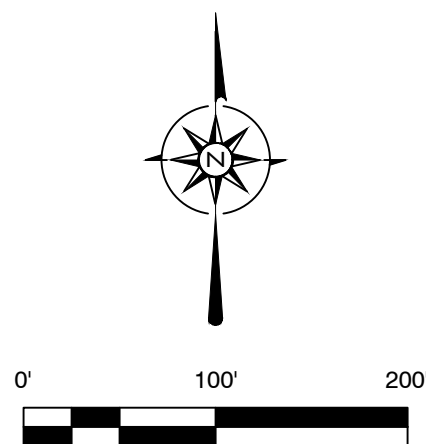
ACCEPTANCE OF DEDICATION OF ANY PUBLIC WAYS

CERTIFICATE ACCEPTANCE OF DEDICATION

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THAT ALL THE OWNERS OF REAL PROPERTY DESCRIBED HEREON DID EXECUTE AND DELIVER UNTO THE GRAYSON COUNTY COMMISSIONERS COURT THEIR DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS TO THE PUBLIC, A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT; AND THE GRAYSON COUNTY COMMISSIONERS COURT DID BY APPROPRIATE MINUTE ORDER ACCEPT THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS ON BEHALF OF THE PUBLIC.

CERTIFIED THIS _____ DAY OF _____ 20____.

COUNTY CLERK
 GRAYSON COUNTY, TEXAS



Course	Bearing	Distance
L1	N 00°33'06" E	25.00'
L2	N 25°52'36" W	112.34'

LINETYPE LEGEND

PROPERTY LINE	---
EASEMENT LINES	- - - -
DEED/LOT LINES	---
ADJOINER LINES	---

LEGEND

●	= PROPERTY CORNER
RR SPIKE	= RAILROAD SPIKE FOUND
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
MAG SET	= MAG NAIL SET
POB	= POINT OF BEGINNING
ASPHALT SURFACE	[Pattern]
GRAVEL SURFACE	[Pattern]

OWNER
 JAKE JAMMER LLC.
 3805 DESERT WILLOW
 DENTON TX, 76208

SURVEYOR
 J.E. THOMPSON II
 ALL AMERICAN SURVEYING
 111 N. DIXON ST
 GAINESVILLE, TX 76240
 940-665-9105

**SHORT PLAT
 ARKANSAS ESTATES DIVISION
 8.411 ACRES
 IN THE S. CARMENA SURVEY
 ABSTRACT NO. 262
 GRAYSON COUNTY, TEXAS**



111 N. DIXON ST.
 GAINESVILLE, TX 76240
 PH. 940-665-9105
 TBPLS FIRM NO. 10048000

DRAWN BY: T.E.P.	DATE: 04/24/2022	JOB NO. 21370-1	SCALE: 1" = 100'	PAGE: 1 OF 1
---------------------	---------------------	--------------------	---------------------	-----------------